

Downsizing Guide

Planning for what's next.



ARMSTRONG
REAL ESTATE

OSLO
PROPERTY

Downsizing

Downsizing doesn't necessarily mean having less. Often it's about having more time, more flexibility and less property to maintain.

After years—sometimes decades—in the same family home, the key is working out what you're moving towards rather than simply what you're leaving behind.

1. Decide what freedom looks like

Don't start by asking, "How small should we go?"

Ask, "How do we want to live?"

That could mean a lock-and-leave property, single-level living, less garden, being closer to family, walking to shops and cafés, or being able to travel without worrying about a large property.

2. Think about what you'll miss

It's easy to focus on what you no longer need but it's important to think about what you don't want to lose:

- Storage
- Guest accommodation
- Outdoor entertaining
- Privacy
- Secure parking
- Space for pets
- A garden
- Workshop or hobby space

You may want less house without wanting less lifestyle.

3. Understand what your current home could unlock

Knowing the likely market value of your existing property gives you a clearer idea of what's possible next.

Then think about the move itself.

Decluttering, storage, preparing the property, packing and coordinating a sale and purchase can feel daunting when tackled all at once. Breaking the process into stages makes it much more manageable.

A good real estate professional can support more than the sale and purchase. They should also be able to connect you with trusted people who can help with everything from decluttering and storage to moving and settlement coordination, making the transition to your next step that little bit easier.

For preparing the property itself, see our **Preparing Your Home for Sale** guide.

For personal financial, tax, pension or retirement implications, seek appropriately qualified advice.

YOUR SIMPLIFYING PLAN

- **First:** Understand your home's likely value.
- **Then:** Get clear on what you want next.
- **Next:** Decide how you'll sequence the sale and purchase.
- **Then:** Prepare the property and start reducing or storing belongings.
- **Finally:** Coordinate settlement and the move.

Thinking about your simplifying step?

If you'd like a no-strings-attached chat about what your current home could be worth, what you're looking for next or how to approach the move, reach out to your preferred Armstrong or Oslo agent today.



Two local agencies with one shared commitment – transparent, stress-free property outcomes across Greater Geelong.