



**FOR IMMEDIATE RELEASE**

**Hurry! Only 1 Luxurious 3 bed, 3 bath Townhouse Left!**

Fantastic OTP in Booming Western Sydney Suburb of St. Mary's Offers Strong 6.2% Yield

Positive Real Estate has sourced a fantastic growth opportunity in Sydney's growing western suburb of St. Marys. This beautiful off-the-plan development is located 46km west of the Sydney CBD and 24km from Parramatta, the 6<sup>th</sup> largest CBD in Sydney.

The development consists of 4 double storey townhouses, 3 units with 3 bedrooms and 1 with 2. All townhouses come with a single lock-up garage and generous sized courtyard. These homes are close to shopping, schools and transport, fitting the requirements of the demographics of the area quite nicely.

“St. Marys consists mainly of young working families. The limited supply of homes due to population growth is driving up the demand for adequate housing. Investors who buy in now, while these townhouses are available at a low price point, will position themselves to benefit from market growth and strong rental yields of up to 6.2 percent,” said Sam Sagers, Director of Positive Real Estate.

St. Mary's is situated on the eastern side of the Penrith East Local Government Area. The Penrith East LGA is expected to grow by 27% over the next 25 years. In addition, the creation of Erskine Park Employment Centre, which is centrally located – near schools, transportation and shopping, is slated to create approximately 10,000 new jobs, adding further value to this asset.

“A diverse mix of industries investing in an area is a key indicator of a robust local economy.” Sam said, “Investments from a number of major corporations, including Toll Holdings, Coles, Woolworths, Linfox, Ubeeco Packaging, and others to the tune of at least \$2 billion will serve to boost St. Mary's economy, contributing to the health of the community.”

Area residents have access to a regular passenger rail service, and St. Mary's station serves as a hub for rail, bus and taxi services. For individuals choosing to self drive, the M4 Motorway and the Great Western Highway are nearby.

St. Marys Village Shopping Centre, home to Woolworths and Target as well as 42 specialty stores, is only 500m from these homes, while public transport is available at the train station a mere 750m distance. For family fun Bennett Park is only 50m from these homes.

Schools are close to these units – St. Mary's Primary School is a close 400m distance while St. Marys Senior High School is a bit further at 750m distance.

Erskine Park Employment Centre is strategically located on more than 800 hectares between M4 and M7 in Western Sydney, and is home to a wide variety of industries – Hasbro, Chep, Coil Steels, Corporate Express and CSC to name a few. Employees will have convenient access to numerous amenities including petrol stations; takeaway restaurants, dry cleaners, gymnasiums, cafes and even dry cleaners.

“Investors seeking a growth market have found it in St. Marys.” stated Sam. “The increase in demand for adequate housing serves to keep vacancies low, and rents high. Right now it's the perfect time to jump into this growing market, taking advantage of the maximum capital growth possible.”