

MUDGEE

PROPERTY INVESTMENT INFORMATION



GRANTON HOMES

MUDGEE

Highlights Regional Economy

✓ **Caerleon**

Landscaped and Registered land located near existing facilities with stunning views of rolling hills and local features, plus:

- ✓ New House & Land Packages over 800 sq meters
- ✓ Child Care & Aged Care sites reserved
- ✓ Catholic Schools looking to expand / re-locate from town centre
- ✓ Caerleon allows Mudgee to partially meet current and projected growth demand for both rental and new home buyers.

✓ **Bowden's Silver Mine Deposit**

Bowden's Silver is the largest silver project in Australia starting active development including drilling and capital raising and one of the largest mines of its type globally. Located approximately 30 km east of Mudgee the project comprises 408,000 acres.

✓ **Ulan Coal (Glencore)**

A premier employer within the coal industry and an employer-of-choice for skilled and experienced workers Ulan provides plenty of above-ground mining jobs, full wash-down change rooms enabling the 'no hi-viz' policy in Mudgee township to be a reality. This enhances Mudgee's economy outside of mining.

✓ **Established Agri-businesses**

The innovative nature of farms and farming techniques in the greater Mudgee area can be seen in the businesses supporting in the township including local based solar industry providing applications not just to residential but to solar based irrigation capabilities. Mudgee has a 'centre for excellence' where new farmers are trained in time-honoured techniques as well as the latest practices. Mudgee welcomes back thousands of farmers and students each year for practical weekend workshops as well as structured study.

✓ **Award winning Wineries & Tourism**

There are over 35 cellar doors in the Mudgee Region displaying an excellent range of regional Award winning wines to suit all palates. Springing off these centres for winemaking is vibrant tourism, provision for epicurean foods and a restaurant economy supported by festivals with key events each September & October as well as supporting local wine-making infrastructure and development. These wineries support Mudgee being considered as # 1 Foodie destination in Australia by booking.com!

✓ **Bylong Valley Reserves**

Potential reserves are in demand for future exploration within the area

✓ **Sport Stadium**

There are over 10 playing and practice fields adjacent to a main stadium that is heavily booked by summer and winter sporting associations especially from Sydney and the surrounding mid-west district. By upgrading the facility Mudgee Council has assured that there is an injection of tourists as families and their sports stars of tomorrow flock to Mudgee as a convenient location to stay during their week-long tournaments held typically in the autumn and winter school breaks.

✓ **Crudine Wind Farm**

As well as having a suitable wind resource and strong local community support the Crudine Wind Farm near Mudgee has:

