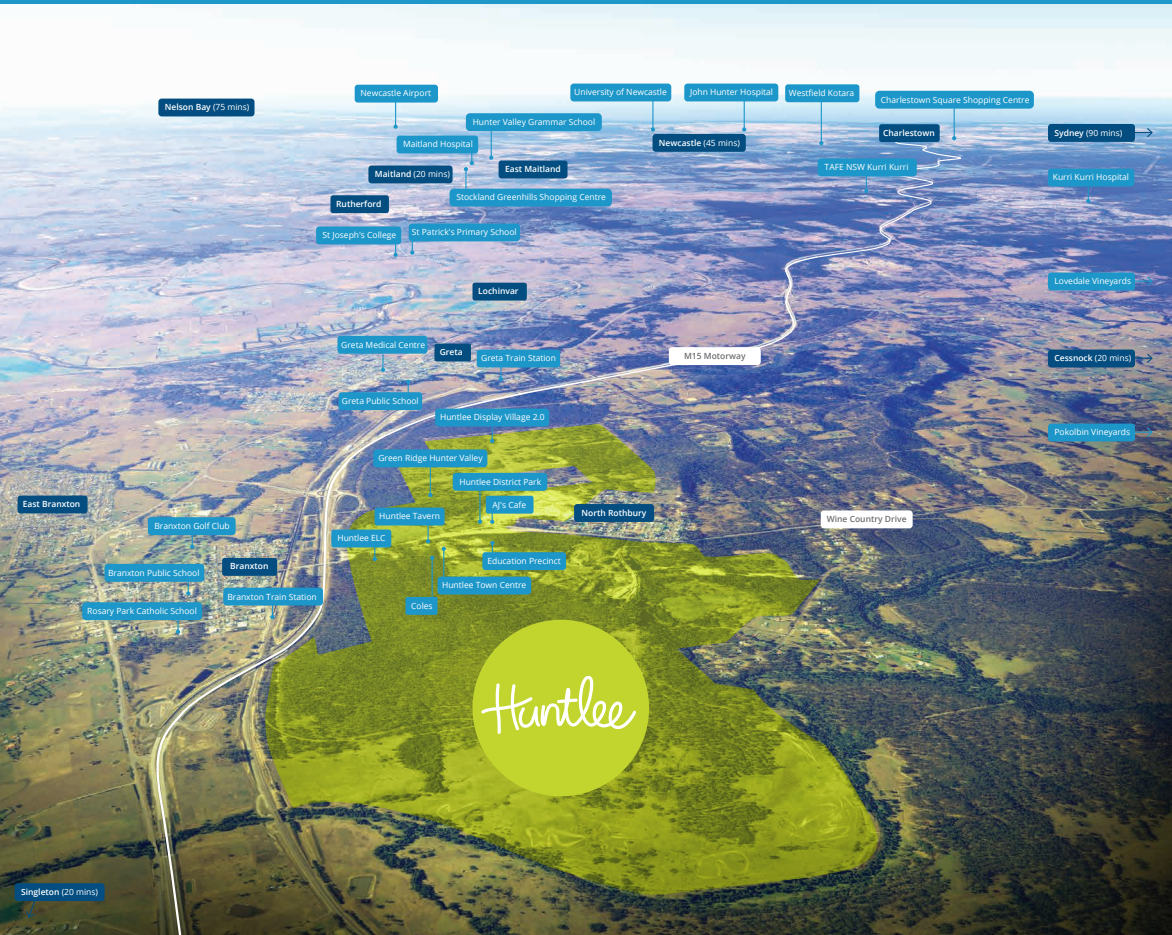


# Master planned to prosper.

Located at the gateway to the Hunter Valley wine region, 55kms west of Newcastle, Huntlee is positioned to prosper. When complete, this contemporary new town will be home to 7,500 residences spread over four villages, connected by a thriving town centre. Young families are attracted by the relaxed lifestyle afforded by living on blocks surrounded by the natural beauty of the Hunter Valley, and the proximity to major employment hubs.



