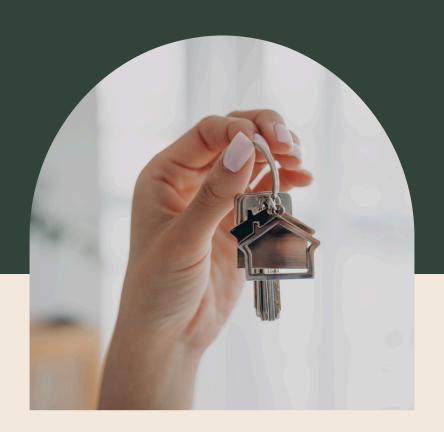# FIRST HOME UNLOCKED

ASSET QUALITY CHECKLIST

Choose a high quality property that supports your goals now and sets you up for what comes next

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LET'S UNLOCK YOUR FIRST HOME TOGETHER

ASSET QUALITY CHECKLIST

Use this checklist to assess asset quality as you search for your first home, so you can choose a property that supports life today and creates options for tomorrow.

1) Big-Picture: Supply & Demand

I've checked the market for:
□ Scarcity: are similar homes hard to find here?
□ New supply: are new estates/high-rises being built nearby?
□ Demand drivers: jobs, transport, schools, shops, cafes, parks.

2) Buyer Pools (Who would buy after me?)

I've considered likely buyer groups and budgets:
□ Listed 2–3 buyer pools (e.g., singles, couples, young families, dual-income professionals, downsizers, investors).
□ Noted why each buyer pool would choose this property.

3) Suburb Fit

I've checked the suburb for:
□ Everyday access: shops/supermarkets/cafes/gyms/health services.
□ Schools and childcare.
□ Train/bus options or easy road access.
□ Parks/green spaces.
□ Crime rates (search Domain suburb profile).

ASSET QUALITY CHECKLIST

4) Street Feel

I've assessed the street for:

☐ Feel at different times of day (walk/drive).
☐ Traffic & safety (not a cut-through/busy road).
☐ Parking for me and visitors.
☐ General vibe (tidy, tree-lined, owner-occupied feel).
☐ Nearby noise/visual impacts (highways, rail, substations).
☐ Sunlight/airflow (ideally north-facing backyard or strong natural light).

5) Neighbours & Near Surrounds

I've scanned the surroundings for:

☐ Well-kept homes to the sides and behind.
☐ Turn-offs: service stations, warehouses, towers, overlooking apartments.
☐ Council/planning applications that could change privacy, outlook, or traffic.

6) The Home: Livability & Layout

I've walked the property to confirm:

☐ Curb appeal (inviting from the street).
☐ Logical flow; living areas sized to match bedroom count.
☐ Bedrooms fit real beds, have storage, and separation for privacy.
☐ A work-from-home spot (if needed).
☐ Sunlight in living areas.
☐ Usable, private outdoor area.

ASSET QUALITY CHECKLIST

7) Land Over Building (Value Driver)

I've focused on the land for:

☐ Block size/shape that works for the area.
☐ Orientation (ideally north to rear/good sun).
☐ A pocket with limited new land supply (not endless future stages).
☐ Realistic building/reno allowance factored in if applicable.

8) Final Confidence Test

I've pressure-tested demand:

☐ At least 2–3 buyer groups would likely compete for this in a normal market.
☐ It fits the rule: hard to buy, easy to sell

Key Reminder
Hard to buy, easy to sell.

Want the full breakdown?
Listen to **Episode 6 of First Home Unlocked** for a deeper dive into each layer of asset quality.

Join our Facebook group
Ask questions, get support, and connect with other first home buyers: **First Home Unlocked Group**

READY FOR PERSONALISED SUPPORT?

Book a Get to Know You Chat
Let's chat about your goals, your vision, and where you're currently at. It's the first step in exploring what's possible and starting your first home journey feeling clear, calm and confident.

CHAT WITH JACK