

# property

Make downsizing easier

## 5 TIPS

- 1 Take** your time deciding where to move to if you are dreaming of a sea or tree change. Make sure your piece of paradise on the coast or in the country is definitely the right place for you. If you already have a base in your seachange or tree change location, go for it.
- 2 Rent** for six to 12 months in your new chosen location before selling or buying any property. If, after six months, you are convinced you want to move there permanently, you can sell up with confidence.
- 3 Consider** keeping a base in your old stomping ground. Make a gradual change by buying a property in the new location while keeping a base in your current one. If you buy a quality apartment in a good location, you can always change it to an investment property if you find that you prefer your new location and don't return to your old location often.
- 4 Downsize** within the same location. Make sure your new home will suit your current and future lifestyle. Pay particular attention to ensuring the property has easy access such as lifts so you don't have several flights of stairs to climb in the years to come. Be realistic with the size of the property you need so that you don't have unused rooms to be cleaned.
- 5 Ask** a professional. Careful thought and planning is the key to minimising stress and preserving your capital. Be sure to get appropriate advice before making a major lifestyle and financial decision.

● Source: Patrick Bright, buyers agent of EPS Property Search

DOWN MY STREET



Richard and Robyn Clyant are selling their architect-designed

## Warm as

### CORYMBIA CIRCUIT, OXFORD FALLS

NEARLY 30 years have passed since avid beachgoer Richard Clyant actually lived near the beach.

A yearning to return to the

“ We've entertained barbecues v at Christmas

### CONTACT US

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