



FACT SHEET

Choosing the right home for you

Here are some simple guidelines to help you choose the right home for you – whether you're building, or buying a new home, townhome or apartment.

Budget

Be realistic about what you can afford to spend, without over extending. Find out about finance up front, and don't go over your budget. When you're building, consider the cost of the home, land and all the associated costs. See our video on "What To Budget for when building in the Q&A section of AVJTV.

Number of Rooms

Consider the rooms you'll need now – and in the future. Consider the lifestyle you have – or want, with regards to hobbies, visitors and of course family.

With small children, keep bedrooms close to yours. With teenagers, it's other way around.

The number of bedrooms and people in the home will also impact on the number of bathrooms needed.

And as for the living room, if you have kids or are planning on them, 2 living areas is always a good idea.

Garage Size

If you've got 2 or more cars or lots of sporting gear, you need a large garage. Good storage space within the home is another big plus.

Outdoor Living

Consider your outdoor living requirements. Small children need space to play, where you can see them easily from the home. If you're thinking of a pool, you'll need a backyard big enough. A smaller space could be used for a plunge pool.

A small space may also be low maintenance, especially if it's paved. If you like to entertain outside, make sure you have enough room for people and furniture, and that the access from the inside makes it easy to move from indoors to outdoors.



Privacy

Consider how the home, rooms and outdoors are screened from neighbours, driveways and the street.

Layout

When it comes to the layout of your new home, visualize how you'd like to live your life & the feel or impression you want to create.

You may prefer a more formal layout with an impressive entry, a hall way and separate rooms, each with a specific purpose.

Open plan living is very popular as it is more casual and creates an airy, spacious feel.

Bear in mind too how a design could be adapted as your family grows, or things change.

If you're building, a double story will fit on a smaller block and give you more space to add a pool or extra landscaping.

However a single story means no stairs, making it easier for small children or less mobile residents or visitors.