

# NORTHWEST NSW GUNNEDAH & NARRABRI

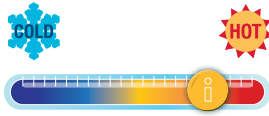


Gunnedah, with a population of around 10,000, is 475km north of Sydney and 75km west of Tamworth. Gunnedah is primarily a farming community and exports cotton, coal, meat and grain. It hosts Australia's largest annual exhibition of agricultural equipment and primary industry field days, AgQuip, in August. Gunnedah has claimed to be the 'Koala Capital of the World', but this title is also claimed by a few other towns.

## KEY INDICATORS



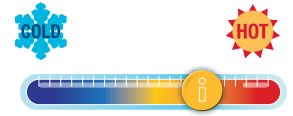
### INFRASTRUCTURE INVESTMENT



Expanding railway links to Newcastle augur well for the region's future.



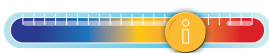
### VACANCY RATES



Parts of the region have shortages of rental accommodation.



### POPULATION GROWTH



Mining activity is bringing more people into the region.



### PROJECTED CAPITAL GROWTH



Property prices will keep pace with growth in the regional infrastructure and population.



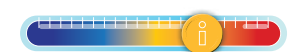
### PROJECTED RENTAL GROWTH



As the population increases, the rental market will see some pressure in the years ahead.



### ESTIMATED RENTAL YIELDS



Yields are currently good and hover around the mark of about 6%.



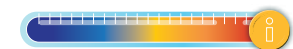
### DIVERSITY OF ECONOMY



Fairly strong for a regional area, but future economic growth will depend almost entirely on the mining sector.



### AFFORDABILITY



With a median price of \$273k, there are plenty of good buying opportunities.



### SUPPLY & DEMAND



The housing market is well supplied at the moment but should tighten as demand intensifies.



### COUNCIL PLANNING



The local council will have to meet the challenges brought on by the entry of mining companies.

## WHY IT'S HOT

One of the main reasons for the massive expenditure on road and rail in the Hunter Valley is to create supporting infrastructure for the huge Gunnedah Basin coal reserves. Despite some teething problems, Whitehaven continues to expand its assets, and Santos and Shenhua (the world's biggest coal mining company) have opened offices in the region. It will also be the NSW extraction centre for the emerging CSG-LNG industry.

-NextHotSpot

Investors will have to think about the bigger picture when investing in this area. At the moment, both Gunnedah and Narrabri appear like typical country towns, and being able to see them as future growth spots will require a lot of investor imagination. It's worth remembering that the local coal deposits are vast – to the point of spurring a turn of fortune for the area over the next decade.

-Your Investment Property

## STATS & FACTS

- The Gunnedah Basin has significantly more coal than the Hunter Valley
- Gunnedah has the second-largest stock saleyards in NSW
- Narrabri is Australia's 'cotton capital'
- Road and rail links to Newcastle are being significantly expanded
- Narrabri is the access point for NSW's largest CSG fields
- Shenhua, the world's largest coal mining company, has opened an office in Gunnedah
- Gas specialist Santos has opened an office in Narrabri
- Whitehaven has large long-term coal-haulage contracts starting in 2015

