



NAVIGATING A DISPLAY VILLAGE.

Wandering through countless display homes can sometimes become a daunting and overwhelming process, but with the right information and preparation it can be enjoyable and stress-free. We're here to make it as easy as possible for you to find your dream home in Merrifield.

merrifield



On your marks...

Start with the basics.

Deciding how long you will live in your new home is the first step in your home-buying journey. This will help define the size of your home, the number of bedrooms and bathrooms and prioritise features such as garages and ensuites.

Dream big.

Imagine your life in your new home and create your wish list. Ensure you prioritise what is most important to you, so it's easy to know what you're willing to compromise on. Remember, the sky is the limit: outdoor kitchens, parents' retreats, private balconies, games/pool rooms and double storey homes. How will you create your dream?

Money talk.

Not sure how much you can borrow? Use an online calculator for a quick guide. Alternatively, speak to a mortgage broker for a comprehensive summary of your budget.

Prepare for the unknown.

You're now equipped to review your wish list. Add and delete items to meet your specified budget. Consider allocating a contingency budget for any unexpected costs and don't forget about upgrades, land costs and landscaping.



Fire up the laptop.

Researching online can save you countless hours. Use comparison tools to compare homes and make a shortlist of your favourite designs and builders.

Floorplan first.

These architectural drawings help you to visualise the home layout including room dimensions and placement of all windows and doors. It's a quick way to cross-reference and ensure the home meets all of your practical needs.

Excel at spreadsheets.

A spreadsheet is a simple way to compare features, room dimensions and inclusions of each home so that you can easily compare apples with apples.

If I could do it again.

Avoid the "I wish I had" situation and get on the front foot. Plan for storage needs, light-filled spaces (easily created with floor-to-ceiling windows, skylights or bi-fold doors), additional power outlets and light switches in your preferred location.



Get set...



Go!



Hit the road.

Plan your trip, arranging to visit each home on your list in a logical sequence. Allow at least 35 minutes per home: 20 minutes to browse, 10 minutes to ask questions and 5 minutes to talk it over with your family. Don't forget to factor in travel time.

What to pack.

Lunch! Merrifield Display Village is located opposite a park and children's playground, which can provide the perfect setting for a well-earned break. Other things that will come in handy are your phone, a tape measure, a notepad and pen, and of course your home comparison spreadsheet!

As you enter.

Grab a property brochure and take a photo of the cover. This will provide a good chapter starter for all your photos, which will save confusion at the end of the day. Remember, you're buying the floorplan and not the furniture and accessories, so try not to be too influenced by the décor!

When you leave.

Ask lots of questions! Find out what's included (and what isn't) and the cost of upgrading to get your wish list items. Finally, don't forget to grab business cards from the sales representatives so you can ask more questions at a later stage.

Psst! Our sales centre and display village are open 11am-5pm every day, so visit us at 8 Hawksburn Place, Mickleham.

merrifieldmelbourne.com.au

