

STAGING



FOR PROFIT

Initial impressions are crucial when it comes to real estate. That's why we take our time to carefully evaluate your property and analyse the market it serves. Knowing the ideal target audience, allows us to customize our approach, presenting your home in the most favourable manner, ultimately securing you the best possible result.



# Carol

## LICENSED REAL ESTATE AGENT

With an impeccable eye for detail, Carol has designed, built and renovated several of her own homes, giving her a unique insight into the many facets of the property market.

With a passion and a unique skill for interior design, Carol can provide her clients with an added advantage of expert advice on how to style and present their home ensuring their homes are presented in the best possible light when ready for sale.

# MEET THE TEAM

## Morgan-Ellen

### EXECUTIVE ASSISTANT

Equipped with a Bachelor of Business and 5 years of industry experience, Morgan-Ellen is a pivotal part of the Carol Spalding Lifestyle Properties Team. Warm and engaging Morgan-Ellen loves every day being 'a new adventure', saying 'no two days are ever the same, we're always meeting new people'.

With a love of systems and contracts, Morgan-Ellen commands the rare combination of having the knack for people, processes and paperwork. Outside of the office Morgan-Ellen maintains an active lifestyle, travelling and exploring local eats with friends.



# MARKET READY CHECKLIST



## KITCHEN

- Clear bench tops of food, dish racks and cutting boards
- Remove magnets and other items from the fridge
- Remove dish liquids, tea towels, soaps and plugs from the sink
- Put away garbage bins, brooms, mops and cleaning products
- Add a bowl of fresh fruit or a vase of fresh flowers



## BEDROOMS

- Clear away clothes, shoes and laundry baskets
- Remove books, tissue boxes and jewellery from bedside tables
- Remove portable fans, heaters and rubbish bins
- Tidy study desks, remove excess toys and posters
- Make your beds with your best linen or buy an affordable white doona cover



## BATHROOMS

- Clear bench tops of toothbrushes, soaps, razors and plugs
- Remove shampoos, soaps and cleaning products from showers
- Remove rubbish bins, scales, bathmats and laundry baskets
- Close toilet lids, remove toilet brush and spare toilet rolls
- Display fresh clean towels, folded and hung neatly on rails



## INTERIOR

- Remove door mats, floor mats and pet bowls
- Clean windows, dust surfaces, vacuum and/or mop floors
- Open curtains and blinds
- Turn on ceiling fans & air conditioning
- Make sure all light bulbs are working and turn on all lights including lamps
- Straighten tables and chairs and arrange cushions attractively



## EXTERIOR

- Remove vehicles from the driveway and the front of the house
- Move rubbish bins so they are not visible from the street
- Put away the garden hose, tools, toys and bicycles
- Empty the pool of any pool tools and toys

# WHAT'S



Ready to discover where your property truly stands in the market, **without the guess work?**

A market appraisal will provide a comprehensive overview of recent sales in your neighbourhood which are comparable to your own. While also establishing a timeframe and action plan to prepare your property for sale.

We'll share our proven marketing strategies to ensure an impactful market debut, aiming to reduce your time on the market while simultaneously maximizing your potential return.

**Sound good?** Click the link below and fill out the appraisal request form to arrange your market appraisal.

[TAKE ME THERE](#)

Connect with **Carol**

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*let's get social*

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# NEXT?