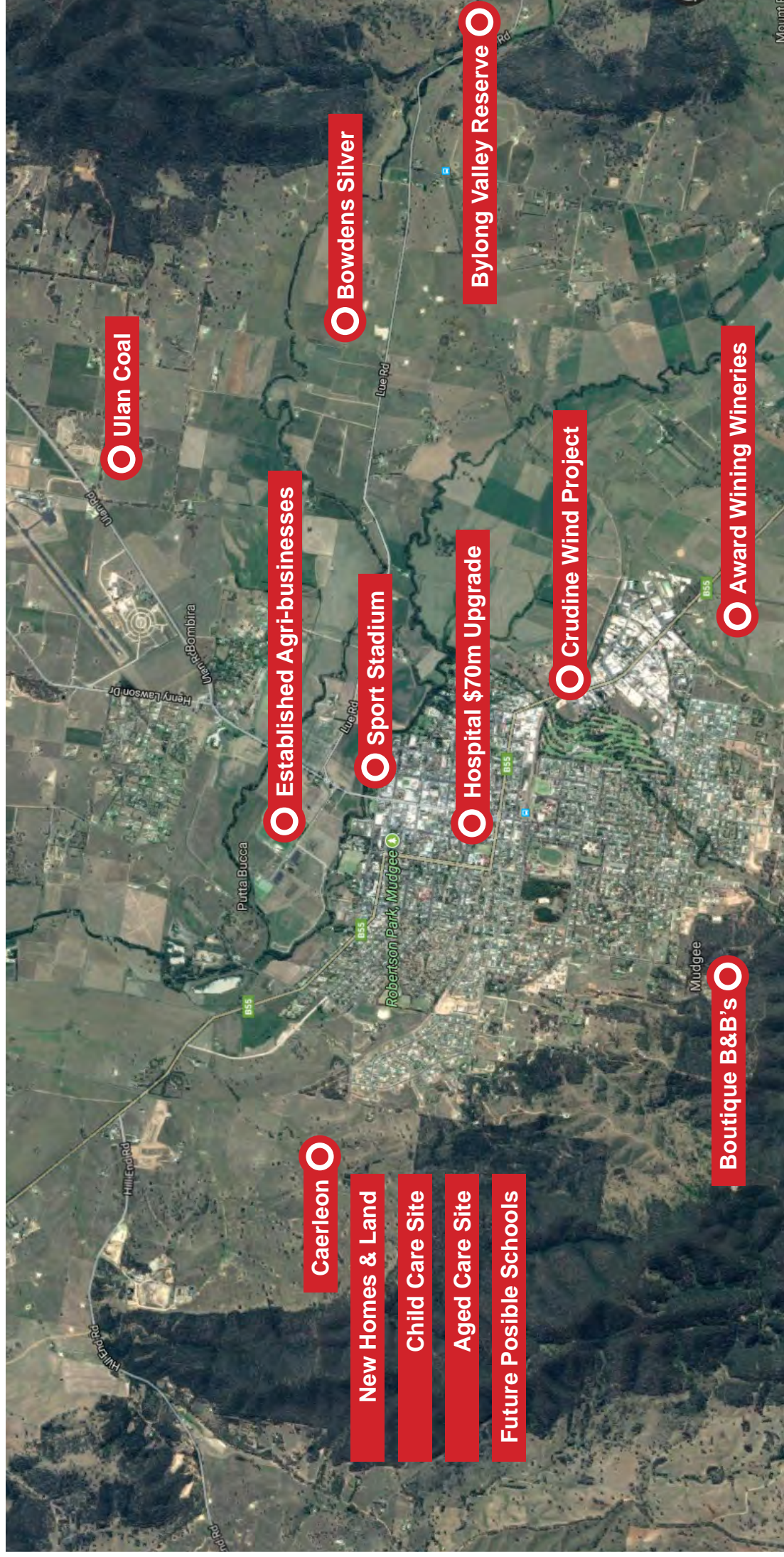
- ✓ Proximity to residential properties and a new housing estate
- ✓ Surrounding land uses are consistent with power generation
- ✓ No areas sensitive to specific environmental protection requirements with respect to wind farm power generation

✓ **Mudgee Hospital Upgrade**

As part of the \$70.2 million Mudgee Hospital Redevelopment there will be a major upgrade to the health service's infrastructure in the region. Including

