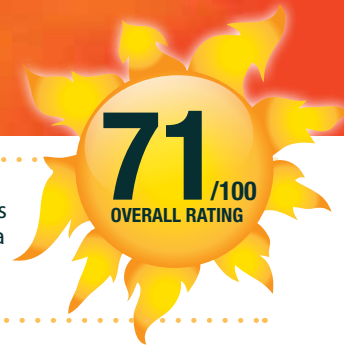


# RUTHERFORD

MEDIAN HOUSE PRICE  
**\$335K**



Rutherford, a suburb of Maitland in the Hunter Valley, is 130km north of Sydney and 40km northwest of Newcastle. It has a population of 10,200 and is governed by the Maitland City Council. Maitland Airport is a general aviation airfield located beside the New England Highway in Rutherford. Tourists can experience a scenic joy flight in a historic tiger moth.

## KEY INDICATORS

**INFRASTRUCTURE INVESTMENT** COLD HOT

Like the rest of Maitland, the suburb will be a major beneficiary of the newly completed Hunter Expressway.

**POPULATION GROWTH** COLD HOT

The population has been growing rapidly in Maitland over the past few years, and this is now one of the fastest-growing cities in Australia.

**PROJECTED RENTAL GROWTH** COLD HOT

Rents have lagged behind the rest of Maitland and are due some catching up. Expect good things.

**DIVERSITY OF ECONOMY** COLD HOT

Maitland is a popular service and support centre for a wide range of industries.

**SUPPLY & DEMAND** COLD HOT

Due to population growth, Rutherford needs more dwellings every year. Demand outstrips supply.

**VACANCY RATES** COLD HOT

**FOR LEASE**

Vacancies are almost non-existent in the suburb due to high demand and low supply.

**PROJECTED CAPITAL GROWTH** COLD HOT

Property prices are expected to grow solidly and beat the national average.

**ESTIMATED RENTAL YIELDS** COLD HOT

Proximity to a robust employment market promises ongoing growth. Rental yields are currently sitting at around 6%.

**AFFORDABILITY** COLD HOT

Property prices are cheaper than the rest of Maitland in general and have lagged lately.

**COUNCIL PLANNING** COLD HOT

The council is actively promoting investment in the city.

## WHY IT'S HOT

Rutherford is shaping up as a prime suburb in the Lower Hunter – the focal point of industrial development in NSW. Maitland is perhaps Australia's fastest-growing inland city, partly due to its strong transport links, which will be further enhanced when the Hunter Expressway opens later this year. It's an affordable centre with ongoing job growth flowing through to rental and price growth in residential real estate.

**-NextHotSpot**

Rutherford's vital stats might look impressive now, but we probably haven't seen the best of it yet. The supply of properties on the market is low, while demand for them is intensifying. The suburb is a good bet for investors on the hunt for a jump in equity over the next two to three years. Rental yields on houses are also excellent: think positive cash flow.

**-Your Investment Property**

## STATS & FACTS

- A suburb of Maitland, Australia's fastest-growing inland city
- Major industrial service provider for both Newcastle and Hunter Valley
- Strong diversity of industry and employment, with retail, health and manufacturing prominent
- 66,000 jobs are expected to be created in the Lower Hunter by 2031
- The \$1.65bn Hunter Expressway will be completed later in 2013
- Low unemployment rate and median housing approximately \$335k
- Two large-scale industrial parks have recently been created
- Maitland City Council is actively seeking more industrial investment

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