



SEARCHING FOR 'THE ONE'

Life is busy, and it can be frustrating trawling through hundreds of property listings to find the perfect new home or investment property. However, there are ways to make sure that you do not miss out on the perfect property.

You need to be consistent and methodical in your search. Our advice is to **subscribe to property alerts** from realestate.com.au and domain.com to cover your broad search. Start refining your buying requirements by filtering your search based on:

- Price range, we recommend a range of 10% from the top to bottom \$100,000 - \$110,000
- Property Type
- Suburb(s).

Why not be more specific? Because if you add in '4 bedroom' as your minimum bedroom requirement and a 3-bedroom property on the exact street you have dreamed about appears for sale, you won't be notified. If, for example, that 3-bedroom house is \$200,000 less than what you were willing to pay for a 4 bedroom, you could add a room with the money you save. That's why it's best to get everything in the neighbourhood and delete as you go.

We can help you search

Using the major real estate websites will cover your broad search requirements, but Laurence Morgan can help you get more specific, and potentially,

ahead of the competition. We don't flood your inbox; we send you only what you tell us you're looking for. To help with that, we recommend that you sign up for our property alerts and let us know your answers to following questions:

- What type of property are you looking for?
- What suburbs are you considering?
- What is the minimum number of bedrooms you need?
- How many living spaces are you seeking?
- Is off-street parking okay or do you need a garage? Single or double?
- If you are happy to renovate, what are and aren't you prepared to do?
- Would you buy a 'knockdown' and rebuild?
- Are you looking to buy something built in the last 3, 5 or maybe 10 years?
- Are escarpment or ocean views important?
- Single-level or multi-storey?
- North facing with lots of sun or bush setting and cosy?

We highly recommend that you grab your phone now and follow us on social media, so you'll see our new listings first.



Contact us for the complete guide to buying a home.