**45**  
minutes from  
Newcastle



**\$826,000**  
Median house  
price (Jan 23)\*



**\$685/week**  
Median rent  
(Feb 23)\*



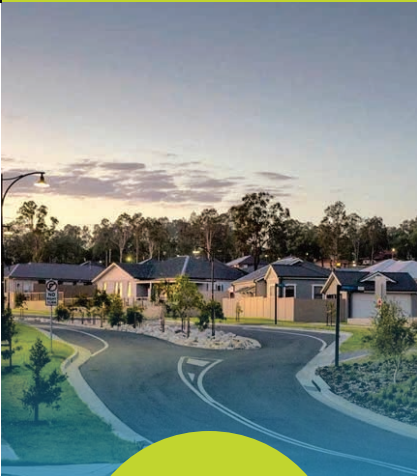
**4.9%**  
Rental Yield  
(Feb 23)\*

## Connected country living

Huntlee is where country meets convenience. Residents enjoy the peace and tranquillity of living in North Rothbury, while having easy access to the services and amenities of major towns like Cessnock, Maitland and Singleton.

It benefits from LWP's experience in developing world-leading self-sustainable communities. When complete, Huntlee will have employment, education, entertainment, shopping and community services all within the town.

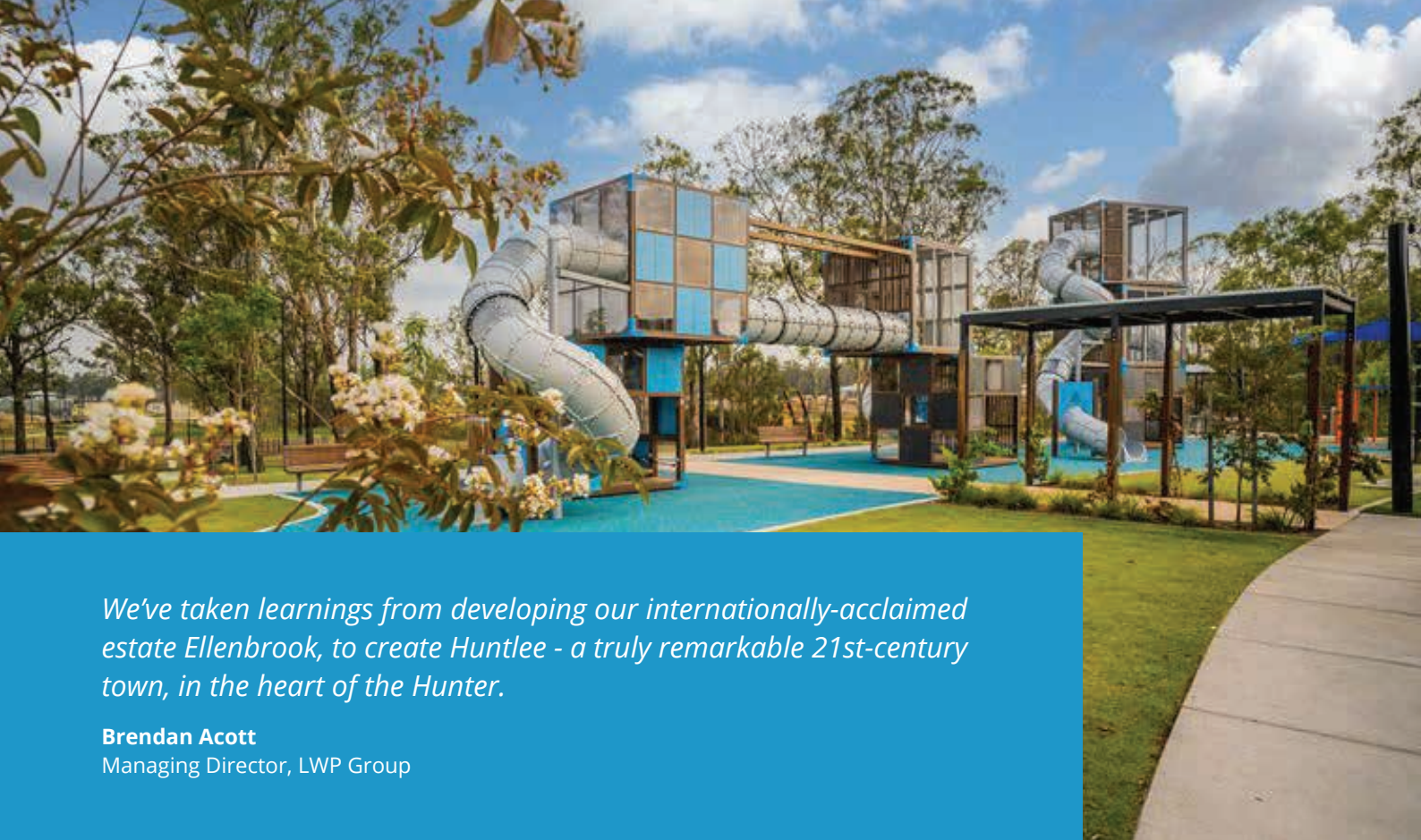
Newcastle is only 45 minutes away and Sydney is an easy 90 minute commute via the nearby M15 Hunter Expressway or Branxton Train Station. If residents want to travel even further afield, Newcastle Airport will soon have an international passenger terminal. This global connectivity is anticipated to drive further economic growth in the region.



