



# Home Staging

THAT WORKS FOR YOU



*When you list your home or investment property, it's no longer your home. It's now a product for sale. And when it comes to selling, the product needs to be as attractive to buyers as possible when compared with dozens of similar properties in your area.*

**WHEN** Home Staging can help.

*Using a systematic approach and proven techniques, we look at your property objectively and elevate its appearance with careful and attentive home styling tailored to your target buyer and advertising platforms. We create warm, sophisticated interiors with soft layers and textures that maximises the use of space and stand out in photographs and on open days.*

*The good news is, that when done right, home staging can help you maximize value and minimize time on the market.*

## BENEFITS OF HOME STAGING

*Helps buyers to visualise your property as their new home*

*Can improve the presentation of all rooms and areas in your home*

*Increases the perceived value of your home compared to an unstaged property*

*Can be applied to all property types*

*Showcases the best features of your home*

*Makes your property more memorable when viewed online or during open homes*

*Helps you to sell your home faster, at a higher price*

*Return on investment means it pays for itself.*



# Customised services

## VACANT PROPERTY STAGING FULL STAGING

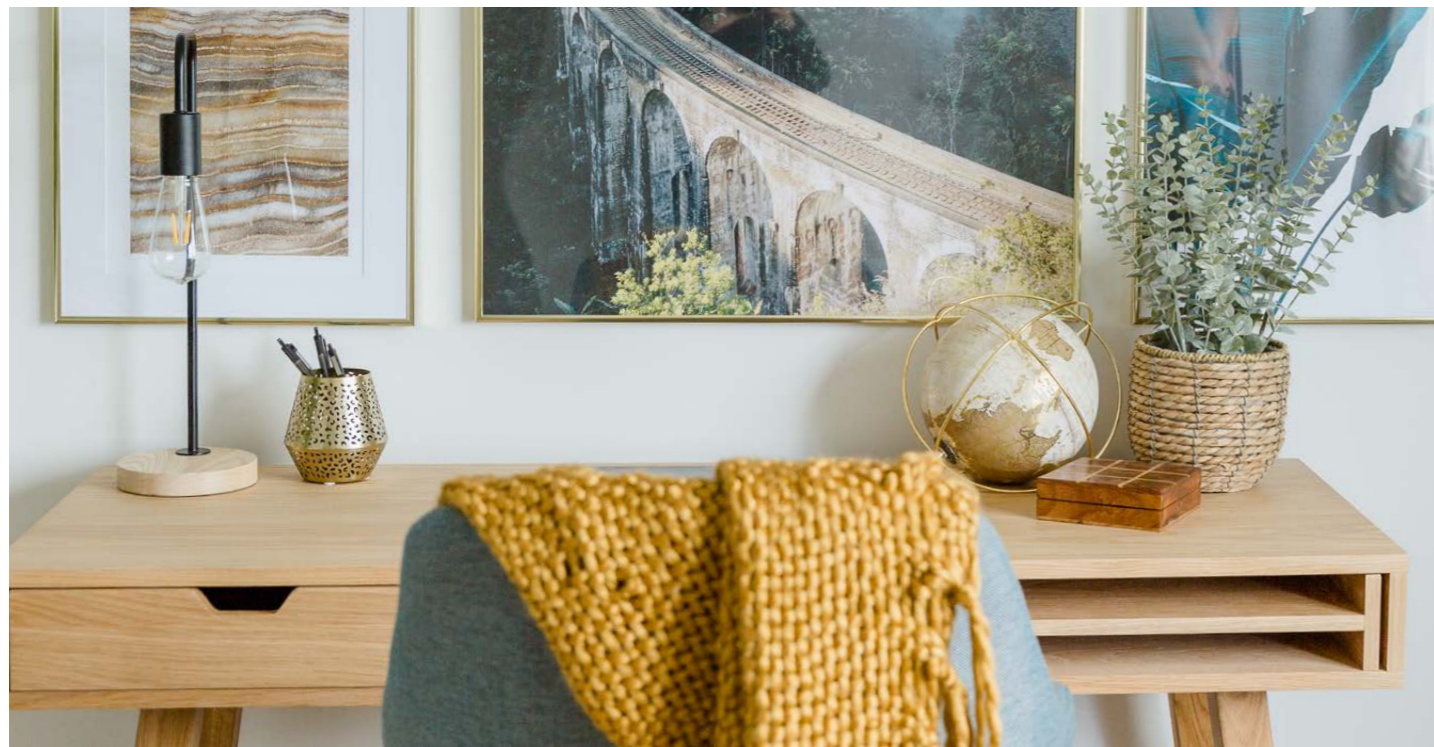
*An unfurnished property does not display its full potential and buyers find it hard to gauge the size and use of each space. Grab your buyer's attention and take them on a journey with the right combination of quality furniture, soft furnishings, accessories, and artwork.*

