

# MASNAR

PROPERTIES

Present

## HAKEA COURT TOWNHOMES

31-33 HELEN ST. MOUNT HUTTON, NEWCASTLE



Location

**Mount Hutton is located in the heart of City of Lake Macquarie. It's central location makes it easy to travel to the Newcastle CBD, beach, lake and shopping.**

- **Sydney – 90 minutes**
- **Central Coast – 40 Minutes**
- **Newcastle – 20 minutes**
- **Charlestown Square – 5 minutes**
- **Warners Bay – 5 minutes**
- **Dudley Beach – 10 minutes**
- **Redhead Beach – 12 minutes**



## Central Location

Surrounded by beautiful beaches, mountains, and the ocean, the City of Lake Macquarie is located on the eastern coast of Australia, in the Hunter Region of New South Wales, about 110 kilometres north of Sydney. The City of Lake Macquarie is bound by the City of Newcastle in the north, the Tasman Sea in the east, Wyong Shire in the south, and Cessnock City in the west.

## Nine Unique Town Centres

The City of Lake Macquarie has over 90 suburbs offering everything from the serenity of a quiet lakeside village to the excitement of a bustling commercial hub. The city features nine distinct town centres located at Belmont, Cardiff, Charlestown, Glendale, Morisset, Mount Hutton, Swansea, Toronto, and Warners Bay.



## LANDSCAPE

The picturesque landscape of Lake Macquarie consists of over 787.4 square kilometres of spectacular mountains, pristine coastline beaches, and one of the largest coastal saltwater lakes in Australia.

- a large proportion of land is National Park, State Forest, and nature reserves
- the Watagan Mountains in the west incorporate 13 forests, and numerous lookouts, picnic spots, camping areas, and magnificent waterfalls
- patrolled beaches flank the east side of the city
- our centrepiece, the lake, also called Lake Macquarie, is one of the largest coastal saltwater lakes in Australia
- the lake is about twice the area and volume of Sydney Harbour, with 174 kilometres of foreshore providing little sandy lake beaches, hidden coves, and secluded bays

## ENVIRONMENT

The natural heritage of the city underpins the high quality lifestyle experienced by Lake Macquarie residents and visitors.

- natural ecosystem diversity includes over 38,000 hectares of remnant vegetation, wooded mountainsides, freshwater streams, wetlands, saltmarsh, sandy beaches, rocky shores, and the lake
- home to a variety of wildlife including 104 threatened species, populations and communities, such as squirrel gliders, green and golden bell frogs, powerful owls, and the Black-eyed Susan plant

## FIRST INHABITANTS

Lake Macquarie was first inhabited by the Awabakal tribe over 8,000 years ago.

- Lake Macquarie's original inhabitants derived their name from the lake, with the word Awabakal meaning 'people of the calm surface'
- currently there are three Aboriginal Land Council's operating in the area – Awabakal Local Aboriginal Land Council in the north, Bahtabah Local Aboriginal Land Council in the east, and Koompahtoo Local Aboriginal Land Council in the west

## HISTORY

Lake Macquarie is named after Governor Lachlan Macquarie.

- European settlement dates from 1826 when the first land grants were made
- Land was used mainly for timber-getting and farming, with farming closest to the lake
- limited growth took place until the late 1800s, aided by improvements in access
- the northern part of the city developed from the 1870s, primarily from the establishment of coal mining
- growth continued in the early 1900s, especially in the southern area, aided by the construction of the railway line to Sydney
- the most significant development occurred in the post-war years, especially from the 1960s
- the population increased in the 1990s, from about 162,000 in 1991 to 177,000 in 2001, and continues to increase, to about 193,000 in 2008

## LIFESTYLE

Lake Macquarie provides a lifestyle unrivalled by other regions. Lake Macquarie offers a cosmopolitan and progressive city with a sense of community, and the freedom to embrace solitude or family fun in an unmatched natural environment. Lake Macquarie has a range of activities that let you take control of the pace.

