

Things to consider when looking for property

Checklist

1 Before the inspection: Neighbourhood

Proximity to work or public transport
Not under a flight path or other unwanted noise
Parks, leisure spaces, cafes, playgrounds, and access to libraries – define what's important to you and your family
Is it a family-friendly area or are the demographics more skewed towards younger or older people?
School catchment area
Plenty of parking
Road safety

2 At the inspection: Inside

Spacious enough for you and your family
Plenty of storage
Does the bathroom or kitchen need renovations?
No damp or mould
No cracks in the ceiling or plaster
Flooring in good condition
Plenty of natural light
What direction do the windows face?
How will it fare in hot or cold weather?

3 At the inspection: Outside

The roof is in good condition
Backyard is level
Retaining walls are intact
No cracks in the façade
Paint isn't peeling
Outdoor areas require little maintenance
Parking spaces available
State of neighbouring properties

4 After the inspection: What to ask the agent

How long has this property been on the market?
How long have the current owners lived here?
Why are the current owners moving?
What's this area like? Are there any infrastructure changes planned for the future?
Has the house had any major building works recently?
What's included in the sale?
Are the sellers ready to negotiate on the price?
What's the lowest price the owners would be prepared to accept?
Is there anything else I should know about the property?
[For older homes] Are there any heritage listing restrictions on renovations?
[For apartments/townhouses] Are there any strata issues to note or upcoming levies?