

## Buying a property – helpful hints

Ciao, here are a few thought provoking points, when purchasing a property.

- Make a wish list
- Decide the price range you want to pay
- Choose two or three suburbs
- Speak to your financial institution if finance is required, this saves a lot of time when you find just the right property and you want to act quickly
- Remember to factor in the price of the Stamp Duty, Settlement fees etc
- What features do you want your new property to have
- Do you like urban chic, contemporary, modern with a minimalist look, a home with character, a large family home or small cottage, is it an investment property for your portfolio
- What is the lifestyle you are looking for
- Is it a sea change or tree change
- Are good schools and shops important
- Are you a golfer, bowler or surfer
- Is a courtyard enough or are you a gardener
- Do you want to be close or on the beach
- Are you looking for some acreage with room for that pony
- Do you want to own your own vineyard with or without a house
- Would you like to purchase land and have a house designed just for you
- Do you want to be close to an airport
- Are you a sailor or would you like to become one

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Real Estate & Interior Decorating

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- How many bedrooms and bathrooms do you need
- Do you want a water feature, a swimming pool or both
- Would you like a parents retreat, separate accommodation for a teenager or elderly parent
- Are you looking for an investment with a good return
- How many garages do you need
- Do you need to store a caravan or a boat
- Are you tall and need high doors and ceilings to feel comfortable
- Choose an Insurance company; ascertain from them what they require for Cover Insurance before signing any contract to purchase a property. It is a legal requirement that the purchaser (buyer) insures the property from signing of the contract even though the vendors (seller) have their own insurance.
- Are you a foreign buyer and need assistance go to [www.firb.gov.au](http://www.firb.gov.au)
- Are you a developer and need to find properties to continue your trade.

Note: this information is general information only and does not constitute advice. Always seek legal advice before entering into any contractual agreement.

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