

1. Location <ul style="list-style-type: none">• Proximity to essentials:<ul style="list-style-type: none">○ Work commute time and options○ Nearby schools and their ratings○ Distance to shopping centers, medical facilities, and recreational areas○ Public transport options (bus routes, light rail access)• Neighbourhood characteristics:<ul style="list-style-type: none">○ Crime rates and overall safety○ Community feel and demographic mix○ Local parks, playgrounds, and green spaces○ Noise levels (traffic, air traffic, industrial)• Future development:<ul style="list-style-type: none">○ Planned infrastructure projects○ RZ1 or RZ2 Zoning for changes or upcoming constructions○ Potential impact on property value and lifestyle	2. Property Condition <ul style="list-style-type: none">• Age and maintenance:<ul style="list-style-type: none">○ Year built and any major renovations○ Condition of roof, gutters, and downpipes○ Paint condition (interior and exterior)○ Signs of pest infestation (termites, etc.)• Structural integrity:<ul style="list-style-type: none">○ Foundation issues (cracks, unevenness)○ Wall and ceiling condition (look for cracks, dampness, mold)○ Window and door functionality• Major systems:<ul style="list-style-type: none">○ Plumbing (water pressure, hot water system age)○ Electrical (wiring age, circuit breaker condition, sufficient outlets)○ HVAC (heating and cooling efficiency, age of units)
3. Size and Layout <ul style="list-style-type: none">• Room specifics:<ul style="list-style-type: none">○ Bedroom sizes and built-in storage○ Bathroom count and features (en-suites, bathtubs)○ Kitchen layout and modernization• Living spaces:<ul style="list-style-type: none">○ Open plan vs. separate living areas○ Natural light and ventilation○ Flexibility of space for different uses• Storage and potential:<ul style="list-style-type: none">○ Garage, shed, or additional storage options○ Attic or basement spaces○ Possibility for extensions or renovations (check council regulations)	4. Energy Efficiency <ul style="list-style-type: none">• Insulation:<ul style="list-style-type: none">○ Roof, wall, and floor insulation quality○ Double-glazed windows• Solar aspects:<ul style="list-style-type: none">○ Existing solar panels and their condition○ Roof orientation for potential solar installation○ Battery storage options• Energy ratings:<ul style="list-style-type: none">○ Energy efficiency rating (EER) of the property○ Energy-efficient appliances (dishwasher, washing machine, etc.)○ LED lighting throughout
5. Outdoor Spaces <ul style="list-style-type: none">• Garden:<ul style="list-style-type: none">○ Size and current landscaping○ Soil quality and existing plants○ Irrigation systems○ Maintenance requirements• Parking:	6. Legal and Financial Considerations <ul style="list-style-type: none">• Property details:<ul style="list-style-type: none">○ Land title (freehold vs. leasehold)○ Zoning restrictions and permitted uses

<ul style="list-style-type: none"> ○ Garage size and security ○ Off-street parking availability ○ Street parking regulations 	<ul style="list-style-type: none"> ○ Easements or encumbrances on the property • Costs: <ul style="list-style-type: none"> ○ Council rates and land tax estimates ○ Utility costs (water, electricity, gas) ○ Stamp duty calculations • Body corporate (if applicable): <ul style="list-style-type: none"> ○ Quarterly/annual fees ○ Sinking fund balance ○ Recent and planned major works
<h2>7. Canberra-Specific Considerations</h2> <ul style="list-style-type: none"> • Climate adaptation: <ul style="list-style-type: none"> ○ North-facing living areas for winter sun ○ Adequate heating systems for cold winters ○ Frost-resistant plants in the garden • Lifestyle factors: <ul style="list-style-type: none"> ○ Proximity to Lake Burley Griffin or other waterways ○ Access to nature reserves and walking trails ○ Connectivity to Canberra's extensive bike path network • Government and diplomatic considerations: <ul style="list-style-type: none"> ○ Proximity to Parliament House or embassies (potential for increased security or traffic) ○ Impact of government employment cycles on local property market 	<h2>8. Market Factors</h2> <ul style="list-style-type: none"> • Recent sales: <ul style="list-style-type: none"> ○ Comparable property sales in the last 6-12 months ○ Time on market for similar properties • Market trends: <ul style="list-style-type: none"> ○ Overall Canberra market direction (growth or decline) ○ Suburb-specific trends and future projections ○ Impact of government policies on housing market
<h2>9. Additional Checks</h2> <ul style="list-style-type: none"> • NBN and internet connectivity: <ul style="list-style-type: none"> ○ Available internet options and speeds ○ 5G coverage in the area • Flood risk: <ul style="list-style-type: none"> ○ Check ACT Government flood maps ○ Previous flooding history in the area • Asbestos: <ul style="list-style-type: none"> ○ For homes built before 1990, consider an asbestos assessment • Heritage listings: <ul style="list-style-type: none"> ○ Check if the property is heritage listed, which may affect renovation possibilities 	