



# Pulse

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## Huntlee the new heart of the Hunter Valley

Huntlee is a contemporary new town being developed in the heart of Hunter Valley Wine Country. The Hunter Valley's newest town in over 50 years, Huntlee is set to become a hub of modern living, arts, culture, business, education and recreation.

With great connections to Newcastle and Sydney, Huntlee is just minutes from the M15 Hunter Expressway, five minutes from Branxton Train Station and 45 minutes from Newcastle Airport. Importantly, Sydney's northern suburbs are just a 90 minute drive down the M1.

Huntlee will comprise of four residential villages surrounding a 200ha town centre and will eventually become a town similar in size to Singleton.

The community in Huntlee's first village's, Katherine's Landing, is already strong. Construction on the first stage of Huntlee's 200ha town centre is now well underway.



It will feature a full line Coles supermarket with speciality stores, a medical centre and a family friendly tavern. The Town Centre's first business, a 164 place early education centre, is due to open very soon.

With land in Katherine's Landing starting from \$175,000 and house and land packages for under \$500,000, is it any wonder why over 50% of inquiry is from Sydney?

**Come and see for yourself why Huntlee is the perfect place for you and your family.**



Aerial View of Huntlee's first village

## Town Centre off to a great start

It seems fitting that the first business to open in the Huntlee Town Centre will be one catering for the many young families who have chosen Huntlee to be their children's home town.



Work on the childcare centre in progress

The Huntlee Early Learning Centre (ELC) will be a 164 place childcare centre offering state-of-the-art facilities. It will comprise three nursery rooms, two toddler rooms, two junior rooms and two school readiness rooms, as well as the latest educational resources, a spacious outdoor environment and large, onsite carpark.

The Centre's Operations Manager, Lauren Taylor, said Huntlee ELC is a privately-owned family business which aims to deliver the highest quality care.

"We want to provide stimulating, positive experiences and interactions which foster all aspects of early childhood development," said Lauren.

"It's exciting to be part of the new town of Huntlee and there's already a high demand for what we have to offer. We started taking expressions of interest at the beginning of the year and have had a wonderful response from local residents, with enquiries continuing to be received daily."

Huntlee Project Director, Stephen Thompson, said the Early Learning Centre is an ideal fit for the Huntlee Town Centre.

"Huntlee is a fully master-planned community with a focus on education, employment and recreational opportunities for its residents," said Stephen.

"A lot of young families are choosing to call Huntlee their new home town and, no doubt, they'll appreciate having a facility of this calibre in such close proximity.

"We believe the Huntlee Early Learning Centre has an important role to play in the development of our community. It will be a cornerstone facility for the Huntlee Town Centre and we very much look forward to it being open for business."

The Huntlee Early Learning Centre is expected to open in September.

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# A region of growth & opportunity

When you buy in Huntlee, you're buying into a community and region with healthy jobs growth and low rates of unemployment.

Described as Australia's largest regional economy, the Hunter has vibrant tourism, energy, defence, health and education sectors as well as a booming construction industry.

Unemployment sits at 5.1%, well below state and national averages, and the region achieved 13% jobs growth over the past 2.5 years (source: Deloitte Access Economics report).

It's an increase set to continue as the Hunter's economy is projected to grow by nearly 75% in the next 20 years (source: Deloitte Access Economics report).

However, it's not just the availability of work, but the diversity of jobs that's attracting investors and home buyers to the Hunter and to Huntlee.

During its growth stage, Huntlee itself is providing a wide range of trades and suppliers with ongoing employment and revenue.

And, once the first stage of the town centre with a full line Coles supermarket and speciality shops and services opens, there will be opportunities for small business owners and those looking to work in retail. The first stage of the town centre will also include a medical centre, a tavern as well as an early learning centre.

Huntlee is also invitingly close to many world class vineyards, cafes and restaurants which offer hospitality and associated employment.

In addition, the new community is just 20 minutes from

the busy regional hubs of Singleton, Cessnock and Maitland.

Business confidence is high in these communities, a confidence backed by State Government investment, including \$470 million in funding for a new hospital in Maitland. With \$29 million of this funding being allocated over the next financial year.

And, of course, where the government goes, private investors and jobs follow.

