

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

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