



A narrow lot home that's not thin on design.

New narrow lot display home open this weekend. 2pm-4pm Saturday and Sunday. The Latitude - Wordsworth Ave, Yokine.



The Latitude - Total Area 272.30m<sup>2</sup>



Decide on the details for yourself with a custom-designed home.

# Custom design is the new way to go

With block sizes rapidly decreasing, more homebuyers are choosing to custom-design a home to suit their individual needs.

By choosing to custom-build, homebuyers can stop the endless browsing of display homes and get exactly what they want.

Operating for eight years, Vestra Personal Builders specialises in building custom-designed homes based on the clients' requirements.

Tony Princi, the company's managing director, said that the growing demand was fuelled by the desire of homebuyers to design and build a home which met their needs.

"A custom-built home creates the opportunity for owners to have input into not only the design but also the finishes and qualities that can't be achieved in a very competitive project home market," Mr Princi said.

Although a custom-built home is not suited to the first-homebuyer market, it has attracted a number of experienced buyers including



families, couples, investors and developers, according to Mr Princi.

"People who have experience at the building process tend to go for a custom builder because their priority is quality service," he said.

"They want a top quality job and the end home to be exactly what they want and not just something they have had to settle for."



According to Mr Princi, it is important for people choosing to custom-design a home to provide their builder with as much detail as possible during the design phase.

This includes specifying a building budget, the size of the home, what rooms will be used the most and the quality and type of finishes desired.

By working closely with their builder during the design phase, people can increase their budget and eliminate unnecessary rooms or features and, instead, redirect the space to areas that are more suited to their requirements.

"You need to put as much detail as you can into your addenda, as the more detail you have, the clearer your end price will be," he said. "It's important to openly discuss all aspects of the process."



Contact details: Vestra Personal Builders, 9376 1853 or visit [www.vestrabuilders.com.au](http://www.vestrabuilders.com.au).

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