

CAMERON GROVE ESTATE

Cameron Park, Newcastle, NSW



growth rating ★★★★★☆ cash flow ★★★★★☆

Area Profile



Newcastle is Australia's 6th largest city. It is a lively port city and boasts the best beaches in NSW. Newcastle has a low cost of living, favourable climate, casual lifestyle and is only 2 hours from Sydney.

Newcastle is the world's largest coal exporting port and, with billions of dollars of upgrades taking place now, export volumes will increase from 80m t p.a. to over 200m t p.a. within 4 years.

A BIS Shrapnel report, published in June 2009, cites that Newcastle is expected to be one of the strongest property markets for price growth in regional Australia in the next 3 years, with a predicted 22% rise in prices.

Key Investment Features

Rental Vacancy	1.6% (REINSW 12/09)
Capital Growth	7.33% p.a. (BIS Shrapnel)
Gross Rental Yield	~5.8% (Local RE Agent)

- Population growth of an extra 160,000 by 2031.
- Tightening rental vacancies seen continues to drive rents higher.
- Billions of dollars in infrastructure spending – current and planned.
- Hunter Economic Zone will be Australia's largest contiguous industrial zone – increasing employment and economy.

Property Features

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Location	Cameron Grove Estate Cameron Park
Council	Lake Macquarie
Package	House & Land - Full Turn Key with upgrade
Package Price	From \$439,500
Gross Rental Yield	~ 5.4% to 6.0%.
House Design	Various to choose from
House Size	From 190m ²
Land Size	From 525m ²
Proposed Build Time	18 weeks
Construction	Brick & Tile
Amenities, Facilities & Attractions	<p>Homes close to schools and other facilities as well as being only 5 minutes from the freeway.</p> <p>At its centre will be a Marketplace, to include a Woolworths supermarket, a discount department store, specialty shops, commercial space and an Irish Pub.</p> <p>The Marketplace will adjoin a large park and lake system and a historic Tramway Corridor runs through the estate. It is intended to create a pedestrian pathway and cycleway linking with other pathways and cycleways within and external to the estate. The masterplan provides for passive and active parks, complementing a major sporting facility immediately adjacent to the eastern side of the estate.</p>

Disclaimer: The details on this document provide a guideline for intending purchasers and do not represent an offer or a contract. All descriptions, dimensions and references to conditions have been provided in good faith and are believed to be correct. Intending purchasers should not rely on this document as statements or representations of fact, but must satisfy themselves by inspection or otherwise and where necessary seek advice.

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