## OCCUPIED PROPERTY STAGING PARTIAL STAGING

*For occupied homes, furnished baches, or apartments, we can stage your home using only your furniture, or add some of our own pieces, artwork, and accessories. This integrated staging option is perfect if you intend to live in your home during the open home and sale process.*

## SELF-STAGING CONSULTATION & REPORT

*If you'd like to be more hands-on and stage your home yourself, we can provide you with an in-home consultation and a detailed report with recommendations on how to prepare each space to photograph well and to produce the quickest, most profitable sale.*



## How it works

### 1. WALKTHROUGH

*We visit your property and discuss its potential, the buyers you wish to target, and the level of service you require.*

### 2. PROPOSAL

*We put together a detailed report outlining our styling recommendations for maximum market value, and a quote containing no hidden costs or fees.*

### 3. PAYMENT

*Should you accept our proposal, full payment will secure a booking with us. We then make all the arrangements for your installation day.*

### 4. INSTALLATION

*We bring all the elements together and stage your property over four to six hours, depending on the property's size and the service you've selected.*

### 5. RENTAL PERIOD

*You rent the furnishings for five weeks (four weeks plus one week free). Need the furniture for longer? No problem; we can extend the rental period.*

### 6. REMOVAL

*At the end of the contract period, we remove all the rental items and leave your home as we found it.*



VISIT OUR WEBSITE FOR MORE INFORMATION



# Dedicated team

*At Staged Home Staging, our goal is to increase your home's appeal to the greatest number of buyers. We do this by providing full and partial staging services or empowering you with the information you need to implement changes yourself and optimise the items you already have.*

## WHO WE ARE

*We're a dedicated and hardworking team of core staff with an extended community of contractors who specialise in the staging of vacant and occupied homes on Between Auckland North Shore and Mangawhai. Using a contemporary and transitional style, we create appealing spaces that will help you to attract buyers for your property.*

*As professional home stagers, we follow industry trends for furniture styles, colours and patterns, and we work closely with you to offer you solutions that suit your needs and maximise the potential value of your home. We'll carefully curate a cohesive look that will resonate online, in print, and in person.*

## OUR APPROACH

*Today's house-hunters expect more from their property search experience, are better informed, have greater choice, and are more sophisticated than ever. Old-fashioned home staging techniques that use surface art and décor fail to use furniture in a way that gives buyers an idea of how large or small a room is. Our carefully-selected inventory of high-quality furniture and décor helps your buyer to understand the size and purpose of a room, visualise their own furniture in the space, and imagine themselves living their best life in the house. Rather than hiding flaws, we enhance the positive (and often practical) features of your home, with a focus on the key features on your target buyers' checklist.*