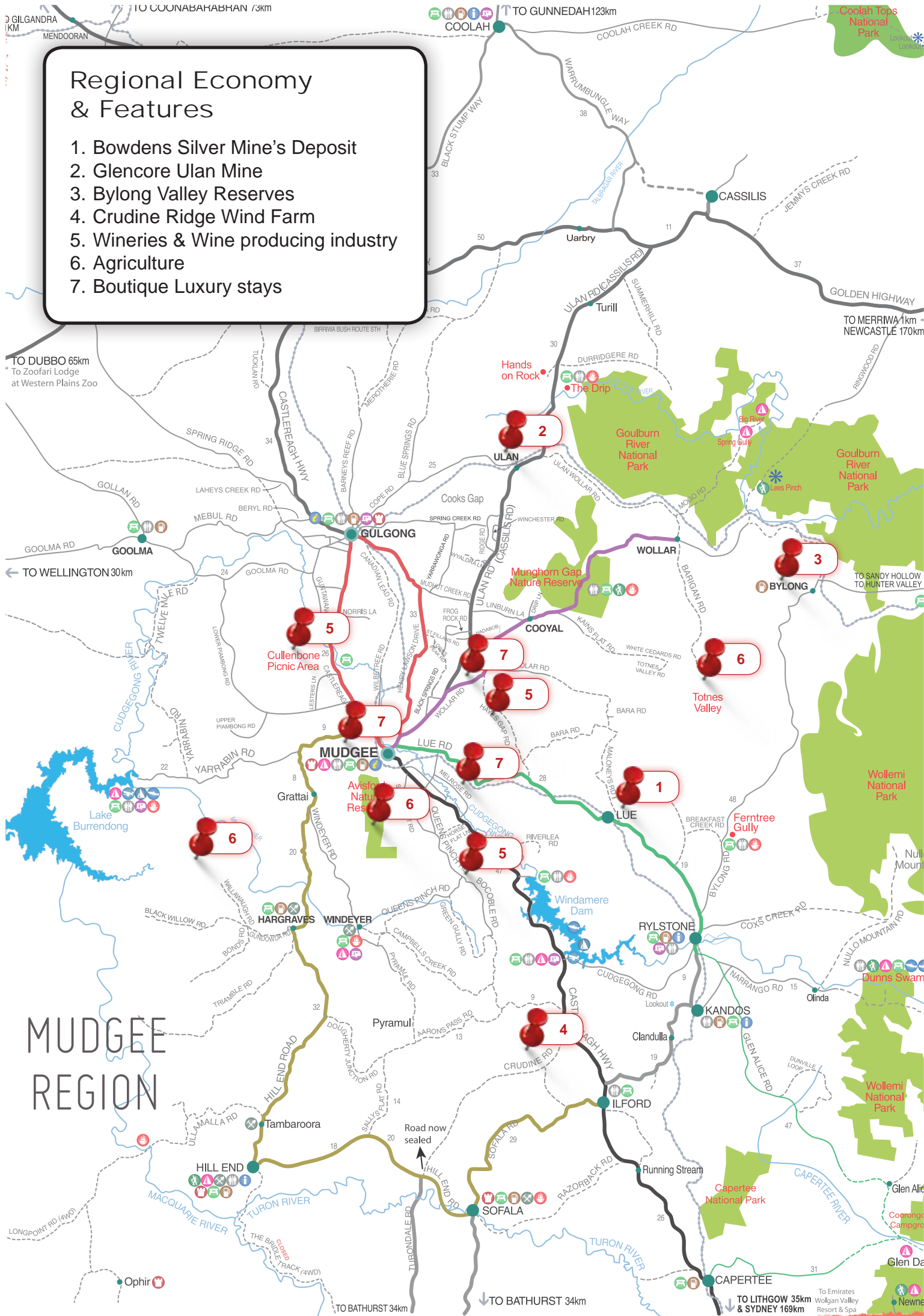
- ✓ Upgrade to the existing health service in size & scope.
- ✓ More contemporary facilities and integrated models of health care.
- ✓ Promoting Mudgee Hospital as the hub for people living in the Mid-Western Regional Local Government Area
- ✓ Meeting health service needs through to 2027.

Mudgee Economic Highlights



Regional Economy & Features

1. Bowdens Silver Mine's Deposit
2. Glencore Ulan Mine
3. Bylong Valley Reserves
4. Crudine Ridge Wind Farm
5. Wineries & Wine producing industry
6. Agriculture
7. Boutique Luxury stays