Huntlee is also just 45 minutes from Newcastle – the region's major centre. And, if the occasional Sydney meeting is still a must, a short 90 minute freeway drive will get you from Huntlee to the outskirts of Sydney.

Newcastle is home to a leading university, the world's largest coal export port and the fastest growing regional airport.

When it comes to jobs in health, there's the John Hunter Hospital, Calvary Mater Newcastle and Royal Newcastle and the James Fletcher mental health hospital.

And, for those fleeing the traffic mayhem of Sydney, even the commute from Huntlee to Newcastle – through picturesque scenery and along open roads – is a pleasure.

But a broad spectrum of employment opportunities is just the beginning. Given the affordability of Huntlee, you'll be able to pay your mortgage and fund the kind of lifestyle most people only dream about.



## A 21st Century town with country charm & urban convenience

Remember when neighbourhoods were full of character and charm? When there was space between each house and a real variety of styles that created streets that felt and looked like home? Huntlee offers all this and more at an affordable price.

Set in the heart of the Hunter Valley wine country, and just 20 minutes from the regional centres of Maitland, Cessnock and Singleton, this new community comes with stunning rural views and urban convenience.

The first new town in the Hunter in 50 years, Huntlee will eventually be home to 20,000 people living in 7,500 homes. Over 200 homes have already been built in Katherine's Landing, the first of four villages planned at Huntlee.

These homes vary in style, yet all reflect the country atmosphere of the new town. Materials like weatherboard and stone are used to stunning effect, with colours and styles that reflect the personalities that make up the town.

Importantly, only one of the homes built so far are two-storey, giving Katherine's Landing an open, spacious feel.

No matter what your life stage or priorities, there's a place

for you in Huntlee, with blocks to suit young singles and downsizers looking for a fuss free life as well as a wide range of sites that allow for a large family home and a generous back yard.

Blocks range in size from 390sqm up to over 1000sqm, and start from just \$175,000\*.

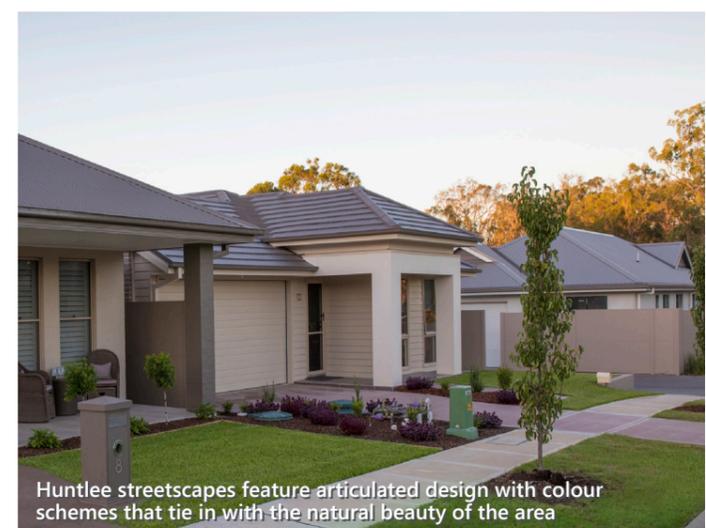
House and land packages are available in Huntlee for under \$500,000\*, which means your dream home is within reach.

And, thanks to "Huntlee Advantages", buyers receive a number of fantastic inclusions such as side and rear fencing, front yard landscaping, natural gas and recycled water as well as high speed, fibre to the premise NBN connectivity.

\*Pricing correct at August 2018.



Huntlee cottage homes maximise lot size while maintaining a full facade



Huntlee streetscapes feature articulated design with colour schemes that tie in with the natural beauty of the area

# An affordable lifestyle location

When first-home buyers, Luke Galea and his fiancé Kristi Peek, started looking for a home in Sydney's North West, they quickly realised they were priced out of the market.

By contrast, at Huntlee Luke and Kristi were able to buy a 600sqm block and build a McDonald Jones home all for under \$500,000.

"In the past five years, Sydney prices have just rocketed," Luke said. "They've dropped a bit, but it's not enough. They'd have to go down by about \$300,000 to make a difference."

"We've got a four-bedroom house with two bathrooms and two garages, and we've got a fair sized back yard which was one of our priorities," he said.

