

# LIFESTYLE HOME GUIDE

Finding the home you've been working towards.



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Sometimes the next move isn't about needing more space. It's about wanting something better, a view, a pool, more land, better entertaining, a particular location or simply a home that better reflects how you want to live.

At this point, the challenge often isn't knowing what you want. It's finding it.

## 1. Define the lifestyle first

Don't start with bedrooms and bathrooms. Start with how you want to live. What do you want an ordinary weekend at home to look like?

Perhaps it's walking to cafés, entertaining around a pool, having more privacy, living near the waterfront or finally having the space to host family and friends.

Separate your brief into:

- **Must have** — you won't buy without it.
- **Strongly preferred** — important, but negotiable.
- **Bonus** — great if the right property has it.

## 2. Search for the property, not just the suburb

Set alerts around your specific requirements and research the streets and pockets most likely to offer what you're looking for.

When your brief is highly specific, there may only be a small number of suitable properties available at any one time.

That's why being clear about what you want – and being ready when it appears – matters.

## 3. Do your homework

A bigger investment deserves appropriate due diligence.

Depending on the property, that could mean understanding:

- Renovation and property history
- Building approvals
- Planning considerations
- Easements and restrictions
- Land and future potential
- Comparable sales
- Significant maintenance requirements

Use appropriately qualified professionals where specialist advice is required.

## WHAT CAN SET A LIFESTYLE PROPERTY APART?

Not all lifestyle properties look the same. But whatever you're buying, it's worth considering what may appeal to the next buyer as well as what appeals to you today.

When lifestyle is part of the decision, some of the features that can create lasting appeal are:

- **A premium or tightly held location** — sought-after streets, pockets or positions where opportunities are limited.
- **Views that can't easily be replicated** — uninterrupted water, rural or elevated outlooks can create genuine scarcity.
- **High-spec, low-maintenance living** — quality finishes and considered design without the ongoing workload.
- **Land with flexibility** — room for shedding, a pool or future improvements, or development potential where planning allows.
- **Privacy and space** — separation from neighbours, established landscaping or a larger allotment.
- **The X factor** — features you simply don't find in every home: a wine cellar, substantial shedding, an outdoor kitchen, exceptional entertaining, architectural details or something completely unique.

The common thread? The harder something is to replicate, the more it can help a property stand apart when it eventually returns to market.

### Thinking about your lifestyle step?

If you'd like a no-strings-attached chat about what you're looking for, where you might find it or what's happening in the market, reach out to your preferred Armstrong or Oslo agent.

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