

WHAT ARE THE BEST RENOVATIONS TO ADD VALUE TO YOUR HOME?

As the Christmas period arrives and we're all spending a little more time in our homes it's common to turn your thoughts to home improvement.

One of the most important things to remember when renovating is not to overcapitalise. Don't spend a fortune on marble benchtops if you're in a suburb that is popular with first home buyers who are on a strict budget because you'll never get that investment back.

In the often-steamy Queensland climate there are a few tips that will work with almost any property and if you're thinking about what you'd like to do to improve the value of your home, these tips might give you a good starting point.

Back Deck/Verandah/Outside Entertaining Area: No matter what you call this space, it's probably one of the most popular features on any Queensland home. Popular additions to the back deck include plantation shutters to block out summer sun and heat, and large fans stirring the breeze. It's an easy win for buyers who can immediately see themselves in a relaxed setting.

Open Plan Kitchen: A practical interior design feature for families is the open plan kitchen and dining space. As Queenslanders have been modernised and renovated the interior walls have been knocked down, removing awkward 'sleep out' spaces in favour of open plan floorplans. However, be aware, if you're planning to fully air condition your home, open plan is more costly than if your home is more room focused. Also, be aware, as popular as open plan has been for many years, there is an architectural backlash, with some experts suggesting open plan doesn't allow family members to retreat to their own spaces within the home and in an ever-connected environment of social media and wifi, a more room focused layout offers some major advantages.

En Suite: While adding a bedroom may not necessarily bring the rewards at sale time, adding an en suite is rarely a mistake. Whether it's a young family, with parents seeking their own bathroom away from prying toddlers, or an older family with teenagers taking over the main bathroom, an en suite offers something to most buying groups.

Quick fixes: If you're looking for something that may make an immediate impact without hiring an architect and builders, don't underestimate the quick selling appeal of three simple home improvements – painting inside and/or out, new floors, and kerb appeal. These three are the powerful trifecta for improving your home easily without too much fuss.

Remember, before you embark on major works, get a professional opinion and make sure you have sought guidance from an experienced hand.

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