



5 ways to increase your property value

Your home is more than simply a place to unwind; it's also an investment.

If you plan to sell your property someday, increasing its value now can help you get a better return on your investment.

Most people believe that increasing the value of a home requires substantial (and usually costly) renovation. The good news is that there are numerous ways to enhance property value without the need to spend a fortune.

Here's how to increase property value with these 5 simple tips:

1. Get a home inspection done.

Before you purchased your house, you presumably had it inspected by a professional. A home inspection allows you to ensure there is nothing substantially wrong with the house, such as significant water or termite damage.

If it's been a while since your last home inspection, now might be a good time to book one. Inspections done on a regular basis can help you discover problems before they become serious, more costly

concerns. If the home inspector finds a flaw, you may address it now rather than waiting for a possible buyer to notice it later and derail the sale process.

2. Take care of your landscape.

Does landscaping increase property value?

The short answer here is: Yes, landscaping can impact property value.

Thus, it makes perfect sense to ensure your property attracts the right kind of attention from not only passers-by but also prospective buyers.

A few simple ways you can boost kerb appeal include repainting the exterior of your home, improving or adding light fixtures, laying fresh mulch and installing a new garage door. You can also add more plants to enhance privacy, make your place more inviting and reduce noise and pollution.

3. Declutter and deep clean.

Time to put on your gloves and clean your home.

Get rid of clutter in every room, give away what's still useful (or donate to charity) or sell it in a garage sale.

Rent a carpet cleaner to remove all the stains and grime on the floors after you're done cleaning and decluttering. Enlist the help of other family members in giving your kitchen and bathrooms a thoroughly good clean.

4. Invest in smart home features or tech upgrades.

Does solar increase property value? How about a programmable thermostat and a CCTV security system?

A lot of homebuyers today prefer homes with modern features or high-tech devices — such as video doorbells, smart appliances, motion detectors, solar

power sources, smart thermostats, etc. However, certain features such as real-time security alerts or operator support may require a monthly subscription cost.

5. Add a bedroom or a bathroom.

Choosing to create another bedroom or bathroom depends largely on your budget.

To add a new bedroom, you may opt for a minor drywall buildout. If you already have an extra room without a closet, all you need to do is buy a decently sized one and install it in your instant bedroom. Another way to do this is by using simple framing and installing a drywall.

If you have a bigger budget and more space, you might want to consider adding a bathroom — even just a half bath. Rerouting plumbing to a pipe-free area of the house might be costly when building a bathroom. Find out where the plumbing travels throughout the house and if you can construct a new bathroom utilising the current plumbing lines.

Smart investments pay off

Increasing the value of your property and making it more attractive to prospective buyers don't necessarily entail substantial expenses.

By applying the above tips, you can accomplish both goals without the need to invest in expensive upgrades.

If this article has inspired you to think about your own unique situation and, more importantly, what you and your family are going through right now, please contact your advice professional.

(Feedsy Exclusive)



Tips to grow your superannuation

Retirement is a period most people eagerly anticipate. It's that wonderful stage of life when you can finally unwind and spend your time as you please. You can even spend retirement focusing on the businesses you've been planning and have put off for so long.

Your superannuation plays a key role in ensuring you have the resources you need to help maintain your standard of living after leaving the workforce. But in order to have peace of mind later as a retiree, the proper management and investment of your super fund are crucial.

If you're looking for tips to grow your superannuation, below are three of the best ways to maximise it for a secure future.

1. Review your fund options.

Choosing the right fund to invest in is essential to fulfil your long-term retirement objectives and optimise superannuation growth.

Today, the Australian government provides an online tool called [YourSuper](#) that you can access through the Australian Taxation Office's online services. This tool can assist you in looking around for better funds and comparing alternative super funds. Periodically evaluate your chosen fund to make sure it'll meet your projected retirement needs.

2. Consider salary sacrificing.

Salary sacrificing allows you to decide how much of your pay you want to put into your super account. With this method, the funds you choose to transfer into your super fund are deducted from your income before you get taxed. So, rather than being taxed at the marginal tax rate, which could be as high as 45 per cent, the money will be taxed at the 15 per cent concessional

super rate.

This way, you'll effectively lower your take-home pay, reducing your taxable income as a result. If you're still young, contributing an extra \$10 to \$20 per week to your super can help you retire with thousands more dollars to live on.

3. Make a lump sum contribution.

Making a lump sum payment to your super and claiming a tax deduction is another alternative to consider. All it usually takes is calling your super fund and setting up a BPay or bank transfer.

Let your super fund know that you plan to claim a deduction. You'll need to fill out a form for most funds, or you can get a general form from the ATO. Your super fund will then deduct 15 per cent of that sum for taxes, allowing you to claim a tax deduction on your tax return and receive a larger refund.

Aside from these three strategies, there are other things you can do to boost your super savings.

Talk to your financial adviser and start increasing your super savings today!

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5 Important questions to ask yourself before buying life insurance

Like any other insurance policy, life insurance has many variations to meet different users' needs. Thus, before choosing one, you must determine what you

need in a life insurance policy.

The best way to determine the best policy is by evaluating your needs, premium costs and terms of service.

The answers to these questions can help you determine the policy that suits you best.

1. What Do I Need From My Life Cover?

We all have varying needs and wants, depending on each one's unique circumstances. So, you must identify your needs to avoid buying the wrong policy.

For example, you need a whole life policy if you want to leave an inheritance or to protect beneficiaries from debt after your death.

This information can help you know the right life insurance type and amount.

2. How Much Life Insurance Is Enough?

Your insurance cover may not fulfil its purpose if you underestimate the amount you or your beneficiaries need. So, you must factor in everything you expect the insurance benefits to cover.

For example, you must consider your current and anticipated debts and assets if you want a policy to clear your debts.

3. What Life Insurance Policy Should I Choose?

You can choose your life insurance policy from the available types. Below are the four main types of life insurance policies.

Term Life Cover

This type of insurance cover only matures when you die. Your beneficiaries will receive a lump sum after your death.

Total and Permanent Disability Cover

This cover pays out a lump sum if you get a permanent disability that hurts your ability to work.

Trauma Cover

This policy covers any short-term expenses resulting

from an injury or illness.

Income Protection

This cover pays monthly sums for the period you cannot work due to an injury or illness.

4. What's the Cost of My Policy?

Many factors can determine the premiums you pay for your life insurance policy.

Your life insurance policy provider may consider gender, age and health when determining your premiums. Other factors include your coverage amount and whether your policy is permanent or for a limited time.

Ask for a quote to get a clear picture of how much your policy will cost.

5. What Does My Policy Cover?

You can only identify your policy's terms by reading the Product Disclosure Statement provided. This document explains what your policy covers, plus any exclusions or additions.

Contact your life insurance cover provider if you have any questions about your policy's terms and conditions.

If this article has inspired you to think about your own unique situation and, more importantly, what you and your family are going through right now, please contact your advice professional.

This information does not take into account the objectives, financial situation or needs of any person. Before making a decision, you should consider whether it is appropriate in light of your particular objectives, financial situation or needs.

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