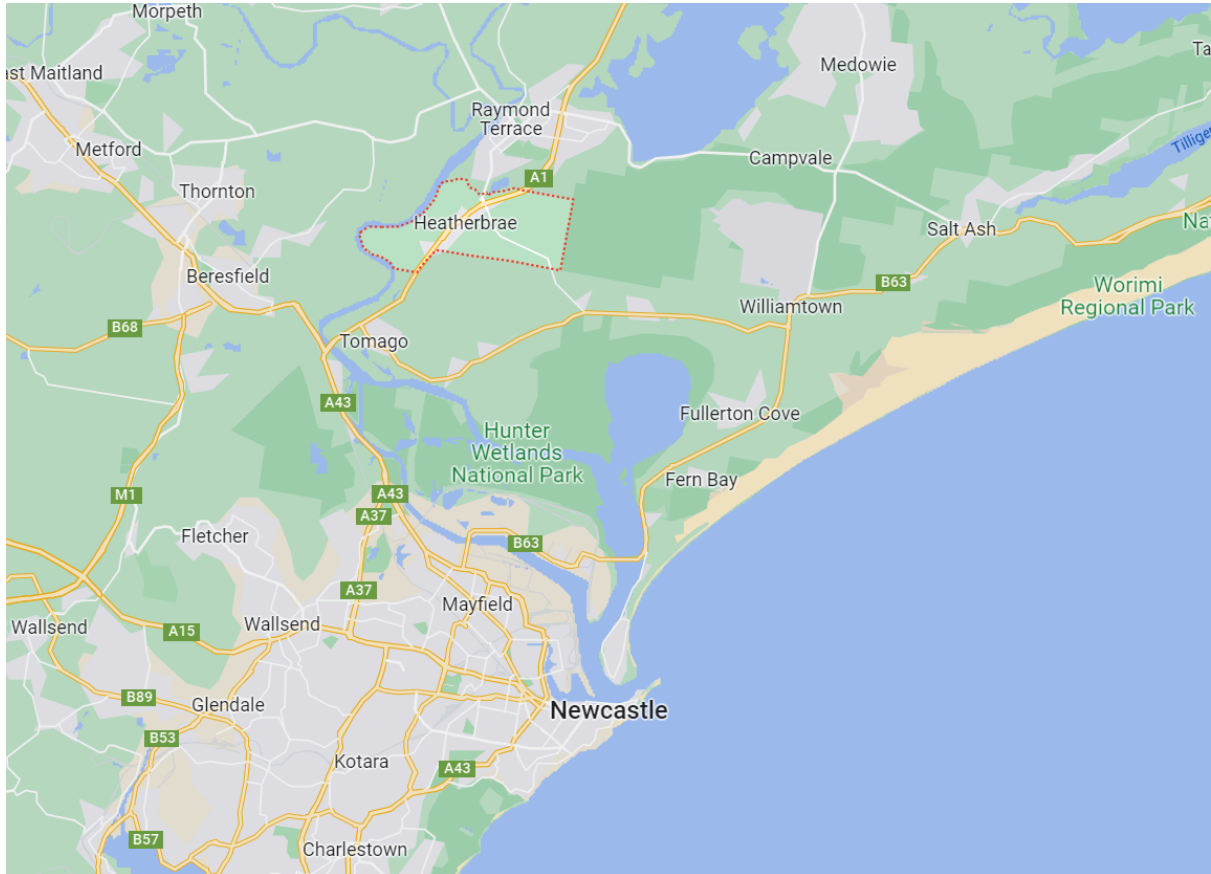


Heatherbrae Brochure Research

5A speedy lock lane, Port Stephens



Overview:

Heatherbrae is located in the Port Stephens local government area, offering both rural and coastline lifestyles. The area is surrounded by National Parks, Marine Parks and Worimi Conservation Lands, as well as, a flourishing manufacturing and industrial area, the Newcastle Airport and RAAF. Council reports highlight that “Port Stephens is recognised as one of the most popular regional tourism destinations in NSW”. Currently, 75,000 people reside in Port Stephens, with the population expected to grow to 90,000 in the next 20 years. The M1 Pacific Motorway, Pacific Highway corridor and New England Highway conveniently connects Heatherbrae with the dynamic cities of Sydney and Newcastle. With the government’s \$66 million investment into the Newcastle Airport, the area is expected to attract significant investment, generate tourism, boost the local economy and provide 4,400 full-time jobs.

