



## Location Snapshot

### Where?

Hunter Region NSW, 11kms west on the New England Highway from Maitland. Lochinvar train station accesses the Main Northern Rail line.

### What?

- > House and Land packages from \$814,000.
- > Dual Keys (3 bdrm & 2 bathrooms each key) \$924,000
- > Registration in December 2022
- > Land sizes ranging from 542m<sup>2</sup> to 852m<sup>2</sup>

### Why?

Growth in the Hunter region is predicted to rise 75% by 2036. The Hunter region employs 322,000 people across the manufacturing, aerospace, defence, mining, tourism and agribusiness industries.

### Specifics:-

- > \$1 Billion invested in Sydney to Newcastle Rail upgrade
- > \$763 Million in energy infrastructure upgrades
- > \$780 Million in John Hunter Health and Innovation precinct redevelopment approvals.
- > \$470 Million New Maitland Hospital at Metford with 700 beds.
- > \$440 Million Redevelopment of Stockland's Greenhills Shopping Centre.
- > At the 2021 census, the combined population of the hunter region was 682,465 and is expected to reach over 1,000,000 people by 2031.
- > Just minutes to the \$1.7 Billion Hunter Expressway a 42km slingshot from Newcastle to the Upper Hunter mining region.
- > The University of Newcastle with brand new addition city campus and Hunter Institute of Technology.
- > The Hunter Valley is a world leader in wine production for not only the domestic market - most notably Sydney, as well as leading supply internationally.

### Tell me more...

A beautiful town, minutes to Rutherford & Maitland and a gateway to Wine Country. An unspoilt environment with a plethora of retail, medical, educational and lifestyle advantages.

# Lochinvar NSW



1 Newly completed Maitland Hospital at Metford. 2 Greenhills Shopping Centre redeveloped. 3 Handy new local shops. 4 Gateway to the Hunter Valley Vineyards