

CHOOSING THE RIGHT FLOOR PLAN FOR YOUR FAMILY

One of the most exciting times in your life can be designing and building your new home! Choosing the right layout can impact how you experience your home. It's important to look at how you and your family will use your home and ensure the layout fits with your lifestyle.

Here are our top suggestions on getting started on your home design:

1. Determine what type of dwelling will make best use of your block

The frontage width and gradient of your land will greatly influence your floor plan. It's worth asking your builder which floor plan would work best on your block. Single storey homes give the ability to have outdoor space for a backyard and provide more room for a family to spread out however split level or two storey homes may be more suited if you have a noticeable gradient on the land or perhaps for a smaller parcel of land. Another factor to take into account is a design that works well with the block could be less expensive to build.

2. Consider what you need to fit your lifestyle

Determine what size home will fit your lifestyle – how many bedrooms and bathrooms are enough for you and guests. The size of rooms and flow to adjacent rooms reflects your lifestyle.

3. Make yourself a Wish List

Have a look around your existing home and take note of what works for you and what doesn't. From here it will make it easier to list the features you want in a home: create a list of 'must haves' and a list of 'nice to haves' and also the things that don't work for you at all.

4. Know your budget

Before you start looking at plans, have a realistic idea of your financial capability before getting your heart set on one type of floor plan – know what the costs are associated with the layout. Ask your builder to help you determine costs as you narrow down to the floor plan that fits within your budget.