- enjoy the exhibitions at Lake Macquarie City Art Gallery
- visit the former residence and studio of world-renowned artist, Sir William Dobell, at Wangi Wangi's Dobell House
- take in a musical or theatre production at the Lake Macquarie Performing Arts Centre
- take a leisurely stroll or bicycle ride along one of the city's many off-road pathways
- follow the Green Point Centenary of Federation Heritage Trail to view archaeological evidence of the region's original inhabitants, the Awabakal tribe
- enjoy the culinary delights in award-winning restaurants
- enjoy the range of boutique shops available within the lakeside shopping villages
- shop at our two major retail centres, which offer favourite chain stores and national brands
- choose from beachside homes, mountain hideaways, lakeside homes, historic houses, new estates, medium density villas, or apartment living
- activities on the lake include sailing, jet skiing, swimming, windsurfing, fishing, or canoeing
- Lake Macquarie has a stretch of coast to suit everyone, whether you're into surfing, beach fishing, or lazing on the sand
- going back to nature the Watagan Mountains provide mountain activities including bushwalking, picnicking, rock climbing, and abseiling
- take the kids ten-pin bowling, go-kart racing, ice-skating, or visit one of the city's multi-cinema facilities
- the Hunter Region Sports Centre provides Olympic-standard facilities for athletes and gymnasts





NEWCASTLE

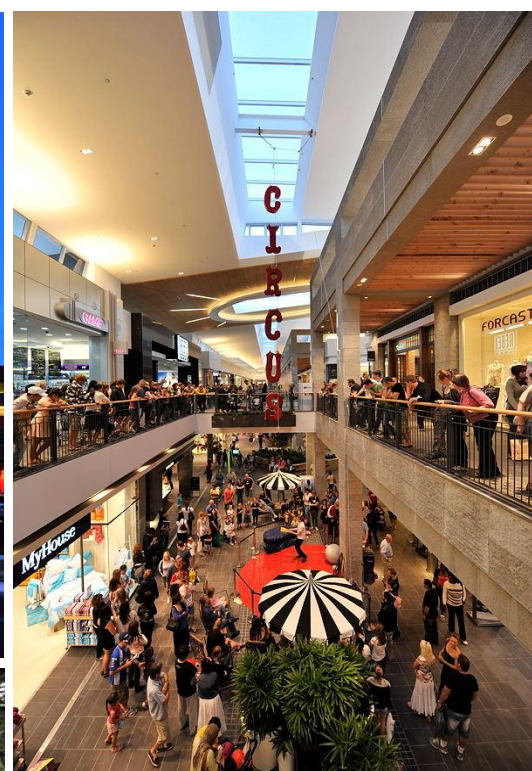


**20 minutes drive to the beautiful sea-side city of **Newcastle** boasting spectacular scenery and beaches, restaurants and cafes.**



5 minutes drive to **Charlestown Square**, which is the largest shopping and entertainment destination in the Newcastle and Hunter region. The super regional centre comprises a Myer department store, two discount department stores and two full line supermarkets. In addition, the centre has a strong entertainment, leisure and lifestyle component. Works have commenced on a \$45 million remix to include three fast fashion international retailers with the first stage to be completed in the second half of 2016.





