



## 10-Point Property-Specific Checklist

### 10 Things to Check Before You Buy an Investment Property

*\*Use this checklist before you even think about making an offer.\**

#### 1. Property Layout & Functionality

- ☐ Does the property have enough bedrooms to appeal to owner-occupiers who want to live in this area - with each bedroom a functional size and shape?
- ☐ Is the floorplan practical (e.g., no walkthrough bedrooms, no wasted corridors)?

#### 2. Land Size & Usability

- ☐ Is the land large enough - and regular enough in shape - to meet what owner-occupiers in this suburb typically want (e.g., is the backyard usable for kids to play)?

#### 3. Orientation & Natural Light

- ☐ Is the living area or backyard well lit?
- ☐ Does the property avoid dark, boxed-in rooms or over-reliance on artificial light?

#### 4. Proximity to Noise or Nuisance Factors

- ☐ Is the property not directly on a busy road, roundabout, or intersection?
- ☐ Is it away from major flight paths and noise from trains?

#### 5. Positioning on the Street

- ☐ Does the property avoid being directly opposite a school, cemetery, or industrial site?

#### 6. Flood, Bushfire, or Environmental Risk

- ☐ Is the property not in a flood-affected zone (including "overland flow")?
- ☐ Is it outside bushfire-prone zoning?

#### 7. Visual Appeal and Street Presence

- ☐ Does the property have good curb appeal (e.g., tidy frontage, no obvious eyesores)?

- ☐ Are the surrounding houses well maintained and in good condition? Anything that might suggest troublesome neighbours?

#### 8. Structural Soundness

- ☐ Are there no obvious signs of structural issues (cracks, uneven floors, sagging)?
- ☐ Have all renovations or extensions been approved by council?

#### 9. Ongoing Maintenance Risk

- ☐ Does the property avoid high-maintenance features (like swimming pools, large timber decks, etc.)?
- ☐ Are fixtures, fittings, and appliances in solid, rentable condition?

#### 10. Neighbourhood Tenancy Mix

- ☐ Is the immediate street mostly owner-occupied or low-density rental?
- ☐ Is the housing commission rate in the immediate vicinity under 20%?

#### Bonus 11. Power Line Proximity

- ☐ Is the property not close to major power lines or substations?

### **Want help finding the ideal investment property in a high-growth, high-demand area?**

We specialise in helping first-time investors buy properties in areas that are set to grow fast — and where you can get your property rented quickly.

Book your free, no-obligation consult with a member of our team here:

<https://www.investmentrise.com.au/property-buyers-agent-service/>