*Huntlee*

[huntlee.com.au](http://huntlee.com.au)

Source: ^realestate.com.au \*Based on independent rental appraisals within the Huntlee estate



*We've taken learnings from developing our internationally-acclaimed estate Ellenbrook, to create Huntlee - a truly remarkable 21st-century town, in the heart of the Hunter.*

**Brendan Acott**  
Managing Director, LWP Group

## Growth Forecast

The North Rothbury-Branxton-Greta region is poised for explosive growth. The combination of unrivalled lifestyle and home prices well below the NSW median, make it highly sought after by growing families. The current population of 8,800 is expected to reach 14,100 residents by 2041 – an increase of over 60%.\*\*

With the average block in Huntlee ranging from 225m<sup>2</sup> to 897m<sup>2</sup>, residents can achieve a home that is out of reach in the major urban areas. The median rental yield is a healthy 3.5% and the rental vacancy rate is just 2.79%\*.

With the Hunter announced as one of NSW's first green hydrogen hubs, the region is poised to become a major employment centre for new low-carbon jobs#.

## The Huntlee difference

Huntlee is the first new town in the Hunter in over 50 years. Residents enjoy the best of all worlds – the natural beauty of the NSW's premier wine region with the sustainable living, and convenience of a master planned estate.

### Expanding Town Centre

The Huntlee town centre is already home to the shops and services residents need on a frequent basis – including a Coles, Liquorland, medical centre, tavern and chemist – with many more retailers and service providers on the way.

### Schools & Childcare

Huntlee is 2kms from Branxton Primary and 6kms from Greta Primary. Secondary students have even more choice, with a number of public and private secondary schools all within an easy drive. As Huntlee grows, education options will grow with a future primary and secondary school already planned.

Source: \*\* [forecast.id.com.au/cessnock/about-forecast-areas?WebID=130](https://forecast.id.com.au/cessnock/about-forecast-areas?WebID=130) \*[realestateinvestar.com.au/Property/north+Rothbury](https://realestateinvestar.com.au/Property/north+Rothbury) #[environment.nsw.gov.au/news/hunter-hydrogen-hub-to-drive-jobs](https://environment.nsw.gov.au/news/hunter-hydrogen-hub-to-drive-jobs)

## Renowned for creating great communities

LWP Group is a private, internationally awarded, urban developer. We bring communities to life by creating better places for people to live, work and play. Our multi-disciplinary team specialises in the development of master-planned communities with a balanced mix of residential, recreational and retail facilities. This approach has seen our largest development, Ellenbrook, become Australia's most awarded new town with 38 state and national awards.