

Property Styling Checklist

Get your home ready for sale!

Exterior

- Welcome mat in good condition
- Doorbell working
- Tidy & clean entryway
- Clean door
- Clean away cobwebs or dust

Entry

- Remove shoes, umbrella holders
- Remove clutter & personal items
- Remove & avoid bold colours
- Create an interesting focal point
- Narrow hallway table
- Hang a mirror or neutral artwork
- Add 2 or 3 accessories - vase with neutral flowers, candle, etc.

Dining Room

- Place the table in middle
- Remove chairs from head of table
- Remove photos & personal effects
- If table is damaged, use a neutral tablecloth. If not damaged, use a neutral table runner
- Accessories - vase with water & neutral flowers & 1-2 other items
- Hang a mirror or neutral artwork
- If you have a buffet, remove the hutch or paint it white or a neutral colour & remove clutter

Living Room

- Move sofas blocking the entry to the room entry to a wall or under the window
- Two armchairs can be used opposite the tv if needed
- Layout - either two 2-seater sofas and no arm chairs **or** one 2-seater sofa and two arm chairs
- Place 3 or 4 scatter cushions on the sofas or armchairs - neutral or colours that match the artwork
- Use a rug to define the area (the bigger the better, not too busy & match the colour to the floor)
- Side table with a lamp taller than sofa & a bright light bulb
- Simple coffee table with accessories i.e. hardcover book, vase, flowers & 1-2 candles
- Declutter at least half of what is on the TV unit
- Remove any clutter laying around the room
- Hang some statement artwork in the room - nothing smaller than 120cmx60cm

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Kitchen

- Remove everything from the bench
- Clean the sink and remove dish rack
- Remove all appliances
- Remove fridge magnets & photos
- Remove items that are on top of the cupboards
- Accessorise the far corner - wooden board, hardcover cookbook, plant, salt & pepper shakers
- Accessorise the main bench - wire basket with fresh lemons & limes
- Stay away from bold or vibrant colours that draw attention away from the kitchen

Bedroom

- Bed - size relative to the room
- Two bedside tables
- Lamps - minimum 60cm height
- If no headboard, use 2 white & fluffy european cushions
- Then use 2 white pillows and 2-3 scatter cushions
- Use white bedding or flip your duvet cover to a neutral side
- Neutral throw at foot of the bed
- Iron over the bedding for photos
- Remove the tallboy or chest if the room is small. If kept, remove items on top and add 3 accessories (plant, vase, candle)

Nursery / Kids Bedroom

- Cot or bed
- If trundle bed, keep the trundle stowed away
- Remove items from tallboy or chest of drawers
- Accessorise with 2 or 3 ornaments i.e. plant, vase, candle or ceramics
- Remove clutter and toys from the room and floor

Bathroom

- Remove everything from the shower, bath, walls & surfaces
- Remove bath mats from the floor
- Clean the sink & make sure it is in working condition
- Accessories - non see through soap dispenser & fake or succulent plant
- Fold & roll a white face cloth
- Hang two bath towels on towel rail, preferably fluffy, white, neutral or a colour that matches the tiles
- Fold neatly using the 'trifold' method

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Study

- Declutter & remove as much as possible
- Remove personal items & valuables
- Keep the computer screen centred & remove the mouse & keyboard
- If no computer, open up a hardcover book & place it on an angle with a chair in front
- Place a reading lamp with a bright light bulb on the desk
- Use 2 or 3 accessories in a corner i.e. plant, vase, desk clock or stacked hardcover books
- You can also use this list for a reading nook

Outdoors / Patio / Yard

- Keep it simple, open & bright
- Remove clutter, toys and personal items
- Tidy & clean the space
- Mow the lawn if required
- Tidy garden beds & remove weeds
- Use outdoor furniture but keep it minimal & avoid clutter
- Use 2-3 scatter cushions in neutral or simple colours
- Accessorise the coffee table with a candle or plant if required
- Garage does not need to be styled unless desired

Miscellaneous

- Make sure all light bulbs are the correct brightness & in working condition
- Fix anything that is broken, not working or leaking
- Don't cover floor stains. Instead try to redirect the attention away from the stain. For example, place a large mirror or artwork at the end of a hallway to draw the eye away from a stain on the hallway carpet.
- Open up curtains, blinds & window fittings to let in as much light as possible
- Switch on all of the lights, even during the day!
- Declutter wherever possible & keep things clean & simple
- Remove all personal items, photos or religious items from all rooms
- Use a light air freshener or room deodoriser to make the house smell pleasant - avoid strong scents

Now it's time to get started on your home! Happy styling!