

## **FIVE Reasons To Use C & B Designs For Your House Design & Planning**

### **1. Free First Consultation For Your New House Design**

Designing your new house is a process which it is best to understand fully – right from the start. Your first consultation will be free of charge to discuss your ideas for your new investment. During this time we look over your ideas and give you our professional advice and feedback on any ideas you have to make them look and function efficiently.

We will also give you some feedback on the type of land you have chosen or about to choose and which part of your house you need to situate to maximize your private open space and capture prevailing breezes. If you have not yet chosen a piece of land ([Click Here For 6 Things You Need To Know Before Buying Land in Townsville](#)) but know what area you want to construct your new home or investment property, we can offer suggestions on which block would best suit your needs and budget.

### **2. How You Can Save Up To \$20k When Building Your New Home In Townsville.**

Shhh. This is a relative “secret”. Did you know that by going to see a great building designer and getting your new house designed exactly how you want it.

You will not only get exactly the new house that you really want but you will also

Not be “locked” to a particular builder. This means you can take YOUR design to several builders – and then choose the builder who firstly you trust to give you a great house, and secondly who is able to deliver the most value for you. You will own the design and you will be able to take that to as many builders as you wish for them to cost up. We guarantee you will save up to \$20k on your total building costs – if not more!

### **3. Design your new house with us while you watch**

Once we have gathered your ideas and we come up with a sketch of your new house. Then we will get you back into our home design studio, and start to customize the ideas on our 3D drawing program. This allows us to swap and change the design while you sit with us.

This means when you leave that session you will have a very good idea of what it will be like, and a basic sketch which you can take home. We then finalize the finishing touches and fantastic looks that will make your house stand out in your street in a way that will make you smile every time you arrive home.

#### **4. Organizing Building Consultants To Get Your Home Started**

Once you have a design that you are happy to proceed with, we then organize everything to do with town planning or surveying to ensure your new building is approved by Townsville Council (if you require it).

If nothing to be done for Townsville Council, we will send you straight to our recommended interior designer for you to start choosing fixtures, fittings and colours. This is usually very exciting for new home builders.

Once you have that sorted then you are off to your builder of choice or we can recommend one that we would get to build our own houses. Once you have selected your Townsville builder, and you are happy to proceed, we finalize the architectural drawings and structural engineering soil testing for you take to your chosen builder to lodge with their private Townsville Certifier and start building!

#### **5. Free 3d rendered image**

Once you have chosen the colours and claddings of your house, we will give you a “rendered image” of exactly what your house should look like from the street so there are no surprises on completion of your brand new house.

If you are not happy with the colours you have chosen, you can change this now and we will re-render the design for you until you get the desired look you are after. This means you have a greater chance of getting precisely what you want!

Please Contact C & B Designs on 07 47794199 to arrange your Free First House Design Session