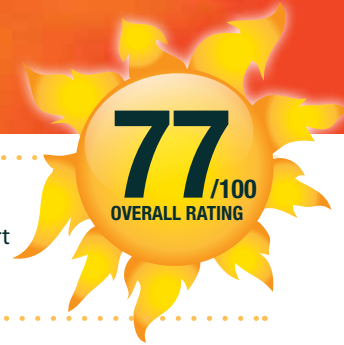


# BLACKTOWN ROPES CROSSING

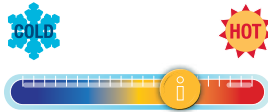


The multicultural suburb of Blacktown is situated 34km west of the Sydney CBD on the Cumberland Plain. It is administered by the City of Blacktown local government area (LGA). The population of approximately 44,000 consists of a significant number of residents who were born overseas. Public transport is a prominent issue, with the majority of employed people travelling to work by car. Blacktown has many retail, sporting and cultural facilities, with the Blue Mountains accessible to the west.

## KEY INDICATORS



### INFRASTRUCTURE INVESTMENT



Enhancements to railway and road links will benefit the region.



### POPULATION GROWTH



Blacktown is Sydney's fastest-growing LGA, though the rate of population growth is not as high as in regional areas.



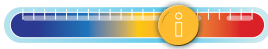
### PROJECTED RENTAL GROWTH



The LGA covers a wide area, and rents will vary depending on each submarket's access to key infrastructure and amenities.



### DIVERSITY OF ECONOMY



This area of Sydney is exposed to a wide range of employment growth centres.



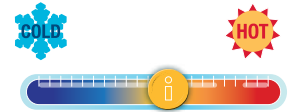
### SUPPLY & DEMAND



A good choice of transport options and affordable prices feed strong demand.



### VACANCY RATES



Rates are tight for an outlying city region and within the range of 1–1.5% in most suburbs.



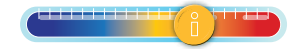
### PROJECTED CAPITAL GROWTH



Pretty good for Sydney, but weaker than in areas with resource stimulation.



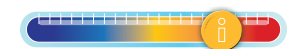
### ESTIMATED RENTAL YIELDS



Affordability and improving access will lift the appeal of this area for tenants, driving up yields.



### AFFORDABILITY



Prices are cheap at \$390k, within the context of Sydney.



### COUNCIL PLANNING



It's progressive, but there is a massive area to cover and diverse dynamics to manage.

## WHY IT'S HOT

A growth area in northwest Sydney with a variety of suburbs and price point options. Transport infrastructure is improving values, and as a principle we suggest that aspirational residents look to the value-prices suburbs. Avoid the problem suburbs in the shadow of Mt Druitt and the more expensive areas, on the basis of investment fundamentals. Ropes Crossing is a good option.

**-NextHotSpot**

Investors familiar with this part of Sydney will be no strangers to some of the highly affordable property prices on offer, made all the more attractive by the high rental returns that usually come attached. The drawback in times past has been lacklustre capital growth prospects, but this part of Sydney's west is really starting to open up now, thanks to the improving infrastructure and Parramatta's growing importance.

**-Your Investment Property**

## STATS & FACTS

- Aspirational family-orientated LGA with a wide range of properties
- Will be a major beneficiary of the North West Rail corridor development
- Main road link to Sydney CBD expanding – to double in some places
- Access to growing western Sydney CBDs Parramatta and Penrith
- Major job creation in nearby Minchinbury and Hoxton Park
- Several desirable suburbs with pricing well under the Sydney median
- 12 industrial estates over 786ha with potential to develop another 380ha
- Low vacancies, along with high and rapid turnover of property, underline demand

