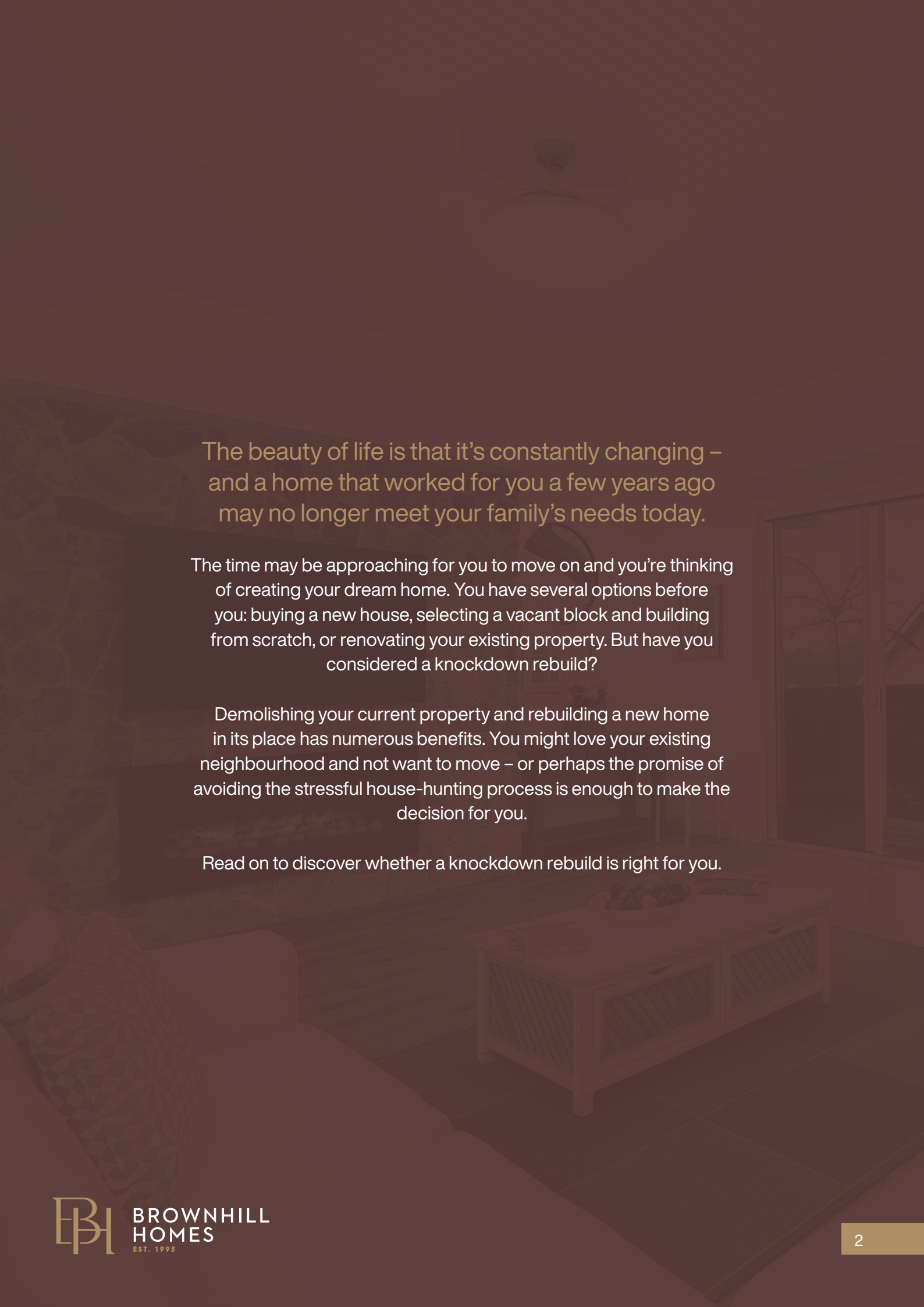




BROWNHILL  
HOMES  
EST. 1995

Love Where You Live?  
**7 Reasons to  
Knockdown & Rebuild**





The beauty of life is that it's constantly changing – and a home that worked for you a few years ago may no longer meet your family's needs today.

The time may be approaching for you to move on and you're thinking of creating your dream home. You have several options before you: buying a new house, selecting a vacant block and building from scratch, or renovating your existing property. But have you considered a knockdown rebuild?

Demolishing your current property and rebuilding a new home in its place has numerous benefits. You might love your existing neighbourhood and not want to move – or perhaps the promise of avoiding the stressful house-hunting process is enough to make the decision for you.

Read on to discover whether a knockdown rebuild is right for you.

# You Can Create A Modern Home With No Limits.

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## You Can Enjoy A New Home Without The Stressful Buying Process.

Searching for a new home can be stressful: keeping an eye on the market for listings, attending inspections to be disappointed when the property is not for you, finding the right house in the wrong location... There are so many variables that add a lot of worry.

With a knockdown rebuild, you have the assurance that the area you're in is right for you, you're familiar with your neighbours and you can achieve the layout you're looking for with less compromises.





# You Can Avoid Excessive Paperwork.

The process of buying a new home brings with it a large volume of administrative work, from conveyancing to getting approved for a loan to legal documentation. With a knockdown rebuild, you already own the land – so the only contract you'll need to sign is the agreement with your builder. Plus, you won't have to worry about expensive stamp duty or real estate commissions.

Our helpful team are dedicated to making administration as smooth and fuss-free as possible for our clients, so you can relax and enjoy the entire process with no headaches.



# You Can Stay In Your Current Neighbourhood.

Sometimes the hardest part about choosing a new home is the prospect of leaving your current locality. The kids are settled, you've got your respective commutes worked out, you love your neighbours – you've just simply outgrown your current house.

A knockdown rebuild project is the perfect solution: you can create a home that meets all of your family's needs, in a location that you already love and trust. As a family business, here at Brownhill Homes we understand the importance of community and maintaining a sense of stability for the family unit.





# You can avoid unwanted costs.

Budget blowout can be an issue when renovating an existing property, as it's difficult to foresee all the costs involved. Depending on the age, layout and quality of the existing build, you may face problems that can quickly add up – for example, a full rewiring of the house if the electricals are not up to scratch could run into thousands in unexpected bills.

If you have significant changes in mind, a knockdown rebuild project can be much more cost effective. The expected outgoings are clear upfront: demolition of the existing property, the design and build of your new home and any rental costs incurred during the building period.





## You Won't Have To Put Your Life On Hold.

Unlike a renovation on your existing property, with a knockdown rebuild you can simply move into a rental or stay with family or friends while the work is undertaken, before returning to your finished home.

This means you won't have to manage the daily inconveniences that come with an on-site renovation, such as noise disturbance, tradespeople coming in and out and potential incapacity of key facilities. You can simply leave the project in the hands of your builders and move back in once the property is fully finished.





# You'll Have A Brand-New Home That's Built To Last.

Moving into an existing property can bring complications, from making any required adjustments to fixing any unseen issues. Having a brand-new property built to your specifications, to a high standard by a reputable builder, will ensure your home stands the test of time for many years to come. You'll be involved at every step of the way, so there'll be no unexpected surprises.

With brand new plumbing and electrics, plus energy efficient options, everything will be spick and span – and you'll have significantly increased your property value while reducing monthly energy outgoings. You'll be able to simply sit back, relax and enjoy life in your dream home for as long as you choose to.



Ready to discuss your knockdown rebuild project?  
Give our friendly team a call today on

(03) 9879 1791

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