

NEW HOME

BUYER'S GUIDE



Central Equity has developed Melbourne property for over 30 years. Here are our tips for purchasing a new home, whether you're a seasoned investor or first-time buyer.



Proud developer of these family communities

NEWGATE

featherbrook
Pond Creek

gateway Orangeville

COLLEGE GREEN

woodland
waters

First home buyer? GOOD NEWS.

- **You could receive a bonus \$10,000**

If you're an owner occupier, great! The Victorian Government's First Home Owner Grant (provided through the State Revenue Office) can provide a bonus for new property purchases valued up to \$750,000.*

- **Plus save thousands in Stamp Duty.**

This tax applies to property purchases in Victoria. Eligible first home buyers can pay \$0 in Stamp Duty - that's in addition to the \$10,000 First Home Owner Grant if you're eligible for both!

- **Get started with just 10% deposit.**

When you buy land with us, you don't need to pay all at once. An initial 10% payment will lock in the block of your choice, with remaining costs to be settled at a later date.

- **Don't like auctions? Neither do we.**

When you buy off-the-plan (before something is built or developed) with Central Equity, you're dealing directly with the developer. That means a private sale with no extra fees paid to real estate agents - and no auctions. Now that's an easier way to buy.



Purchasing a new house & land package is a great way to get the home you want - right where you want it.



FINDING THE RIGHT BLOCK...

- What's your dream home?**
Consider a block size that allows for a variety of home designs. One storey or two? Three bedrooms or five? Don't forget about features that will take up space around the house, including a double garage (if you need one) and back yard.
- Do you need to start building right away?**
If you want the freedom to start constructing your home without the wait, a block of ready-to-build Titled Land is a great choice.
- Consider block shape.**
Corner block? Wide frontage? Your developer can provide stage plans showing the various block shapes and sizes that will accommodate your new home.
- Have you visited a display village?**
It's one thing to look at photos, but seeing a finished home in the estate of your choice is a fantastic way to plan your new home.
- Does the estate offer flexible design guidelines?**
The more freedom you have to build the design you want without restriction, the more cost-effective it can be for you.
- Friends & family make great neighbours.**
Buying a new house & land package doesn't just give you the freedom to get the home you want - it's a great way for you, your family or mates to build homes near one another. Chat to your developer about refer-a-friend bonuses.





THE LOCATION...



Need a local school?

Check that primary and secondary schools are within easy reach. Your developer can also help you check that your home will fall within the admissions zone for those schools.

Are there multiple choices for shops, transport & dining?

Don't just settle for one local shopping precinct. Make sure there are a range of choices for supermarkets, restaurants, and commuting options like trains or buses. The more options, the better.

How about medical centres & childcare?

Having easy access to services for health and family needs is essential.

What's planned for the future of the estate?

Look beyond what's available right now to what's intended for future developments. Will there be more shops, more transport, more schools?



THE DEVELOPER...



Do they have a proven record of successful developments?

Check that the developer has a proven history of delivering what they promise. Tour their previous estates to ensure they can deliver on their plans.



Does the developer let you choose from a wide range of builders?

Make sure you're not limited in your building options once you've purchased a block of land.



Will the developer charge you ongoing fees?

Check that you won't be required to pay ongoing costs like body corp or owner's corp fees once your home is built.



READY FOR YOUR DREAM HOME?

Visit our Newgate 8 Hour Land Sale



Saturday 15 Feb



9am-5pm



31 Lionsgate Crescent, Tarneit
Near Cnr Sayers & Davis Rd



newgateland.com

CENTRAL EQUITY

Buy direct from Central Equity, a multi award-winner with over 30 years experience developing outstanding Melbourne communities.



HIA

2011, 2012, 2016,
2018, 2019



UDIA

2010, 2010, 2012, 2015



APPA

2015



iPROPERTY

2014