

## Fact sheet for lifestyle lovers

Many believe that double income earners with no kids stand in the most financially advantageous position when it comes to buying a home or apartment. If you're one of these people, you will still be looking for value and quality in your investment.

Making the most of your money means buying a home or apartment that will retain its value – or even increase over time – while you enjoy the spoils of living in an enviable location.

### Price

You might be at a point in your life where you sit in a comfortable position financially and have spare income to splash on lifestyle and activities. However, if you're buying a property you'll still want the assurance that your home or apartment is a sound investment. Ask yourself:

- What will your mortgage repayments and bank fees cost each month? How much are the council rates? Are there body corporate or strata fees? How much will insurances cost you?
- Are you buying into an area that is going to increase in value over time?
- How much does location affect the cost of a home? And does the condition of the house mean you'll have to spend more to fix it?

### Location

Ask any real estate agent to list the three most important factors when buying, and you'll likely hear: "location, location, location." You may be drawn to the buzz of the city, or want to purchase your dream home in a new community. Whichever your choice, ask yourself:

- How close is this home to your family, friends and established social networks?
- How close is this home to public transport? How frequent and convenient are the public transport options? Will you be able to get around easily or will you be car dependent?
- How long will it take you to get into the city?
- Will you have convenient access to shops, cafés and other services like libraries?
- Is the home close to hospitals or other healthcare facilities?

### Quality

Quality is more than just fancy taps and marble benchtops. Keeping your eye out for quality can be tricky, but there are some simple signs:

- Is the home well insulated?
- Does it feature energy and water efficient fixtures and fittings?
- How much storage does the home feature? Will you have enough space to store and display your prized possessions?
- Does this home have good cross-ventilation, orientation and outlooks?
- Is it north facing to make the most of the sunlight? How much daylight access will you get?

- Will you have access to high speed internet?
- Does this home comply with [Livable Housing Australia's guidelines for accessible design](#)?
- Does this home have a Green Star rating?

### Liveability

Liveability is the sum of all the factors that add up to a community's quality of life – everything from the built and natural environments to culture, community activities and cafés on your doorstep.

- What sort of lifestyle do you want? How will this home support your lifestyle?
- Is this home low-maintenance?
- How much space do you need? Will this home suit your space requirements?
- Do you prefer a garden or a balcony? Will you be able to fit your outdoor furniture in the space?
- Do you have easy access to green space and parks? What level of tree coverage do you find around the neighbourhood?
- Is it a safe neighbourhood?
- What kinds of community activities are found in the area? Is it a diverse and inclusive community that brings together people of all ages and abilities?

### Investment

Depending on where you choose to live, your property investment can help you build a nest egg for the future while giving you the financial freedom to enjoy life. To do this with confidence, ask yourself:

- Will this home retain its value?
- What assurance do I have that my investment is secure?

If you and your partner are at the stage of life where it's just the two of you, you're in the perfect position when it comes to buying property. That doesn't mean it's not stressful buying your dream home or apartment. A Green Star rating can alleviate some of this stress, giving you confidence in the quality of your property, the liveability of your community and the long-term security of your investment.