

Andrew Winter says we need more homes with mixed spaces for work and play

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Columnist Andrew Winter. Picture: Jerad Williams

THE subject of 'mixing it up' in the wonderful world of Aussie real estate is a topic I have written about many times.

It seems however that yet another year has gone by where I have had zero impact in my pursuit to rectify a major flaw for the buying and selling public when it comes to property in the 'mixed' category.

Now I may have possibly confused some of you as you try to imagine what a mixed property could be?

To clarify it is not a home where tastefully styled rooms are mixed in with other rooms reminiscent of a US hoarders TV show.

Nor is it a way of describing a cool contemporary home blended with its true federation history. These are properties mainly where the actual usage is mixed between living and working spaces. This could be a retail space/shop with accommodation above.

It could be an acreage home with a large separate outbuilding used for commercial storage/light industrial purposes.

I also believe it could be a conventional dwelling that perhaps has some form of fully self-contained separate living accommodation, from studio style to a large family space.

It could even be a country home with equestrian facilities or maybe a home in a prominent suburban or urban location with a separate office space.

Among this vast array of property types is a common thread that property offers not only a place to live but also a totally separate area that can be used for commercial purposes.

This could generate income for the resident of the dwelling, or perhaps both spaces could be let independently.

The fundamental point is these are very particular property types that right now have absolutely zero classification.



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What are they?

How do you market them?

If you want one where do you look?

Even our dear friends at major banks and other lenders get a little scared of the great unknown 'mixed' property, an element I find quite confusing as the purpose with any of these properties is usually quite clearly defined.

In the corporate world there isn't a box to tick and there lies the problem.

Mixed properties need a box to tick so please help me on my crusade to create this box before another year goes by.

I must confess to have a vested interest here.

Over the years in both my professional and media career I have had many very frustrated homeowners desperate to know how to market their mixed property effectively.

I have also had buyers who would relish the opportunity to secure a property with genuine flexibility to suit their lifestyle/investment requirements.

But right now, where do you start as a buyer or a seller?

The creation of my new category could literally be known simply as 'Mixed', so alongside residential and commercial categories, sellers, buyers and lenders would all know where to go for those properties.

This is not rocket science nor a costly implementation, so come on property research engines be the first.

Property newspaper editors and real estate websites, please grant me my wish and enhance the property market we all love and mix it all up.

I'm currently involved with a new exciting scheme of 10 properties and yes they are 'mixed' so I'm not letting 2016 go by without some action.