

GUIDE TO MAKING DOWNSIZING SIMPLER

Downsizing, or “rightsizing” as it is sometimes called, to a smaller home is a great opportunity to save money and free up both your time and property equity.

So, where is the best place to start, what sort of properties are ideal, and how to navigate selling the family home and decluttering decades worth of possessions?

1. Start planning to downsize early

It can be tempting to start browsing properties for sale right away, but you should first determine your budget by arranging an appraisal of your home from a local real estate agent that you can trust.

2. Choose the right type of property

Downsizing to a smaller, more accessible home can accommodate these changing lifestyle needs, such as single-floor living, proximity to medical facilities, or easier maintenance.

3. Declutter the home before sale

Moving to a smaller property limits what can be brought along, so you should allow plenty of time to declutter. Be realistic about what you truly need and use, and don't hold onto items out of guilt or obligation. When it comes to furniture, focus on keeping pieces that are space efficient - things like extendable tables, sofa beds and wall-mounted storage rather than large items which take up a lot of space.

4. Maximise your sale price

Once the home has been decluttered, you can focus on preparing the property for sale. Remodelling kitchens and bathrooms aren't necessary, but repainting interiors, replacing carpets and tidying gardens can make older properties much more appealing. Focus on clean, neat & tidy when presenting your property for sale and let your buyer decide on what needs remodelling once they own it.

5. Sell first then buy

People generally sell first to get the best price, so ask for a longer settlement on your contract, then go looking. Some retirement living villages do accept deposits and allow people enough time to sell their property but you are far better off knowing how much you have to spend before you buy.

Embrace the opportunity to start fresh in a new home that better aligns with your needs and wants. Don't leave it too late to downsize, don't get too emotional, don't rush into a sale or purchase and definitely don't act without getting advice.

TESTIMONIALS

KEEPING IT LOCAL!

I was pleased to use my local real estate agent. I walked in and was greeted with a friendly smile. This is a long established business here on the range. They actually were the agents who helped my parents sell their home at Flaxton and purchase their home here in Mapleton!! And now have been a great help to me in selling their home. Monica is who I dealt with and she was professional yet friendly and knew her stuff and how to get the best price for me and my sisters. Within 48 hours it sold for a really great price!! Happy days!! Thanks Monica

Verified by RateMyAgent

Review by W Stuart, S Whittaker & C Griffiths (Vendors) - 6/11 Delicia Rd, Mapleton - 6 Aug

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