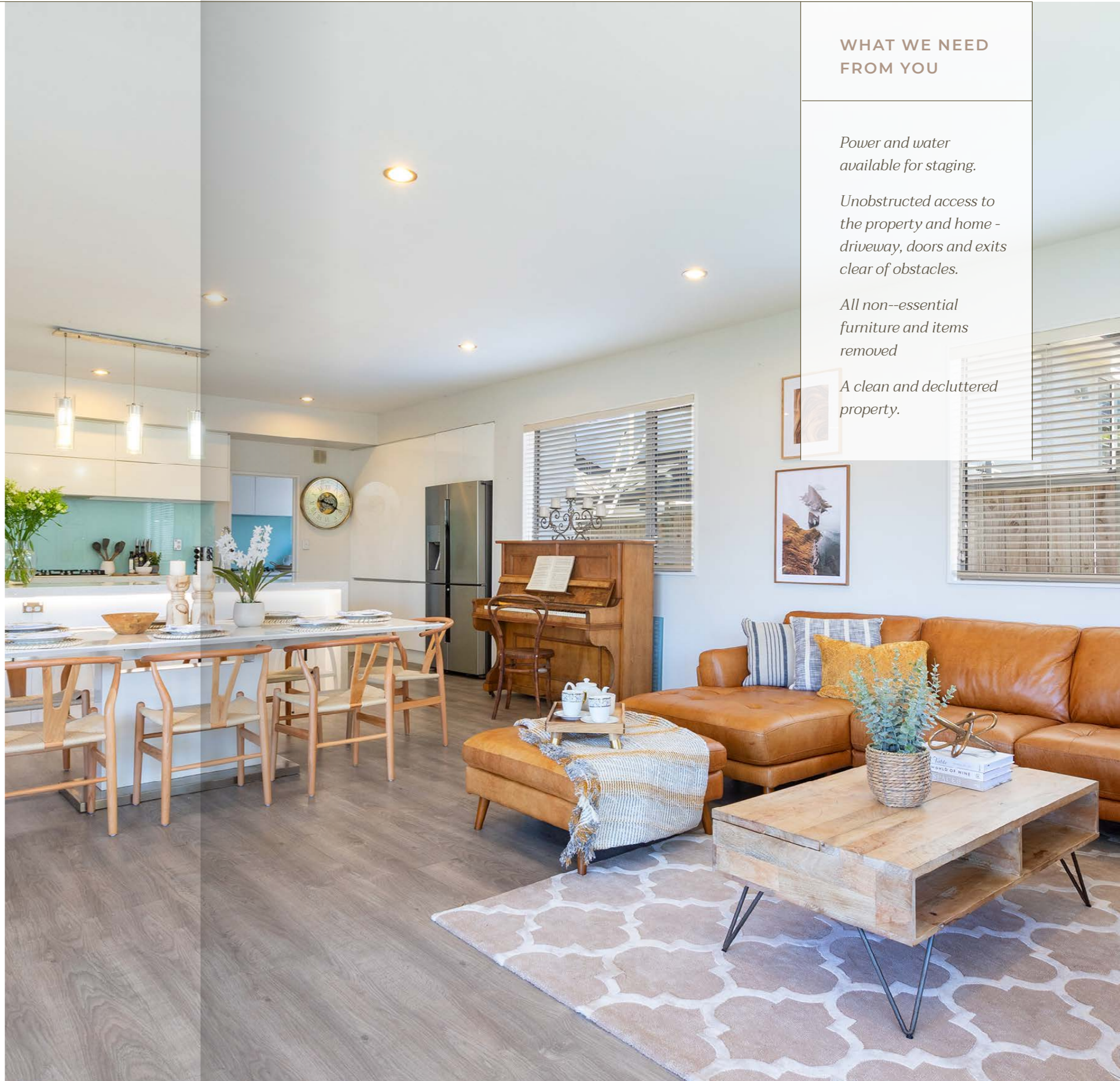
## WHAT WE NEED FROM YOU

*Power and water available for staging.*

*Unobstructed access to the property and home - driveway, doors and exits clear of obstacles.*

*All non-essential furniture and items removed*

*A clean and decluttered property.*







**STAGED**  
HOME STAGING

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*Thanks for looking over our welcome guide. We hope you found it helpful!  
For more information on our services or team, or to read through our  
Terms of Trade, please head to our website at [www.stagednz.co.nz](http://www.stagednz.co.nz)*



*Feel free to get in touch using the contact details below.  
We look forward to hearing from you.*

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