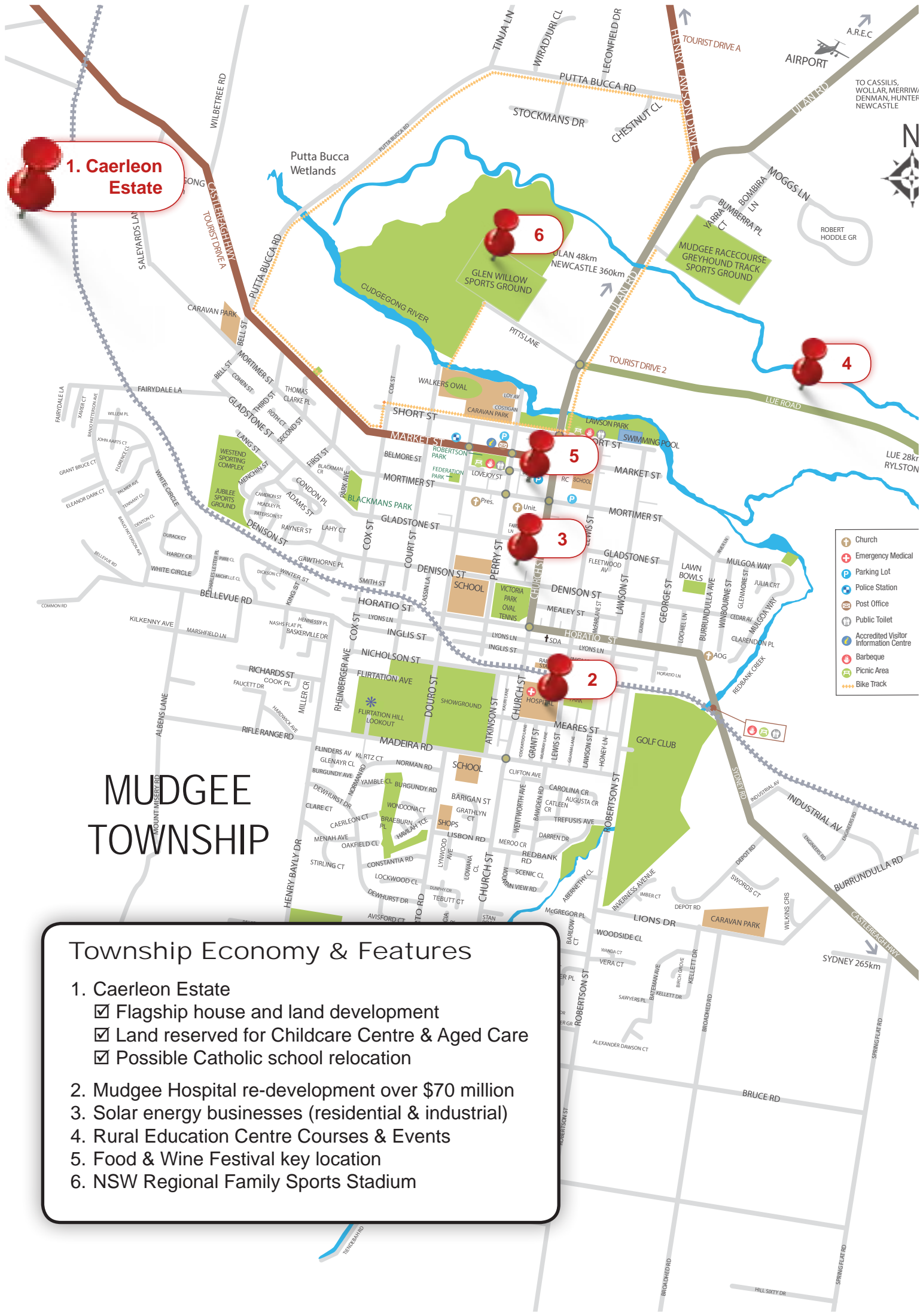


MUDGEETOWNSHIP

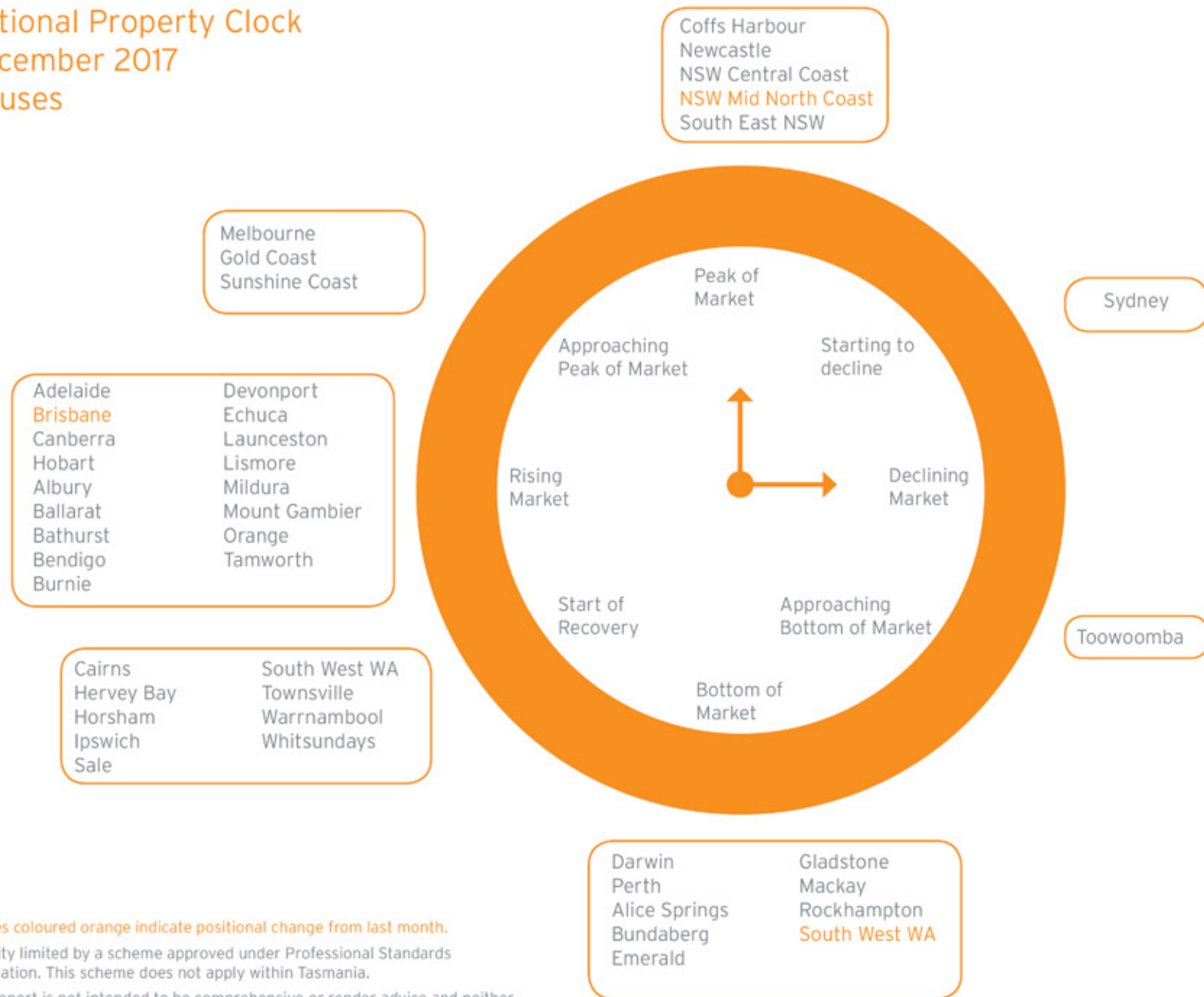
1. Caerleon Estate

Township Economy & Features

1. Caerleon Estate
 - ☑ Flagship house and land development
 - ☑ Land reserved for Childcare Centre & Aged Care
 - ☑ Possible Catholic school relocation
2. Mudgee Hospital re-development over \$70 million
3. Solar energy businesses (residential & industrial)
4. Rural Education Centre Courses & Events
5. Food & Wine Festival key location
6. NSW Regional Family Sports Stadium



National Property Clock December 2017 Houses



Entries coloured orange indicate positional change from last month.

Liability limited by a scheme approved under Professional Standards Legislation. This scheme does not apply within Tasmania.

This report is not intended to be comprehensive or render advice and neither Herron Todd White nor any persons involved in the preparation of this report, accepts any form of liability for its contents.

Featured Package

Newport Plus
Lot 110 Knox Cres
Caerleon, NSW 2850

Living	148.7 m ²
Al Fresco	31.6 m ²
Garage	30.2 m ²
Porch	2.9 m ²
<hr/>	
TOTAL	213.4 m ²

Key Features:

Modular layout:

4 beds / 2 Bath / 2 Garage

OR

3 beds / 1 Bath / 1 Garage

PLUS

Studio (1 Bed / 1 Bath / 1 Garage)

