

## 5 MUST DO'S WHEN BUYING A NEW HOME

### RESEARCH THE MARKET

Do your own research when looking at a prospective new home and don't buy into good (or bad) reviews – what's wrong for one person may be right for you. Take a look at median house prices in your dream area and the number of people looking for a property versus the number of properties for sale.

### CHOOSING THE RIGHT AREA

Make a list of things that are important to you like distance to school, shops, transport and your workplace – depending on your needs. Grab a coffee in a local café and watch the world go by. Take in the atmosphere of the area and see (feel) if it's the right fit for you. Take a walk around the streets – is there any new development or infrastructure?

### CHOOSING THE RIGHT PROPERTY

There's lots of things to consider when deciding on the right property to suit your needs. Jot down the things you need (office space, parents retreat, entertaining area) and then place them in order of priority. Prioritising your list will help you find the key factors in what is most important to you and help you find the right property.

### WORK OUT WHAT YOU CAN AFFORD

You've followed all of the above steps and are feeling ready to get serious about your new home. Take time to sit down with a mortgage broker or bank manager to work out exactly what it is that you can afford. Once you have assessed your budget it's time to get serious!

### TALK TO THE EXPERTS

Time to select your agent. Things to look for in an agent are knowledge of the area, ability to negotiate a good price and compatibility – make sure your agent is going to have your best interests at heart! Ask your agent what tips they can provide and get them to show you properties based on your specific needs.

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