But for Luke and Kristi, Huntlee's affordability was just the start.

"We were really impressed with LWP's masterplan for Huntlee," Luke said. "We want to have kids, so the fact that schools are planned for the community was important for us."

The couple were also familiar and impressed with LWP's Ellenbrook development in WA.

"We were confident Huntlee was going to be well planned and look good," he said.

Luke works in the transport industry and was also confident of employment opportunities in the region.

"The government is investing heavily in the Hunter and when that happens, jobs follow," he said.

## A place for life-long memories

Luke's mother, Michelle Galea, was with the couple when they first looked at land in Huntlee.

She was so impressed, she bought into the new community too.

For just over \$500,000 she bought a four-bedroom house with a home theatre and children's activity area on a 667sqm block.

"I'm on my own, so it's a big home, but I wanted to make sure there was room for all my kids and grandchildren to come and stay," she said.

Michelle already has a daughter on the Central Coast and, with Luke and Kristi just up the road, she's perfectly placed to be a hands-on grandmother.

But her decision to buy in Huntlee wasn't just centred around family.

"The vision of the place was everything I was after," she said. "I grew up in the country, so it's been wonderful to move out of Sydney. I look out my front door and I see kangaroos in the surrounding countryside."

Michelle has experience in retail, so the future employment opportunities at the Huntlee town centre were also a drawcard.

"I also love the fact that Huntlee is catering to all demographics," she said. "I thought it was a lovely opportunity to meet all sorts of people and be part of a community."

The fact that the Huntlee masterplan includes an aged care facility was also a factor.

"My children laughed at me when I started talking about it," the 54-year-old said. "But you have to think about the future, and this is where I'm going to see out my days."

And, says Michelle, the fact that a whole host of wineries and their excellent restaurants are five minutes down the road "adds to the allure" of her new home.

"I had a group of friends come up and stay recently and we had a magical two days tasting wine and exploring," she said.



Kristi Peek and Luke Galea, the day they bought their lot, and now in their new home (inset)

## Huntlee features on Nine News Sydney

Following the recent opening of Huntlee's Parramatta office, Nine News Sydney paid a visit to Huntlee to see why so many Sydneysiders are making the move to the Hunter.



Mike Dalton, from Nine News, visits Huntlee

Describing Huntlee as "the first new town in the Hunter in more than 80 years", the feature report by Mike Dalton talks about why so many Sydney-siders are being drawn to Huntlee for the town, the lifestyle and the price-tag.

Among those leaving Sydney's rat race for Huntlee are first home buyers Luke Galea and his fiancé, Kristi Peek.

At Huntlee, Luke and Kristi can afford everything they want.

The couple paid just under \$500,000 for a four-bedroom home with two bathrooms and two garages on a generous 600sqm block that allows for a backyard.

"We'd barely get a two bedroom flat in Penrith with the same money," Luke said.

With Newcastle, Cessnock and Maitland close by, employment prospects in the region are good, and Luke and Kirsti are confident they will be able to work close to home.

To close the deal, Luke's mother Michelle has also decided to buy in Huntlee.

"People think there's no life outside Sydney, yet here it is at Huntlee," she said.

Watch the story on Nine News at: [www.facebook.com/9NewsSydney/videos/677695795909453/](http://www.facebook.com/9NewsSydney/videos/677695795909453/)

# Sales update

by Robert Crane,  
Huntlee Sales Director

Sydneysiders are being attracted to Huntlee more than ever before and why wouldn't they?

A location right in the heart of Hunter Valley Wine Country, strong employment opportunities, road and rail connectivity back to the capital, and Newcastle's famous beaches just 45 mins down the road, what's not to love about Huntlee? Add to that the incredible affordability and it's not hard to see why 52 percent of our buyer enquiry is coming out of Sydney.

To cater for this increased demand from the Sydney market, we've recently opened a satellite office in Parramatta. Having a Sydney office allows both investors and those looking for a lifestyle change to make a meeting with us and get an initial feel for all that is on offer in Huntlee. From there, we invite them to come up and visit us, spend the weekend getting to know the area and, hopefully, leave with a smile on their face and plans for how they're going to make their new Hunter Valley lifestyle a reality.