Charlestown Square



**Lake Macquarie Fair Shopping Mall**  
**only 5 minutes walk.**







**White Sand and  
Blue Water Beaches**



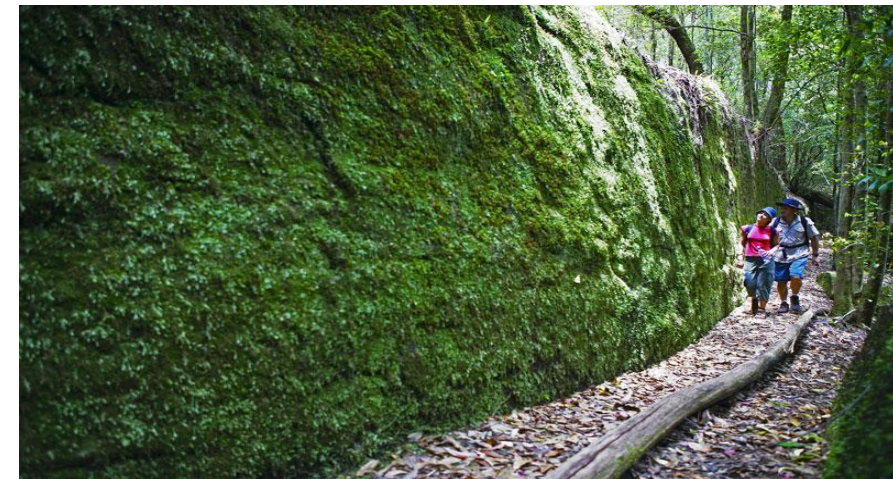
**Witness this breathtaking sunrise  
at Redhead Beach**





LAKE  
MACQUARIE  
CITY





# Area Snapshot



## Landscape

- City area: 787.4km<sup>2</sup>
- Lake circumference: 174km. Lake Macquarie is about twice the size of Sydney Harbour and one of Australia's largest saltwater lakes
- To the east there is 32km of coastline with 4 patrolled beaches
- To the west there is the Watagan Mountains incorporating 13 forests



## A CITY OF GROWTH AND DEVELOPMENT

The Lower Hunter Regional Strategy represents an agreed NSW government position on the future of the Lower Hunter for the period 2006 – 2031. This document is reviewed every five years and covers the local government areas of Newcastle, Port Stephens, Cessnock, Maitland and Lake Macquarie. In this regional strategy, Lake Macquarie is targeted as a growth city in the Lower Hunter.

25 year plan for Lake Macquarie 60,000 more people 36,000 new homes 12,200 new jobs  
1 major regional centre 2 emerging major regional centres 6 main town centres 2 renewal corridors

## OPPORTUNITY

Lake Macquarie is one of the fastest growing cities in the Hunter, and one of the largest cities in New South Wales. Lake Macquarie is located in a strategic position in the Hunter with access to a range of products, services, and transport networks. The natural attractions on offer provide opportunity for a quality lifestyle in an economic climate conducive to business.

- population fast approaching 200,000
- the Hunter's largest city, accounting for 37% of the Lower Hunter population
- eighth most populous city in Australia
- population expected to grow by 60,000 people over the next 25 years, creating a demand for 36,000 new dwellings and 12,200 new jobs
- conveniently located on the F3 Freeway just 90 minutes north of Sydney
- excellent road networks provide access to the Central West, Northern Tablelands, Mid-North and Northern Coastal regions of New South Wales
- two hours from Sydney's international airport and a 25 minute drive to Newcastle airport
- Express City Link rail services available to Lake Macquarie on an hourly basis
- the lowest unemployment rate in the Lower Hunter
- a growing range of industry with a diverse skills base on offer from the local workforce

# Business and employment

- Total workforce: 100,808  
(as at December 2015) of which:
  - 60 per cent are working full-time; and
  - 40 per cent are working part-time
- Unemployment rate of 6.4 per cent
- Median household income is \$1117 a week
- There are more than 13,000 businesses in the City
- About 6200 new businesses have established in the past five years
- The output generated by the Lake Macquarie economy is estimated to be \$17.093 billion
- Lake Macquarie economy represents almost 19 per cent of the \$88.439 billion generated annually in the Hunter Region
- The total value added by the Lake Macquarie economy is estimated at \$7.784 billion
- More than \$376 million worth of projects were approved in the City in 2014, up from \$305 million in 2009.





For more information please contact

Masih Azimi

0423 903 368

[Masih.azimi@masnar.com.au](mailto:Masih.azimi@masnar.com.au)

Developer: Houston Property Group

Exclusive Agent: Masnar Properties

**HOUSTON**

PROPERTY GROUP

**MASNAR**

PROPERTIES