

# Why Warnervale Area?



## Employment

- Strong growth in Health Care, Retail, Food Services, Construction, Manufacturing, Training & Education
- 7.3% growth in Employment since 2011.



## Infrastructure

- NEW Sport & Rec Complex at Tuggerah
- Over 30 schools
- Private & Public Hospitals
- Maintenance Facility for Trains
- New Transport Interchange Plans



## Accessibility

- M1 upgrades
- Newcastle 1hr North; Hornsby 1hr South
- Newcastle Airport 1 hr
- Local, Country and Interstate Rail Services
- Comprehensive bus network



## Lifestyle

- Many shopping precincts
- Live music and theatre events
- Cultural & Human Interest Festivals
- Sport facilities
- Lifestyle activities – Sea to mountains.



## Demand

- Population predicted to grow by 75,000 by 2036.
- Rental Vacancy was 1.0% in June 2020.
- ↑ Population Means
- ↑ Housing demand

This Area is the Central Coast Council Northern Growth Corridor. It encompasses the areas from Tuggerah, through Wyong and Warnervale to Lake Haven.

Both Government and private enterprise are investing in the area with a \$2.8billion redevelopment plan for the Tuggerah area, which will include residential and shopping expansion, upgrading Tuggerah station to a transport Interchange, and creating parklands and conservation zones.

As a real estate investor, you shouldn't be asking "Why Warnervale Area?" - you should really be asking yourself...

**Why not Warnervale Area??**