



FACT SHEET

Thornton NSW

Located 25kms from the CBD of Newcastle, in great proximity to Maitland, the Central Coast and the Hunter Valley Vineyards, Thornton is the epicentre of the region's fastest growing area.

Commuters and families have a quick 14 min train ride to the University of Newcastle, 19 mins to the CBD and surrounding beaches, Thornton sits 5 mins from the M1 Pacific Motorway and 10 min to join the Newcastle Link Road & Hunter Expressway allowing a fast track to the Upper Hunter/New England areas and the bustling suburbs of Lake Macquarie.

| DISTANCES | |
|-----------------------------|------|
| Newcastle | 25km |
| Maitland | 10km |
| M1 Pacific Motorway | 5km |
| MINUTES | |
| University of Newcastle | 14 |
| Newcastle Foreshore/beaches | 20 |
| Hunter Valley Wine Region | 25 |
| Newcastle Airport | 25 |
| Maitland Hospital | 5 |
| John Hunter Hospital | 25 |

Here are the reasons why Thornton should be considered for your next investment:

- Ideal for work & university commuters with full access to public transport
- Close proximity to Westfield and Stockland shopping Centres
- Approved expansion to Stockland Greenhills shopping centre, including new MYER and 120 additional specialty stores

75,160
LGA POPULATION

GROWTH EPICENTRE

\$480-520
RENT P/W

5.7% CAPITAL GROWTH WITH IMMENSE CAPITAL GROWTH PROSPECTS

0.85% RENTAL VACANCY

SHORTAGE OF RENTAL PROPERTIES



Education

Thornton is located within minutes of the Hunter Region's top education facilities.

- » Hunter Valley Grammar School
- » Newcastle Grammar School
- » University of Newcastle - Callaghan & Newcastle Campuses
- » 5 TAFE NSW education Facilities
- » 2 Christian Colleges – Maitland and Mayfield
- » Public school Campuses
- » 7 Public Primary school campuses
- » 3 Public Secondary school campuses
- » Newcastle - Maitland Catholic Diocese Educational facilities accommodating - 45 Primary Schools - 10 Secondary Schools
- » Greater than 10 trade, business and beauty industry colleges

Retail

Thornton is surrounded by shopping centres, homemaker centres, cafes, bars and restaurants with Stockland Greenhills located less than 10 minutes away, including major financial institutions. Charlestown Square, Westfield Kotara, Stockland Greenhills, Jesmond and Glendale all within 25km radius.

Economic Drivers

- » Education
- » Medical
- » Retail
- » Allied Industries – Construction, transport, bulk shipping
- » Defence Force personnel
- » Wineries
- » Equine Industry
- » Energy Production
- » Tourism

Employment Drivers

Top 10 Employers Hunter Region:

- » Hunter New England Health and Newcastle Private Hospital
- » The University of Newcastle
- » Royal Australian Air Force (RAAF) Base Williamtown
- » Downer EDI Limited
- » Xstrata Coal
- » Catholic Diocese of Maitland-Newcastle
- » Ausgrid
- » Coal & Allied Operations Pty Ltd
- » TAFE NSW - Hunter Institute
- » Arrium Limited (formerly OneSteel)

Medical Facilities

Thornton is well equipped with major Hospitals and medical facilities:

- » John Hunter Hospital
- » Maitland Private Hospital
- » Maitland Hospital*
- » Newcastle Private
- » Mater Hospital**
- » 24 hour Emergency Departments
- » Specialist Medical centres
- » Over 10 GP practices within 15 km radius

*A \$400 Million dollar relocation of the Maitland Hospital will be completed by 2019, the new state of the art facility new location will be only 5 minutes from the Residential Estates in Thornton.

** Calvary Mater Newcastle is the Hunter region's major centre for cancer services

Tourism

The Hunter Region proudly boasts a \$2 billion dollar a year tourism industry. Locals and visitors can enjoy easy access to the following attractions and events:

- » Wineries
- » Picturesque Beaches
- » Sporting Events
- » Music Festivals
- » Concerts
- » Theatre productions
- » Entertainment Events
- » Food and Wine Festivals
- » Hunter Valley gardens
- » Fishing and water sports
- » Camping, bushwalking & 4WD
- » Arts, culture & heritage
- » Dolphin and whale watching

Transport

Thornton is a central access point for the Hunter Region providing convenient access to commuters by car, public transport, trains or taxi.

- » 5 min to M1 Pacific Motorway
- » Thornton train station connecting to all services – including link to Newcastle - Central Line
- » 20 min to University of Newcastle, Newcastle CBD, major shopping centres & hospitals
- » Bus and taxi services
- » 30 min to Newcastle Airport (\$80 million dollar expansion to enable international service capability underway)
- » 10 min to the Hunter Expressway
- » Approximately 156kms from Sydney CBD