



FOR IMMEDIATE RELEASE

Won't Last Long!! Enjoy Watching Your Capital Grow With These Nearly New Villas - High Yield Potential Of Up To 8.7% In A Rising Market Ranked No. 9 For Growth By SPI Magazine

St Leonards, NSW – February 13, 2012 – Positive Real Estate is pleased to share an opportunity with our clients in the growing suburb of Muswellbrook. This amazing deal will be scooped up fast, so don't wait too long! On offer is a group of 8, 2 bdrm/2ba villas built just 4 years ago and constructed to the highest caliber, with every attention to detail.

Located in the heart of the Upper Hunter, each luxurious villa features modern kitchens with stone bench tops, an ensuite for the master bathroom, 3 toilets, 2 car spaces under cover, split system air conditioning, ceiling fans and lovely outdoor entertaining areas.

Rents on these villas – if furnished – can potentially be as much as \$600 per week, however on average the rental returns are \$380 per week for unfurnished or \$500 per week for furnished units. These villas are part of a complex of 40 units, which features a spectacular central pool area and beautifully manicured gardens, which are maintained by the Owners Corporation.

“Investors looking to buy at a low price point while gaining good capital growth need to take a look at this fantastic deal,” said Sam Sagers, Director of Positive Real Estate. “All indications point to the continued growth of this region, and with a dearth of available housing for the growing population, values will keep growing as the economy continues to heat up in this area.”

The Hunter Valley is growing exponentially right now as coal energy companies are expanding and upgrading their infrastructure to boost output in answer to the huge pressure placed on obtaining these materials for the Asian marketplace. For example, Xtrata is spending \$1.1 billion on the Mangoola Coal mine while BHP's plans to expand the Mt. Arthur Mine for \$320 million is certainly boosting the local economy and those businesses which support the mining marketplace.

“According to *Smart Property Investment* magazine, the Hunter region placed 9th in their capital growth opportunity rankings,” said Sam. “As if this weren't enough, the well respected real estate guru Terry Ryder – a consummate “hot spotter” named the region in his “National Top 10 Best Buys for 2012”.”

The Hunter Valley region is not exclusively a mining region – it's also the birthplace of many champion racehorses, home to a number of exquisite wine galleries, and covered in dairies, agriculture and tourism – with each industry bringing economic strength to the entire region.

These villas are close to every possible convenience – Muswellbrook District Hospital and Muswellbrook Train Station are each less than 3km distance from this property, while major employers such as Macquarie Generation, Rosemount Estate, and others are close by as well.

In addition to the expansion of mining facilities and increased production, supporting industries such as the Macquarie Generation's Bayswater B power station received \$2 billion which it put towards construction of a much needed new power station, bring jobs and services to the area.

“Investors really need to take a look at this fantastic offer,” said Sam, “BIS Shrapnel recently issued a report forecasting that civil construction in Australia will grow by as much as 25% over the next 3 years. Growth in the Hunter is expected to be much higher, so the potential to capture strong capital growth is huge with this development.”

“Add it all up – infrastructure spending, increased demand for raw materials, need for knowledgeable, skilled employees and a shortage of quality housing and you've got the perfect recipe for strong capital growth,” Sam finished.