



Pre-purchase feng shui report



30 Smith Street, St Leonards

My first impression is that this is a safe, secure, well-loved home. The street looks nicely busy, and the surrounding homes are a similar size, which means that life should have a good mix of work and play; your current home lacks 'yin' to the left, which means that it can be hard to completely rest (it's more work than play).

The trees to the rear lend a good sense of support; the large tree to the front is of slight concern, as twisted or strangely shaped limbs can sometimes indicate geopathic stress, which can affect health (particularly for the woman of the house), but it could be more due to bad branch lopping than actual earth energies. Maybe take a closer look and see what you think? If it's not too twisted, it should be fine.

The central kitchen is my other concern, but as long as the ventilation is good it should be ok. Walk-through kitchens can cause more stress and 'busyness' for occupants, but as it's open plan, it can also work as a central hub and pull the family together. Before making any offers, it would be worth standing in the kitchen when people walk through, to see if you feel hemmed in or relaxed.

Ideally, the kitchen would be better in the north-facing laundry position, and the current kitchen turned into a pantry and/or study nook. Opening it completely up would not be advised, as the front and rear doors would then be within view (a classic money drainer). Food for future thought, perhaps?

Your main point of entry would be through the back door near the driveway and garage, I imagine, which would draw a very auspicious energy into the home (the lucky 8 water star). Money should generally flow in freely; the north east also supports self-development, study and learning, which is very positive.

The front door is not as good, but painting it red or placing a red doormat there should work well. I would recommend using the back door anyway!

The master bedroom is very supportive for your health and relationship, and will improve with time; as we draw closer to 2024 it will become even better.

Bedroom 2 is mixed, but with a few 'cures' to harmonise the feng shui, it should be fine. Bedroom 3 is small, but still, it's very supportive for sleep or creative pursuits.

The most difficult room, in terms of feng shui flying stars, is the front living room; often rooms with this type of energy aren't used that much. Certain colours and cures should give it a good lift though, and I love how it opens onto the front verandah.

The rear family room is neutral, which is actually quite good, and the northern, garden aspect is great. I would imagine that it's used a lot!

All in all, this home has plenty of potential. Good luck!

Jenny

