

# Identity Property Buyers

NEWSLETTER #041



## Are You Looking For The Perfect Home?

**Welcome back** to the next instalment in the IDentity Property Buyers Newsletter series. Today's chat is surrounding the ideas behind finding and securing the perfect property. Well as you know everyone's individual circumstances are different and what some people like and love is often not a factor that others even consider.

Singles, young couples, small families, large families, older singles & couples will all have different needs from a home and its surrounds. For some the lifestyle drivers that support their wants and needs will be cafes and trendy shopping strips.

If you have or are creating a family then other factors will be at play, with house and land size higher on the list. Couple that with access to quality schools and greater community spirit and you paint a clearer picture.

**Define perfect for you!**





This means that the perfect property for you will be firstly based on the budget you have to support this purchase. The next most important factor will be your specific preferences based on the location you wish to live in.

Are you looking for a unit, townhouse or a house with a larger land component. These are all questions that play a significant factor in your ability to find and secure perfect.

If these items are actually in support of one another, then you can begin to look deeper into your requirements.



Has there actually been properties that you would have liked that have sold in the last 6 weeks, that also fit your brief and budget?

If the answer to this question is a definitive yes, then you need to get yourself prepared and ready to confidently act when the opportunity presents.

If the answer is not as definitive or is in fact a no, then a revision to the asset type or location is a must. You must be realistic with what you can afford and achieve as looking for something that is out of reach will become debilitating.

Over the last 6 months prices have shifted significantly and as a result people can get and have been left behind. If you aren't quick to get up to speed or reach out for professional assistance, then what was originally affordable to buy becomes out of reach.

**Quick & decisive action**



In order to be successful in a fast moving market like we are currently experiencing basically all over Australia, you need to be decisive. In order to be decisive you need to understand clearly what you are looking for, looking at and be confident about how to value the property.

Now as you probably have figured out, there is no such thing as an absolute perfect 10 out of 10 property, there is always some sort of compromise. The trick is to compromise on items that can be resolved or are a want but not a need.

If you need 4 bedrooms or need to be in a specific area, avoid these compromises over all others. If you want a bigger shed, or a more modern fit out then what is currently present then ask yourself "Can this be fixed later?"

Being decisive when required and compromising on the right things is a recipe for achieving quality results and long term happiness. But only when the decision being made is backed by quality research and is extremely well thought through.

If you don't have the knowledge... **Invest in the knowledge!**



Let our professionals at IDentity Property Buyers help you avoid all those costly mistakes and provide you with a fantastic experience and an exceptional end result....



Make contact today and schedule in a **Free, No Obligation** chat with one of our Buyers Agents & Property Strategists.

Don't get left behind when the market is moving, take control with your very next steps in a professional way today!

MAKE CONTACT

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