

PROFESSIONALS NEWS



Should You Renovate Before You Sell?

Register For The Mother's Day Classic



WOMEN IN SUPER
Mother's Day Classic
Major sponsor
me Bank
SUNDAY 10 MAY 2015
mothersdayclassic.com.au
REGISTRATIONS OPEN - EVENTS HELD NATIONALLY
IT DOESN'T MATTER HOW YOU WALK OR RUN.
IT JUST MATTERS WHY!

Prepare your Home for Winter

Winter is coming and it's time to prepare your home for the colder months ahead. There are a few things you can do to prepare for winter to keep you and your family safe and warm.

•**Check windows and doors for heat loss** - Any gaps around your windows and doors will let cold drafts into the house. Seal window gaps with caulking and use a door snake under doors to prevent drafts from getting in.

•**Insulate to keep your home warm** - Insulation can help cut your heating costs by up to 30% and the great thing about it is that it can help keep your house cooler in summer too.

•**Start collecting throws, warmer window dressings and rugs** - All of these things will help keep your home warm when the chill sets in and may help limit your need to use heating appliances.

•**Decide whether or not you will need home heating** - There are plenty of options on the market these days with different sources of energy

and levels of efficiency. When making your choice, consider your climate, how big a system you will need and what will be the most energy efficient in the long run.

•**Don't neglect your pool** - Chances are you won't be using your pool much (unless it's heated) but that doesn't mean you should stop taking care of it. Make sure you keep your pool's chlorine levels in check and ensure that the pH level is between 7.4 and 7.6.

•**Start cleaning out your garage** - Cold winter winds can wreak havoc on your car, so if you want to keep it safe and in good condition then it might be time to clean out your garage to make room for it.

•**Check smoke alarms** - More home fires tend to occur in winter so make sure your smoke alarm is in working order.

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Should You Renovate Before You Sell?



A common question asked by sellers is whether or not it's worth renovating a property before selling it to help achieve a higher selling price. The answer to this will depend largely on the area the property is located in and whether or not other renovated properties are achieving significantly higher selling results.

As a starting point, it is worth researching nearby properties and asking whether or not they are in similar condition to yours. If there are lots of newly renovated homes in your area then it could be worth upgrading yours so that it's in line with others. On the other hand if you're planning extravagant renovations that nobody else in the area has then you run the risk of overcapitalising.

If you decide to renovate but are on a budget then prioritise what needs to be done. Safety and building issues should always be the top priority so fix any plumbing, electric or structural issues first.

Also think about the types of renovations that are likely to add the most value to your home. If you have out-dated paint colours or carpets in your home then look at tackling these first. Always keep it in mind though that modern kitchens and bathrooms are what gets buyers' attention too.

Overall it's important to carry out a bit of research on properties in your local area and to add up your sums! Overcapitalising is always a risk when renovating, but if you're sensible and invest in the right improvements then you should come out ahead.

Contact your nearest Professionals Real Estate office for any personal advice about choosing the right renovations to help sell your property.

VISIT US ONLINE AT WWW.PROFESSIONALS.COM.AU

Register For The Mother's Day Classic To Help Make Breast Cancer History



The Mother's Day Classic fun run and walk has become a must-do event for thousands of families, friends and community groups, who revel in a festive event that supports a serious cause - funding research into breast cancer, Australia's most common female cancer.

Since it began in 1998, Mother's Day Classic has contributed \$24.3 million to the National Breast Cancer Foundation's research program, making it the largest fundraising event for breast cancer research in Australia.

In that time breast cancer 5 year survival rates have increased to nearly 90%.

The event is a fun day out and everyone can join in - you can bring your mum, your sisters, your daughters or a baby in a pram, and husbands, brothers and sons are all welcome too. You can run the event and try to beat a fitness goal, or you can take it easy and just enjoy a stroll with your family and friends.

The Professionals Real Estate Group are Diamond Partners with the National Breast Cancer Foundation and our offices will be joining in on Mother's Day Classic events all throughout the country to help support this very worthy cause.

If you want to register for the Mother's Day Classic 2015 and help in the fight against breast cancer then you can find out more information at www.mothersdayclassic.com.au.

