

GOULBURN

HIGH RENTAL YIELDS
6%+
IN SOME SUBURBS

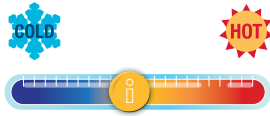


Located 195km southwest of Sydney in the Southern Tablelands, Goulburn has a population of about 22,000. The city is 90km northeast of Canberra, enabling many residents to commute to the capital. Ideally situated for businesses in IT, communications, engineering, distribution and renewable energy, Goulburn also has several mining projects, wind farms, and a station on the drawing board for the high-speed rail project. It is home to the 'Big Merino', the world's largest concrete sheep, reflective of the surrounding pastoral activity.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



There has been some industrial development, and further development should hinge on strong road connections into Sydney and Canberra.



POPULATION GROWTH



If Canberra falls out, population growth could be radically affected. The results of the federal election will be critical.



PROJECTED RENTAL GROWTH



Again, this will depend on Canberra, which has some short-term uncertainties.



DIVERSITY OF ECONOMY



The local economy has traditionally been limited, but it is starting to pick up.



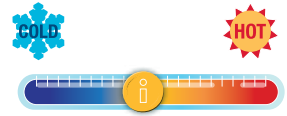
SUPPLY & DEMAND



Supply and demand is firmly in investors' favour at the moment but could change. Uncertainty about Canberra is obscuring the longer-term view.



VACANCY RATES



Rates are tight but influenced by Canberra.



PROJECTED CAPITAL GROWTH



Pricing alone gives Goulburn a chance at capital growth.



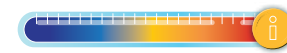
ESTIMATED RENTAL YIELDS



Cheap property prices mean yields are good, upwards of 6% in some Goulburn suburbs.



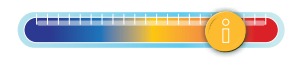
AFFORDABILITY



This is the entire reason the market captures Canberra overflow and is perhaps its strongest attribute.



COUNCIL PLANNING



The local council is organised and has a good awareness of economic development.

WHY IT'S HOT

For some time the main driver of Goulburn's property market was an overflow from expensive Canberra – with a growing pool of workers prepared to trade off daily travel for the lifestyle and price benefits of Goulburn. There has been a much-needed uplift in local industrial activity with Boral and others expanding in the region, and while the Canberra effect is diminishing, the outcome of this year's federal election may have a ripple effect on Goulburn.

-NextHotSpot

Canberra remains one of Australia's most expensive places to live, and Goulburn will undoubtedly benefit from that as buyers come to the area in search of more affordable living that is still within reach of where they work. Rental returns have also skyrocketed over the last year, and a property in Goulburn could line an investor's pockets quite nicely.

-Your Investment Property

STATS & FACTS

- Regional service centre for NSW's Southern Tablelands
- On growth corridor between Sydney and Canberra
- Long-term growth around 8% and houses can still be bought for \$270k
- Historically low rental vacancy rates cap at 2%
- Captures some overflow from Canberra, looking for value and lifestyle
- Industrial activity in the region is growing as Boral and others expand
- Leader in development of effective renewable energy via wind farms
- 81km pipeline completed in 2011 secures city's water supply



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