

# Why Cessnock?



## Employment

- Strong industry – Tourism, Agriculture, Health, Retail, Education, Hospitality.
- Employment growth in Food, Accommodation, and recreation sectors



## Infrastructure

- New Lower Hunter Hospital in Metford
- \$49m on Hunter Road projects
- 47 schools in Maitland & Cessnock LGA's
- Private Hospitals
- Newcastle University



## Accessibility

- Hunter Expressway and M1 upgrades
- Scenic Drives
- Newcastle CBD 45 mins, Wyong CBD 60 minutes
- Cessnock Airport 5 mins and Newcastle Airport 45 mins



## Lifestyle

- Local Shopping plus Green Hills 25 minutes
- Hunter Valley Vineyards + concert events
- Hunter Valley Gardens and Zoo
- Sporting facilities



## Demand

- Population predicted to grow by 70,000 by 2036.
- Rental Vacancy was 1.0% in June 2020.
  - ↑ Population Means
  - ↑ Housing demand

Cessnock in the Lower Hunter is the central destination within the Hunter Valley Region with all the other destinations bordering it. Newcastle to the east, Lake Macquarie to the south-east, Port Stephens to the north-east, the vineyards on its southern border, the Upper Hunter to the west, and the Barrington Tops sits on its northern border.

The area is quickly becoming recognised as the event capital of the Hunter Region with many annual events and festivals that cater for all tastes and interests being held throughout the year. As a real estate investor, you shouldn't be asking "Why Lower Hunter?" - you should really be asking yourself...

**Why not Cessnock??**