



## WHY INVEST IN YOUR KITCHEN?

**Have you ever been to view a house on show thinking what a beauty it is only to be let down by the state of the kitchen or bathrooms? Most estate agents will agree that the state of your kitchen and bathrooms can swing a sale.**

The kitchen has become one of the most important rooms in the home. Contemporary design has brought it out from behind closed doors and into open-plan-living meaning it needs to be 'furnished' not just built. If you think about

When building, 1/3 of the building costs should be reflected in your kitchen and bathrooms. When selling, your buyer expects to see this and more. They want to see 1/3 of your asking price reflected in these rooms. A kitchen is one of the most expensive rooms in the home. It is unlikely you will redo your kitchen more than once in a particular dwelling. It is vital that when you take on this project that you see it as an investment in your home and your future ability to sell it on and realise your investment.



Most people underestimate the cost of a good kitchen. Remember, the better the quality of the finishes and hardware the more expensive the project. Rather save up and ensure you have the budget to do the work properly with a reputable company using the best quality products for your budget.

it, your kitchen is the hub of the home, for family time and entertaining. It should be fitted out to be both functional and aesthetically in harmony with the rest of your house.

When choosing your design and aesthetics, bear in mind that you may one day, want to sell. Most new buyers don't look to buy a property if they immediately have to fork out another

R150 000 on a new kitchen. In other words, keep the design simple with colours, textures and finishes that won't date easily. You can reflect your personal tastes and quirks with paint and accessories. These can be easily updated when your tastes change or removed when you sell, leaving the new buyer with a fairly blank canvas on which to express their tastes.

If your kitchen is looking a little tired and you are wanting to sell, invest that little extra in giving it a face lift before putting the house on the market. It is amazing what a transformation a few simple changes can make. Replace the old laminate tops with stone, change a wall colour or update the cupboard handles with new ones.

If needed, visit your local door manufacturer and replace the doors on your cupboards with a fresh new finish. It doesn't take a lot of money to bring a slightly out of date kitchen into the contemporary era and this small investment may well clinch your sale and ensure your asking price.

A kitchen is a big investment and one that



should be embarked upon with plenty of planning and forethought. Neither a new kitchen nor a kitchen update should be undertaken without the help of a professional with a proven track record. The last thing you want is someone running off with your sizable deposit or leaving you with a half-finished job. Every penny spent will add value to your home and will be a value-add to your investment.



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