



"After taking advantage of Shift by Design's staging services, we had a successful offer within two weeks. It's now clear to us the dramatic difference professional staging makes. The cost is more than covered by the improved buyer reaction and reduced time on the market. We won't consider doing our next project without it!" - Ian and Tracey, Hobart

"A substantially higher sale price was realised than had previously been hoped for, and the speed of the sale greatly reduced stress and ongoing costs. I am confident you will find a level of professionalism that is often lacking in business today." - Bryce, Sydney

"After spending a few weeks implementing your suggestions and spending less than .005% of the eventual sale price on the presentation we re-launched our house onto the market and within one week had a great offer which we accepted." - John and Kerry, Sandy Bay

You took a basic plain jane flat and made into an appealing apartment which anyone would like to own and we had a successful offer within 2 weeks. Also we had many positive comments on the transformation, even the agent could not believe that it was the same flat. Once again we thank you and recommend Shift by Design to anyone who wants to sell their property no matter how big or how small, it does make a difference." - Gerard & Gerardine, Victoria



Shift by Design are specialists in preparing property for sale. We offer creative solutions to home owners, property developers, builders and real estate sales consultants to create positive first impressions within their property.

At Shift by Design, we firmly believe that those who chose to invest in presenting their property will profit from doing so. Not only financially, but in time, effort and stress reduction.

For more information on any of the services Shift by Design offer, contact Adam Luttrell on:

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# servicesguide



Home staging service  
Vacant home furniture and accessory rental  
Rental property preparation  
Property developer interior decoration consulting  
Interior styling  
Contractor project management

**shift**  
BY DESIGN

\*with the exception of whitegoods



## What is a staged home?

A staged home is one that is presented for sale with the greatest number of potential buyers in mind. It is the result of highlighting the positive aspects of a home to the buyer and creating emotional engagement and desire to own the property. It is about selling a property for its full market potential in the least time possible. It's about preparing your property before listing to maximise the greatest number of positive first impressions and ensure your marketing photos look their best.

Whether you are about to list a property for sale or are considering improving your chances of sale after being on the market for some time, Shift by Design can assist.

## Home staging review

Shift by Design will review your property from a buyer perspective and provide creative and cost effective strategies for you to further improve the look and feel of your property using largely what is already in your home. Most recommendations are quick to arrange and easy to complete yourself keeping costs to a minimum.

Walk through inspection – client takes notes (2 hours)

## Vacant home furniture and accessory rental

Shift by Design are specialists in the preparation of vacant properties for sale. We offer a comprehensive range of rental furniture\* to cover every room in the house plus rental designer accessories including artwork, linen, plants, floor rugs, lamps and decorative accessories to complete the look. We set up your property from top to bottom and create a space buyers will enjoy inspecting and will connect with emotionally.

## Rental property preparation

Are you a landlord or property manager? Do you need assistance to prepare a rental property for tenancy at the best possible rental price? Shift by Design can provide advice and project management makeovers to ensure you get the best result for your budget attracting a better tenant and more rental dollars from a stylishly presented property. We can even arrange the ordering and purchasing of furniture at very competitive prices should you wish to furnish the property!

## Property developer interior consulting

Do you have a property under development? Are you unsure of colour choices and selection of finishes such as tiles, carpets and paint colours? Shift by Design can assist developers in the styling of their property to maximise its presentation and ensure that everything has a consistency that flows. We also provide usability advice in the placement of powerpoints, multimedia cables and other utilities to improve the functional layout of a property.

## Interior styling

Shift by Design can assist home owners move into their dream home and realise the potential it has and personalise it to their tastes. While home staging encourages home owners to depersonalise and market the property to the widest possible audience, interior styling gives a home owner assistance laying out or purchasing furniture, selecting artwork and accessories or colour consultation in relation to painting.

## Contractor project management

Shift by Design can assist home owners get the most from their property through minor project works including painting, replacement of light fittings, flooring, tapware and other household goods. We can help specify the products that will have the greatest impact when selling your home that don't break the bank. Shift by Design can provide the ideas and contractors to get the job done to get your property listed quickly.