



FOR IMMEDIATE RELEASE

A Definite “MUST SEE” – Niche Block of Short Term OTP Townhouses With NO STAMP DUTY Priced At \$3k Below Recent Valuation - Strong Yield Potential Up To 6.9%

St Leonards, NSW – February 10, 2012 – Positive Real Estate has sourced a niche block of 13 off-the-plan 1 and 2 bedroom, double storey townhouses in the suburb of Jesmond, located 9.4km west of the Newcastle CBD. Hunter Coast Homes, a respected developer, well known for their quality workmanship, has beautifully crafted these townhomes with every detail in mind.

Each spacious townhouse is completed to the highest calibre, featuring a well equipped kitchen, including an oven, dishwasher and internal laundry. Tile is found throughout the kitchen, bath and hallway while carpeting is in the bedroom(s) and living areas. Other details include built-in wardrobes, ceiling fans and a private courtyard. We've also managed to secure a special deal for PRE clients only – blinds!

“Investors really need to take a look at this fantastic chance to get into the BOOMING Newcastle marketplace,” said Sam Sagers, Director of Positive Real Estate, “Not only is this deal available at a low price point, there's NO STAMP DUTY, adding to the value of this property.”

Media reports have indicated that Jesmond is one of several suburbs whose rental vacancy rates will be stretched beyond capacity, driving rents up and keeping demand fairly steady.

“According to API Magazine, this region has grown by 11.3 percent over the last decade as infrastructure spending by both private and public entities is driving prices upward,” said Sam. “The mining companies are fuelling the growth as they expand their facilities to meet the growing demands of the Asian marketplace.”

Housing in the area has fallen behind the increase in population, putting a squeeze on the housing market and subsequently increasing prices in the area. These townhouses are at a low price point, offering investors strong capital growth in a short term off-the-plan.

These townhouses are perfectly positioned within walking distance of both Newcastle University and Stocklands Shopping Centre, making them the ideal option for students attending university whom are searching for new homes rather than older units.

“The consensus among many real estate professionals is that the Jesmond suburb will be positively impacted by the growth in Newcastle as employers continue to expand their businesses and as more individuals move into the area,” said Sam. “The market is gaining strength rapidly, so it's important to act quickly to take advantage of this fantastic offer as it won't last long!”