



The Ultimate Guide to Owning Your Dream Home

1. Focus on and don't forget what's important to you.

Always remember to keep in mind what is important for you in a home, that you will be able to utilise for the duration of owning the home. Attractive features will be heavily marketed to ensure that your attention is captured, but often some of those characteristics are unrealistic to have. Not to mention, those features will drive up the price.

2. Map out your priorities.

In the midst of searching for a house and going through a handful of open homes, you may find yourself being distracted by so many other factors. Writing down the key priorities and deadlines, not only will be helpful to managing your time, but will also relieve your worries.

3. It is a long process, but it will be worth it in the end.

Buying a house does not happen overnight, or over a weeks' time for that matter. Though it is a nerve-racking experience, it is important to not forget that it should be nothing less than an exciting experience.

4. Make sure to research the market.

Before initially putting an offer on a home, it is vital that you should research the activity in the market and the surrounding area and communities. Partnering with a local real estate agent can really help with understanding the area and also future projects that may pop up in the suburb.

5. Think about the long term.

Property isn't easy to purchase, and subsequently not always a breeze to sell. Carefully considering your long-term goals will be very beneficial in ensuring that the choice you make now, will still be the ideal one in a few years' time.

6. Consider budgeting and planning out finances.

Sorting out your debt before thinking about purchasing and applying for a home loan will save you so much energy being bounced from bank to bank. Creating a budget plan and committing to it will clearly point out what you can afford and what you can comfortably repay.

7. Buying a house does not have a time limit.

Often people rush into buying homes quickly because they think by the time they're 30 they need to be homeowners. Buying a house does not have a time limit that will expire once you reach a certain age! It can happen at any age.

8. Look past the tiny flaws, that can be changed immediately.

It may be hard to picture yourself in the house as of the moment. Remember to always keep in mind that small things such as paint and carpet can be fixed and replaced. It may be your dream house, just not with the yellow walls! Although Ray White Castle Hill does love yellow!

9. Make sure to see the house in person before buying.

You would never buy a car without test driving it first, so why buy a house before physically seeing it? Apart from loving all of its architectural features, behind the walls may be a nightmare. It is critical to inspect all damages that exist, or can eventually exist as this can make or break the decision to buy. Purchasing a pest and building report is a must and will also be required in most cases when taking out a loan.

10. Find a trusted agent.

Buying a house may or may not be as nerve-racking as it's made out to be. But finding a trusted real estate agent can do wonders in taking the unnecessary stress away! Carefully choosing an agent that has a great reputation and knowledge will make the whole process painless and uncomplicated. Being awarded Agency of the Year 2019 by Rate My Agent is the perfect reason to give Ray White Castle Hill a call so we can assist you on your exciting property journey.