WITH

- ☑ Superior brick construction
- ☑ Contemporary concrete finishes on patios and driveways
- ☑ Gourmet kitchen featuring modern appliances – cooktop, rangehood, dishwasher, fan-forced oven with superior laminate finishes
- ☑ Downlight light fittings for kitchen, bedrooms, living and al-fresco areas
- ☑ Split system airconditioner
- ☑ Motorised garage lift doors with remotes
- ☑ 2.7 meter ceilings





Newport Plus



Duel Key



OR

Single Key



\$530,000

COMPLETE TURNKEY PACKAGE

CAERLEON



GRANTON HOMES

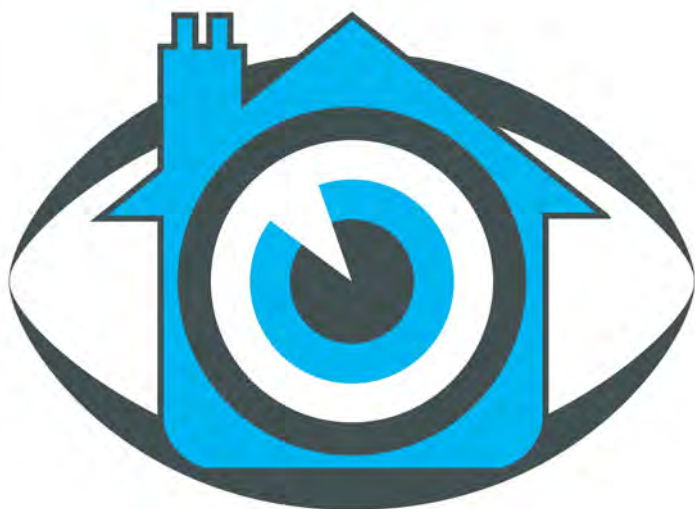


GRANTTON HOMES

DUAL LIVING HOUSE & LAND



MUDGEE



INVESTMENT SNAPSHOT

Property Strategy	Dual rental incomes, positive cashflow
Property Type	Brand new, custom built house and land packages, 4 bedrooms, double garage
Land Size	830m ² - 1082m ²
Investment Price Points	\$520,000 - \$530,000
Market Rent	\$500 - \$540 per week (dual properties)
Typical Depreciation	\$150 - \$210 per week
Vacancy Rate	2.50%
Rental Yield	Circa 6.804% per annum
Capital Growth	89.703% (2003-2016 period)
Population Growth	3.1% (current) 6.93% (projected to 2021)
Estimated Positive Cash Flow	\$740 per month / \$171 per week (Typical scenario)



GRANTON HOMES

MUDGEE

STAGE 1



Stage 1 and Stage 2 are rapidly selling out, resulting in the bringing forward of Stage 3 for a planned delivery in early 2018.

The first childcare centre is due to be operational by early 2019.

The Neighbourhood Town Centre is planned to be operating by early 2020.



GRANTON HOMES



GRANTON HOMES

BRAND NEW!! POSITIVE CASH-FLOW!!

Dual-Key, Dual-Income Property That Can Put Money In Your Bank Account Every Month.

Prime Position Within a Low Rental Stock Location

- Guaranteed Fixed Price - No Site Costs or Extras
- Full Turn-Key Package - Nothing More to Spend
- No Body Corporate - Freehold Title
- Includes all Floor Coverings, Landscaping, Driveway, Flyscreens, Fencing, Letterbox, Clothesline & More!
- 2700mm High Ceilings
- 2 Kitchens, 2 Laundries, 2 Income Streams!
- High Quality Design and Finish

Massive
Block
Size!!



124
854m²



Disclaimer: Photography, house designs, artist impressions, specifications and inclusions may depict finishes and features which are not supplied by The Builder. They are not to be relied upon as they are for information purposes only and may be subject to change at the discretion of the Builder. Should you require any specific information regarding your circumstance, please contact your sales representative.

23rd October 2017

Mr G Barker
graham@grantonhomes.com.au

To Graham,

Re: Rental Appraisal – 'The Bayview'

Thank you for allowing us the opportunity to provide you with a rental appraisal on the above mentioned property. We feel that the property would currently rent in the vicinity of;

4 bed, 2 bath, 2 garage \$470 - \$500 per week

Although every care has been taken in arriving at this figure, I stress that this is an opinion of reasonable asking price only and not to be taken as a sworn valuation.