Locational Advantages:

Education

School Catchment

- Raymond Terrace Public School (Primary School) - 4 min drive (2.4km)
- Hunter River High School - 15 min walk (1.1km by road)

Selective schools

- Merewether High School - 30 min drive or 1 hour commute by public transport

Healthcare

- Maitland Hospital - 20 min drive (19.7 km)

Shopping

- Shopping Center - 6 min drive (3.1 km)
 - Big W, ATM, Cinema, Woolworths, Chemist. Dan Murphy's, McDonalds etc

Transport

- Newcastle Airport, Williamtown - 15 min drive (14 km)
 - Williamtown, said to be NSW's 5th Special Activation Precinct, attracting investment and generating significant economic activity.
 - Daily flights to capital cities

Sport and Recreation

- Newcastle - 30 min drive (25.4 km)
 - Coastline, beaches (water adventures: surfing, kayaking, boating)
- Muree Golf Club - 7 min drive (3.9 km)
- King Park Sports Complex - 8 min drive (4.3 km)
 - Includes Soccer Field
- Lakeside Leisure Center - 10 min drive (7.1 km)
 - high quality facilities including a swimming pool, gym and tennis and squash courts
- Raymond Terrace Tennis Courts - 7 min drive (4.2 km)
- Riverside Park - 6 min drive (3 km)
- Worimi National Park Beach - 24 min drive (24 km)

Entertainment and Tourism

- The Hunter Valley - 1.5 hours drive (91 km)
 - Premier wine growing region & mining
- Nobbys Lighthouse - 35 min (26 km)
- Nelson Bay & Port Stephens – 40 min drive (46.4 km)
- Hunter Region Botanic Gardens - 6 min drive (4.1 km)
- Garuwa Community Market in Karuah - 20 min drive (30.4 km)
- Treetops Adventure Newcastle - 25 min drive (24 km)
- Sydney - 2.5 hours

Culture

- Maitland Regional art Gallery - 25 min drive (24 km)
- Raymond Terrace Library - 6 min drive (3km)

Liveability

- Liveability ranking (60/100)
- With strengths identified as:
 - elements of the natural environment (including water, wildlife and vegetation)
 - local business that provide for dairy needs (grocery stores, pharmacy, banks)
 - access to neighbourhood amenities (cafes, shops and health services)

Development:

The area is rapidly advancing from mining and manufacturing sectors to a knowledge-based economy, with aviation and defence sectors set as a priority. Significant infrastructure developments in Port Stephens, such as Murrook Cultural and Conference Center, Worimi Eco Tourism Resort, Tomaree Coastal Walk and the Port Stephens Koala Sanctuary, are said to boost tourism. The Raymond Terrace Economic Zone, recognised as a Strategic Centre for Greater Newcastle will drive an integrated approach to attracting investment and growth in the town centre. Council plans indicate substantial expansion and improvement of existing sporting facilities, such as Tomaree Sports Complex in Nelson Bay and King Park Sports Complex, Raymond Terrace, and construction of large scale community markets, including the Bluewater Country Music Festival and Tastes of the Bay

Market Analysis/Appraisal:

Link to the created CMA:

<https://www.pricfinder.com.au/reports/appraisal/sales/5d618d32-34e6-4b8d-a9a4-9a5cdd9d2e8e>

Things to note:

1. As seen from the statistics from Rear group (realestate.com.au), the general trend of the Sydney and Greater Sydney markets was a significant and unprecedented increase in house prices in 2021, followed by a decline in 2022. The trends in the Heatherbrae housing market diverge from this, with the suburb sale price increasing by 30.85% in the last 12 months.
2. The sale price was \$640,000 meaning a duplex can be sold for \$1,280,000
3. \$600,000 to \$700,000 was the average house price in the 10km radius.
4. The average suburb growth was 3.21%, however our company guarantees 5%.
5. \$580 was the average weekly rental price.
6. Vacation rate in Raymond Terrace was ... (confirm with Sveta).

Bibliography

Council Reports accessed at:

<https://www.portstephens.nsw.gov.au/development/strategies-and-planning-guides/liability-index>

<https://www.portstephens.nsw.gov.au/development/strategies-and-planning-guides/open-space-and-recreation-planning>