

# CANTERBURY

**HIGH RENTAL YIELDS**  
**6%+**



Canterbury is located 17km southwest of the Sydney CBD and governed by the City of Canterbury LGA. It is known for its cultural diversity, scenic parks and sporting and recreational facilities. Canterbury Park Racecourse is the venue for regular horseracing meetings. Canterbury's proximity to Sydney Airport, Port Botany and major arterial roads makes it a hub for transport services. The City of Canterbury LGA recorded one of the highest levels of new residential approvals in the southern Sydney region in 2009-10.

## KEY INDICATORS

**INFRASTRUCTURE INVESTMENT** COLD HOT

This is a potential weak point for Canterbury. The suburb remains bound to Sydney's inadequate transport grid.

**POPULATION GROWTH**

Growth is close to average for a Sydney area.

**PROJECTED RENTAL GROWTH**

Strong demand for affordable housing that is close to the CBD will keep rents in balance with price growth.

**DIVERSITY OF ECONOMY**

The region is exposed to Sydney's full range of services.

**SUPPLY & DEMAND**

Supply will remain limited because there is little potential for development. Demand is strong due to proximity to the CBD.

**VACANCY RATES** COLD HOT

Vacancy rates are tight at 1.32%. With no additions to the supply of rental properties on the horizon, this should continue.

**PROJECTED CAPITAL GROWTH**

There will be some benefit from a 'ripple effect', where buyer activity (and high growth) in nearby areas transfers to Canterbury.

**ESTIMATED RENTAL YIELDS**

Demand for rental properties will keep pace with buyer demand, maintaining the current high yields of over 6%.

**AFFORDABILITY**

Prices are good for a Sydney suburb; however, they're still high at \$720k (Canterbury).

**COUNCIL PLANNING**

The council strongly promotes its competitive advantages, resulting in an attractive environment for investors.

## WHY IT'S HOT

With consumer confidence returning to Sydney and property pricing on the rise early in 2013, suburbs around Canterbury are among the best performers. Auction clearance rates of 100% are common and rental vacancies are low. Sydney has long traded on a 'ripple effect', with property values tending to decrease with distance from the CBD. Suburbs like Lakemba and Roselands look to be on the cusp of this ripple at the moment.

**-NextHotSpot**

It's hard to argue with rental returns of over 6%, and the fact that this region of Sydney is affordable, yet still fairly close to the inner city, should guarantee that buyers stay interested in the area. Still, Canterbury encompasses many suburbs, and investors should stick to the basics: make sure you're purchasing close to a train line and within walking distance of supermarkets.

**-Your Investment Property**

## STATS & FACTS

- One of the best-performing areas as Sydney property warms up in 2013
- Ideally positioned to take advantage of Sydney's 'ripple effect'
- Median house price in Lakemba, which is part of the Canterbury LGA, is \$505k, and in Roselands it is \$612k
- Unit prices in Lakemba and Roselands are about half that, with 6% rental yields
- Wide range of local industry and employment over at least 18 sectors
- Canterbury LGA has a competitive advantage in manufacturing and retail
- Canterbury LGA's Gross Regional Product is over \$3bn
- Close to Sydney Airport, Port Botany, and major arterial roads

**\$3BN+**  
GROSS REGIONAL PRODUCT

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