

Choosing a Rental Property

Choosing a home to rent can be a very personal decision and trying to decide if a rental property is suitable for you can be difficult.

To help you get the most of what limited time you have to inspect a rental we've listed a few practical areas of a house to consider before signing a rental agreement. Helping you avoid overlooking something as necessary as "will my fridge fit in the kitchen", during an inspection.

Security

Have a look for deadlocks, window locks, security doors, alarms and other security features. Determine what level of security is adequate for your needs.

Where can I store...

Storage can be expensive to buy if you don't have enough of it, and especially so when you move house latter on to a place you no longer need it. Think about where you'll store your bicycle and other bulky items when not in use and even your book collection. Is there enough internal and external storage for all your important items? Also have a think about if there is enough pantry space, where will all your linen go and is there somewhere you can put all your cleaning items, including the broom?



Cleanliness

Some rental properties are likely to be rented just the way they are when you view them. If there is junk in a garden shed, or the garden needs weeding ask the agent if it will be taken care of before moving in.

The hot and cold of it

Check the types of heating and cooling available. See what rooms it is available in and if it works. Should it not work, ask the agent if and when it will be fixed. Space Step out or measure with a tape measure the rooms. Ensure that not only will your prized designer dining table or antique bed fit in the room, but that you'll actually be able to get it through the door.



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Sparky and techy features

The location of the television antenna, powerpoints, telephone and Foxtel outlets can make a difference to the way you layout your furniture and electronics, such as computers and TV's. Make sure that you're happy with the locations.

Will your white goods fit?

Check that there is space in the kitchen for your fridge, dishwasher and other appliances that you like to have out on the bench. See if your washing machine and dryer will fit in the laundry, or if they come with the property. If you like to drip dry your clothes and other items in the laundry, see if there is space.

Green thumb or not?

Have a look around outside in the garden and check what kind of maintenance is required. Ask whether it is expected you maintain the garden or if there is a gardener that comes around. If so, check what their duties are. If you happen to have a green thumb and want to set up a veggie garden, ask if it would okay to do so.

Are you a Gas or Electricity kind of person?

This really is a personal choice; some people prefer gas cooking others might like electric hot water. Whichever is your preference check what's available and that your happy with it.

Other things to consider

- Does the property have roller doors or shutters, check to if they are electric or if you manually have to open and close them.
- If there is car parking with the property check how many spaces.
- If in doubt about anything, ask the agent to avoid making assumptions which may lead to a headache latter on.

Happy house hunting!

Source: Realestate.com



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