



What you need to know about buying an older home

Houses built in bygone decades have a certain artistry to them. Whether it's the ornate flourishes of a skilled carpenter around door frames, or those airy high ceilings and stained glass windows - modern properties just aren't the same.

If you're thinking about buying 'classic' real estate, there's a thing or two you must know. Older homes have their own personalities that come with a host of quirks that can cause problems if you're not careful. To help make sure that doesn't happen, we've come up with a few quick tips to help buyers on the road to snapping up their very own character homes.

Are you considering buying an older home?

Spend time in the property before you buy

When you attend an open home or property viewing, make full use of the time you have in the home. You should check windows and doors and make sure that they open smoothly. Check for signs of damp or sagging, along walls, roofs and skirting boards and signs of cracks on exterior walls. Pay close attention to the noise levels as older homes often aren't very soundproofed. Don't feel rushed, as checking a property thoroughly is in your best interests.

Gather all the information you can

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If you didn't spot any deal breakers during your inspection, it's time to move on to the next stage - purchasing reports on the property. A building inspection report and a pest inspection report are recommended when purchasing any property, but are even more essential when buying an older home.

The Australian Pest Control Association estimates a pest inspection will cost roughly \$250 to \$350, while a building inspection should cost roughly the same.

The \$500 to \$700 that these reports will set you back is nothing compared to what buying a property with problems could cost you.

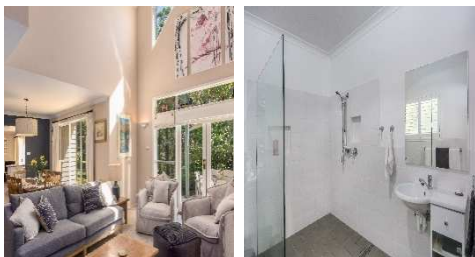
Leave some wiggle room in your finances

When you finally move into your classic home all the trouble will be worthwhile. But it's still essential to plan your finances well, leaving a little bit of wiggle room in your home loan just in case any unexpected costs arise. That way, you can spend time enjoying hardwood floors and sun drenched bay windows, instead of struggling to afford minor repair bills.

If you'd like more advice on buying classic real estate, or want to start looking for your own little piece of history to live in, get in touch with Nowra First National Real Estate today.

First National Nowra

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Feature Property:

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Renay Gentles



Cassandra Shimmen



Stacey Atherton



Melysse McAuliffe



Taylor Jones



Brooke White



Eleanor Paech

34 Yeovil Drive, BOMADERRY

\$395,000



3



1



2

An opportunity exists to purchase this well maintained three bedroom home, comfortable as is however offers exciting scope to enhance to meet your own family needs.

- All bedrooms feature build in robes
- Neat kitchen adjoins the dining area
- A generous 6m x 5.8m covered entertaining space
- Single lock up garage & workshop plus a carport
- Energy efficient solar system
- Close to the Lyndhurst shopping centre, schools, transport and Bomaderry train station

Rent potential: Approx \$340 per week

3 Narwee Link, NOWRA

\$495,000



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2



2

Set on the high side of the road & a short drive to the Nowra CBD, 3 Narwee Link Nowra is a property well worth your consideration, whether as a family home or investment opportunity.

- Spacious Clarendon-built home on a 869m2 block
- Multiple living areas, both formal & informal
- Large master bedroom- walk in wardrobe & big ensuite
- Split cycle AC & 1.9kw solar power for year round comfort
- Great kitchen- stone benchtops, gas & dishwasher
- Fully fenced backyard with northerly aspect & dual outdoor entertaining areas

Rent potential: \$430 - 450 per week

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FREE Professional Photography**



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What does accreditation to Quality Assurance mean for our customers?

First National Real Estate has developed the best systems and documented procedures to make sure that every customer:

- Is assured of working with an established and reputable company
- Experiences excellent customer service
- Achieves the highest possible price for their property
- Receives effective, regular and informative communication
- Encounters a friendly, co-operative and experienced team
- Uncovers no nasty surprises



**QUALITY
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