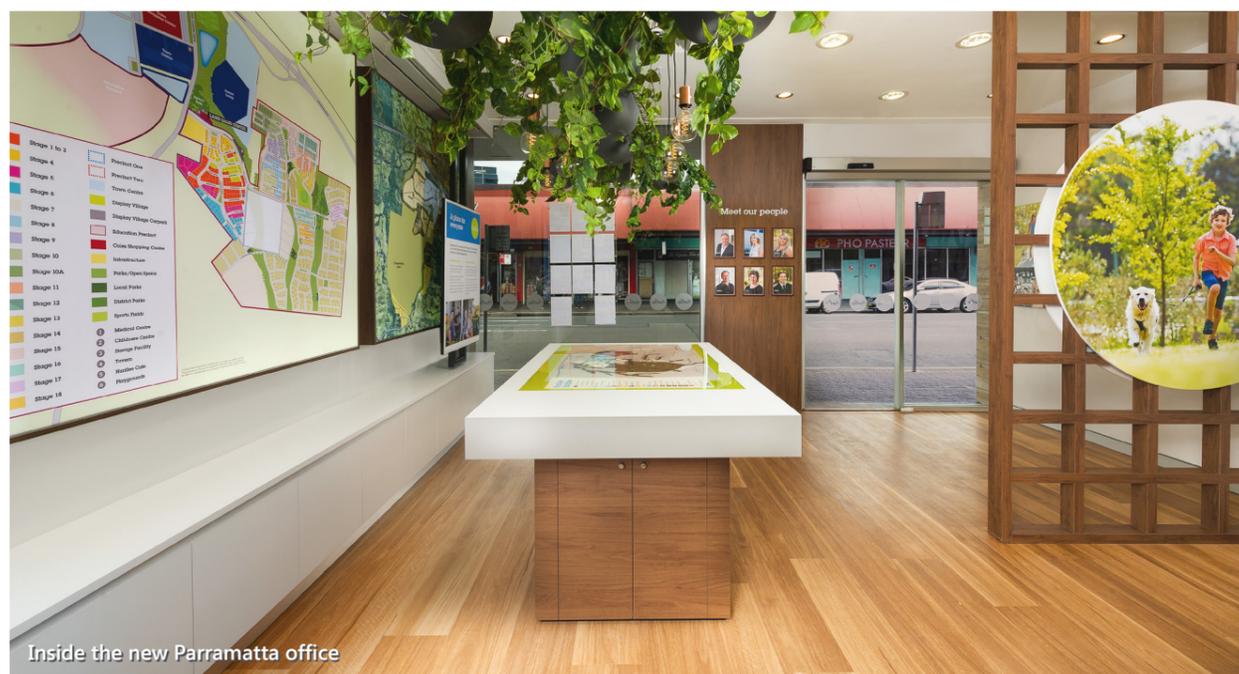
While the interest from Sydney is great, we certainly haven't lost focus on our important local market. Those who already love the Hunter and appreciate everything it has to offer are excited to be able to establish a base in Huntlee. They're snapping up the affordable house and land packages which deliver their brand new dream home with high-speed internet, mains gas, recycled water, fencing and landscaping and an opportunity to become part of the close community that is already taking shape

in Huntlee. They also get to witness the evolution of the town centre and be ideally positioned to make the most of all that will be delivered in the coming years.

Strong buyer demand has meant we've brought Stage 17 online ahead of schedule. It was released to the market in June and with lots starting at \$175,000, they are being keenly sought. Civil works for this stage are well underway and we expect titles to be registered in April 2019.

Our Display Home Village welcomed five new homes in the first half of this year. We're now working on concepts for the next display village which will feature a selection of new homes and designs from more of the state's leading builders.

Huntlee's Parramatta office is located at **52 George Street** and is open by appointment only. Please call **02 4938 3910** to arrange a meeting with our sales team.



## Visit Huntlee



### Land Sales Centre

1 Triton Boulevard,  
North Rothbury.

### Sydney Sales Office

52 George Street,  
Parramatta.

Our mailing address is:  
PO Box 199, Branxton NSW 2335

[huntlee.com.au](http://huntlee.com.au) | 02 4938 3910

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