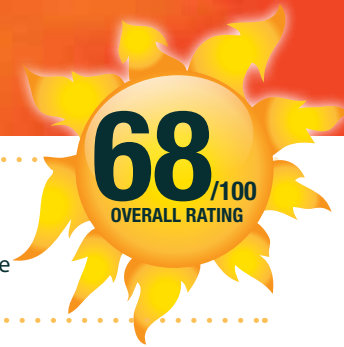


EDMONDSON PARK



Edmondson Park is 40km southwest of Sydney's CBD and governed by the City of Liverpool. It is bounded by the M5 freeway to the south and east, Camden Valley Way to the north, and Zouch Road to the west. The release of land is expected to result in residential accommodation for 25,000 people. The South West Rail Link will include a new station at Edmondson Park, expected to be operational by 2016. The town centre supports a mix of retail and higher-density residential development. Currently the population is less than 500.

KEY INDICATORS



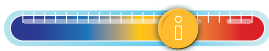
INFRASTRUCTURE INVESTMENT



The level of upgrades is fairly average, except for railway improvements that will connect Edmondson Park to the Sydney grid.



POPULATION GROWTH



Being a new suburb dominated by new dwellings, population growth has been high. Expect it to continue.



PROJECTED RENTAL GROWTH



New housing and transport links have heightened demand, boding well for rent increases.



DIVERSITY OF ECONOMY



The economy is exposed to a wide range of employment growth centres.



SUPPLY & DEMAND



Supply currently meets demand, a great investment sign for a new suburb.



VACANCY RATES



The vacancy rate is not bad at 3.45%, but bear in mind that this is a new area.



PROJECTED CAPITAL GROWTH



New suburbs, if they are in the right area, deliver solid growth, and Edmondson Park should be no exception.



ESTIMATED RENTAL YIELDS



As the suburb becomes more established, rental returns will stabilise at around 5%.



AFFORDABILITY



Prices are more expensive than in some neighbouring areas, but properties are also more desirable.



COUNCIL PLANNING



The local council is managing greenfield development reasonably well.

WHY IT'S HOT

An excellent example of government planning successfully addressing population growth in a way that benefits all stakeholders. With potential for around 6,000 dwellings in close proximity to job creation centres like Hoxton Park and the expanding ed-med facilities in Liverpool, Edmondson Park offers investors an opportunity to participate in house and land development in a growth channel of the Sydney basin.

-NextHotSpot

There is currently a high amount of stock on the market, and this looks set to increase. Until this supply of properties is lapped up by the market, there might be a limit on the potential for short-term capital growth. The advantage is that investors can afford to be picky and shop for high-quality investments, knowing that the mid- to longer-term prospect for growth in property values is good.

-Your Investment Property

STATS & FACTS

- Edmondson Park was one of the first precincts to be planned in the South West Growth Centre
- It has the potential for 6,000 new dwellings, as well as local shops, services and jobs
- Part of the southwest Sydney growth corridor and close to job creation centres like Hoxton Park
- NSW's South West Growth Centre policy plans for 100,000 new dwellings to accommodate 300,000 new residents
- Work on the South West Rail Link commenced in August 2009. A new rail station and bus/rail interchange is planned for 2016
- New town centre with supermarkets, specialty shops and office space
- Planning allows for 150ha of regional parkland

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