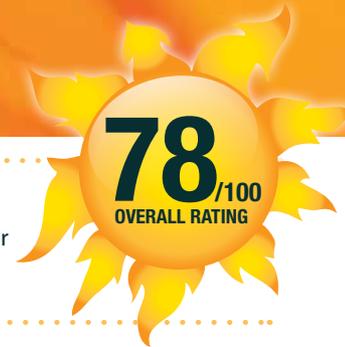


WEST NEWCASTLE FLETCHER



Fletcher is a residential suburb of Newcastle, located on the western edge of the City of Newcastle LGA in the Hunter Valley region. The population of 2,800 is made up mostly of young families. Facilities such as shopping, sport and recreation are to be found in neighbouring areas, such as Maryland to the east. Fletcher is 16km from the Newcastle CBD and 150km north of Sydney.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



The high level of infrastructure investment in the Newcastle and Lower Hunter area is set to continue, fuelling economies of suburbs like Fletcher.



POPULATION GROWTH



As a new suburb, there are already signs of strong population growth.



PROJECTED RENTAL GROWTH



There is a lot of demand in the Lower Hunter region for family suburbs, and growth in Fletcher rents will leverage off this.



DIVERSITY OF ECONOMY



Newcastle offers a full range of services, supported by one of Australia's biggest industrial cities.



SUPPLY & DEMAND



Demand is currently outstripping supply. West Newcastle needs more dwellings every year.



VACANCY RATES



Low to no vacancies due to high demand and the high proportion of owner-occupiers in the suburb.



PROJECTED CAPITAL GROWTH



Ongoing strong demand and low supply are set to push prices higher in the near to medium term.



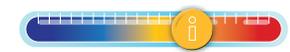
ESTIMATED RENTAL YIELDS



With yields currently at around 6%, the tightness of the rental market and solid demand will drive rental returns higher in the future.



AFFORDABILITY



Prices are great value for a high-quality family suburb.



COUNCIL PLANNING



The council could probably improve its development management processes, but a new mayor may help.

WHY IT'S HOT

As the Lower Hunter continues to grow and Newcastle's economic star rises, family suburbs located between the two are some of the best-performing real estate markets in NSW. Fletcher and Cameron Park are two examples offering a wonderful blend of access to work, services, shopping and lifestyle benefits, including Newcastle's CBD and fabulous beaches. They have recently been listed by RP Data as the best capital-growth suburbs in NSW over a decade.

-NextHotSpot

The local economy and property market in Newcastle are doing well at the moment, and across the city there's a growing sense of confidence among Novocastrians. As one of the city's most affordable areas, the western sections of Newcastle hold a lot of appeal for buyers, and there could be plenty of capital growth ahead.

-Your Investment Property

STATS & FACTS

- Excellent access to Newcastle, Hunter Valley and main roads
- Lower Hunter region expects 66,000 new jobs and 160,000 new residents by 2031
- Site of NSW's two best long-term capital growth suburbs, according to RP Data
- Family suburbs are around 20% more expensive than the Greater Newcastle average
- Owner-occupier ratio is 10% higher than in Greater Newcastle
- Current housing level shows growing undersupply
- 75% of future development will be on new sites
- Only major NSW housing market at "start of recovery"



TO GET THE FULL REPORT GO TO:

nexthotspot.com.au/YIP