

TOP TIPS WHEN CONSIDERING

Building or buying a home

1 BEDROOMS

- How many bedrooms do you need?
- Would you like a master bed with walk in robe and ensuite?
- Where should your children's bedrooms be located within the home?

2 BATHROOMS

- How many bathrooms do you need?
- Would you like each bathroom to contain a bath and/or shower?

3 CAR SPACES

- Do you need a lock up garage?
- Could your garage double as an area for storage?
- Will you need access directly into the home or backyard?

4 ENERGY EFFICIENT

- Are you considering installing solar panels?
- Consider appropriate window treatments to assist in heating and cooling your home.

5 LIVING AREAS

- Design your home around where you anticipate spending most of your time. ie. Do you enjoy entertaining? Do you like relaxing with your family? Do you spend a lot of your time cooking? etc
- Would you like to have a theatre room?
- Would you like an alfresco area?
- How would you like your entertaining spaces to connect to the rest of the home?
- Do the kids need their own living space or study area?

6 OUTDOOR

- Do you have time to take care of a large garden or would you prefer an outdoor area that requires low maintenance?
- Would you like to have a swimming pool?
- Does your outdoor space need to be pet friendly?
- Also, consider your climate and whether you need an enclosed or sheltered outdoor living space.

7 KITCHEN REQUIREMENTS

- Do you prefer gas, electric or induction hotplates?
- Think about how often you cook and the amount of bench space you will need. Do you need a butlers pantry and/or a walk-in pantry?
- How much storage will you need? Do you need overhead cupboards?

8 STORAGE

- Don't forgot about storage for your vacuum, broom, linen and other household items.

9 SMART HOMES

- There are many options when it comes to smart wiring and home automation. This should be considered during the designing and planning stage of your build.

10 LOCATION

- Consider the proximity to what is important to you and your family - schools, public transport, shops, park, coast, hills or the CBD.

11 BLOCK SIZE

- After considering the factors above, you'll be able to determine what block size will suit your building/buying needs.

CONSIDER YOUR COSTS

- Are you eligible for any housing grants and/or sales promotions?
- Cost versus your budget is extremely important.
- Consider building and settlement timeframes.
- Its a good idea to make provisions in your budget to accommodate any delays or additional costs which may occur.