

Starting *from* scratch

Why are more young Ballarat residents opting to build their dream home?

TO build or not to build? That is the question facing young home buyers in Ballarat. But for some the answer is simple.

Justine Eagle recently purchased her first home at Winterfield, one of Ballarat's newest master-planned communities, said opting for a house and land package over an existing property has afforded her the opportunity to create her true dream home from the ground up.

"By purchasing at Winterfield, I've had the freedom and flexibility to find my own builder and architect, to design and build my own home exactly the way I want it," Ms Eagle said. "The foundations have been laid and now I'm really seeing my home come to life."

"Building instead of buying allowed me to design my dream home rather than buying someone else's."

Construction is already well underway on Ms Eagle's new three-bedroom, two-bathroom house and is set for completion in only five short months. Despite having no previous experience with the design and construction process, she said it has been stress-free and thoroughly enjoyable.

Inspired by Instagram influencer and interior designer Joanna Gaines, Ms Eagle was able to personally pick each and every fixture, fitting and finish,



Justine Eagle is building a dream home at Winterfield for herself and her two dogs, Ned and Charlie. Photos: SUPPLIED

from colour palette to door knobs and everything in between – something she says she wouldn't have been able to do if she had purchased an existing home.

"My overall vision for the house has really come to life, plus I've been able to afford features that are really important to me, like the large alfresco dining area where I'll be able to entertain my family

and friends, as well as my two dogs," Ms Eagle said. "Buying land in Winterfield was the perfect solution for me."

"The Winterfield team have been so helpful throughout the entire process, from offering me design tips to providing civil construction updates to landowners so we can see the community start to take shape," she said.

So what advice does Ms Eagle have for fellow first home buyers faced with the 'build or buy' dilemma?

"Building means you don't have to settle for anything less than your dream home," she said. "A lot of the time there is flexibility in what your builder can do within your budget. Always seek out a second, or even third, opinion and don't be afraid to negotiate."

Aspiring homeowners looking to purchase land in Ballarat can visit the Winterfield Sales Suite, located at 351 Greenhalghs Rd, Delacombe. Open Monday to Friday and Sundays from 11am to 1pm, and on Saturdays from 11am to 4pm.



Ms Eagle has been working with Katie Hewitt, Residential and Land Sales Consultant from hockingstuart's Ballarat office.