

Blog 1: December

Atria Real Estate



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HEADLINE: What you need to know if you are considering buying a new home in the next 12 months

Started thinking it's time for a change. A big one this time!

The voice in your mind goes: "Do I still want to be in this home next year?", "Is this the right time to change?", "The kids are growing up and the market...?"

Don't worry we know. We know exactly how that conversation goes. It's a fine battle between the left and right brain, aka emotion vs rational. And it's totally normal.

In twenty years of experience we have seen a lot. Clients change homes for many reasons.

Family dynamics, kids leaving school or transitioning from primary to high school. In some instances kids are leaving home while in other situations clients want a new home because they are transitioning to retirement. And more often than you think clients tell us that they just need a change of scenery, especially after the last few years!

Whatever your reasons might be, there are five key things to know if you are considering buying a new home.

5 key things you need to know if you are considering buying a new home

1. Consider the lifestyle you want.

Consider what lifestyle you want to have and what your new suburb offers!

Make a list of activities that make you happy in your current place. These could be a theatre close by, a gym, or your usual restaurants and cafes.

Consider also public transport and close amenities, especially if you don't drive and ensure that you can replicate a similar lifestyle in the new location.

2. Define what space you want in the new place.

What does a beautiful yet functional place look like for you?

Are you looking to have large rooms and a nice garden to host friends and family in summer enjoying the sun and have spacious rooms?

Then a beautiful [Federation-style home](#) might be what you're looking for.

Are you instead looking for a smaller place - low maintenance - that you can lock up and leave, perhaps spending some months of the year in another state with your children?

Then downsizing for a smaller [apartment](#) might be more up your alley.

So if you are **considering buying a new home** define what space you want first.

3. Consider the market.

Check out websites like [reiv.com.au](#) or [realestate.com.au](#) to get market insights so you can make educated choices.

Ensure that you are ready to sell your old property and buy the new one at the same time to have the same condition and the same financial considerations when it comes to mortgages.

Let's look at the timing in more detail.

4. Plan ahead.

Selling your old home and buying a new one takes time generally, so ensure you plan ahead.

Consider the time you will need to do some renovations or just some general touch ups and maintenance. Don't forget appropriate [styling](#) or staging which may mean you need to live somewhere else during the sales campaign. Smaller touch ups can take up to two or three months while for a significant renovation you would be looking at a lot longer.

Add up an average of four-six weeks of advertising campaign before selling.

There you have it! We are already looking at six months! So, if you are looking to change in the next six-twelve months, we recommend starting right now!

5. Find a real estate agent.

If you are **considering buying a new home**, choosing the [right real estate agent](#) is the most important thing that will help you sell and buy smoothly.

A good real estate agent will advise on renovation opportunities, maintenance, styling and staging. Not to mention the best time to go on the market.

Ensure you take into consideration whether you'll benefit from an [independent](#) or franchise agency as this will impact the final outcome.

Talk with Atria Real Estate for the best advice on how to get ready to sell your home and buy your new family home. Email us on our website or call us at 03 8680 9421.

SOCIAL POST

Do you still want to be in the same home next year?

If you are considering buying a new home in the next twelve months there are a few things that you need to know. Find out which ones in my latest blog. ([link](#))