

It will save you a great deal of time and frustration if you have a good idea of what you are looking for.

If you find it hard to determine how important different features are to you, it might help to rate each feature on a scale of 1-10 (the higher the score the more important it is to have, so '10' being a 'Must Have').

	Comments	Must Have	Nice to Have	Can do without	Score (1-10)*
The basics					
What are your favourite suburbs/areas?					
What style of property do you prefer?					
Do you want a low maintenance property?					
Are you prepared to renovate?					
Do you want an old or new home?					
How close do you need to be to schools, shops, public transport, and work?					
Do you require a single level property?					
Indoor					
What kind of heating do you require?					
Do you want gas or electric water heating?					
Do you require storage space?					
Do you want a security system?					
Is indoor/outdoor flow important to you?					
Bedrooms					
How many bedrooms do you need?					
Do you require single or double bedrooms?					
Kitchen and dining					
Do you want a modern kitchen?					
Do you need extra storage space?					
Do you require a separate pantry?					
Do you want a waste disposal?					
Do you require a dishwasher?					
Do you want an extractor fan?					
Do you require a breakfast bar?					
Do you want a separate dining/living area?					
Do you want an open plan kitchen/dining area?					
Bathroom and laundry					
Do you want more than one bathroom?					
Do you want an ensuite bathroom?					
Would you like a separate toilet?					
Is a separate shower essential?					
Do you require a bath?					
Do you require a fan and good ventilation?					
Do you want a separate laundry?					

	Comments	Must Have	Nice to Have	Can do without	Score (1-10)*
Living					
Do you require more than one living area?					
Do you require a large living area?					
Do you require a separate living area?					
Do you require indoor/outdoor flow from your living area?					
Do you want your living area away from your bedrooms?					
Outdoor					
Do you want an established garden or landscaping?					
Do you want a private section?					
Do you require a flat section?					
Is a view important to you?					
How important is shelter from the wind?					
How important is sun to you?					
Do you want a deck or patio?					
Do you want drive on access?					
Do you need a garage/carport or off street parking?					
Do you require internal access from your garage?					
Do you need the property to be fenced?					
Do you require a section that is child/pet friendly?					
Would you like a swimming pool?					
Other features (add your own)					

*A score of '10' is a 'Must Have' feature.

This checklist may be useful also as an objective guide to help you compare the different homes that you have visited, you can see if they meet your 'Must Have' criteria!