Thank you again for the time you spent with me discussing your property. If I can be of any further assistance please don't hesitate to contact me on 6372 2584.

Yours sincerely,



ADAM WOODS
LICENSED REAL ESTATE AGENT

CENTRAL TABLELANDS

79 Church Street
Mudgee 2850 NSW
T +61 2 6372 2584
F +61 2 6372 4670

D J Woods & Co Pty Ltd ABN 36 003 120 312 (an independently owned and operated franchise business) t/as McGrath Central Tablelands

18th October 2017

Mr G Barker
graham@grantonhomes.com.au

To Graham,

Re: Rental Appraisal – 'The Newport'

Thank you for allowing us the opportunity to provide you with a rental appraisal on the above mentioned property. We feel that the property would currently rent in the vicinity of;

3 bed, 1 bath, 1 garage (not including the studio)	\$350 - \$370 per week.
1 bed studio (only) & 1 garage	\$150 - \$170 per week

Although every care has been taken in arriving at this figure, I stress that this is an opinion of reasonable asking price only and not to be taken as a sworn valuation.

Thank you again for the time you spent with me discussing your property. If I can be of any further assistance please don't hesitate to contact me on 6372 2584.

Yours sincerely,



ADAM WOODS
LICENSED REAL ESTATE AGENT

CENTRAL TABLELANDS

79 Church Street
Mudgee 2850 NSW
T +61 2 6372 2584
F +61 2 6372 4670

MUDGEE

OVERVIEW

Mudgee is a diverse regional hub located in Central West NSW, some 3 hours north-west of Sydney. The main economic drivers for Mudgee are mining, green energy, agriculture, viticulture and tourism.

Rental yields in Mudgee are approximately 2.3x the Sydney average. Capital growth in house values has increased 89.7% (2003-2016)

In 2011-12 Mudgee recorded the fastest population growth of any inland town within New South Wales. Mudgee enjoys a growth rate almost 3 times greater than Dubbo, Bathurst or Orange.

Mudgee's population growth is rapidly leading to a land and housing shortage. Currently, zoned residential land supply meets less than 25% of projected demand to 2021, leading to a supply deficit of 3,896 blocks of land and increased competition for available properties.

There is a significant amount of infrastructure investment driving the wealth and population base of Mudgee. Each of the major coal mines within the region are earmarked for substantial capex investment to meet rising energy demands.

Coal reserves within the area comprise 21.4% of NSW total reserves and broadly equate to around 90 years supply based on current sales and export volumes.

Additionally, a \$1.3 billion wind farm project has been approved, and the largest undeveloped silver mine in Australia is now at the advanced exploratory stage. Local tourism continues strong year-on-year growth.

Extra wealth is already flowing into Mudgee and should continue to do so. Median household incomes in Mudgee rose more than 40% between 2006-2011 and continued to grow at above average levels between 2011-2016.



GRANTON HOMES

MUDGEE

Services and Infrastructure for the Area

The due diligence covered both existing infrastructure and what is required in the short-to-medium term.

Some of the [key points](#) the analysis revealed [about Mudgee](#) included

- [Housing supply is low](#) - both in terms of sales and rental - relative to supply
- The rental market was [particularly tight](#) for 1 bedroom dwellings
- A [serious shortage](#) of short-term accommodation was predicted
- Overall, based on population growth predictions, by 2021, a total of [5,096 new blocks of land](#) would be [needed](#) to meet housing demand
- With [only 1,275 blocks zoned](#) and approved for development, which is less than 25% of the total expected demand, a deficit of 3,896 blocks is predicted by 2021.

It is important to note that this supply deficit is based on population projections that have already been proven to be [too conservative](#).

Population projections prepared by Parsons Brinckerhoff as part of the Council's Comprehensive Land Use Strategy anticipated that in 2021 the region's population would be 24,130 people.

Fully five years ahead of projections, the 2016 population had already exceeded this number, reaching 24,313 people.

At present, Mudgee is experiencing [some of the fastest population growth](#) seen in regional New South Wales.

Mudgee's population growth rate is [almost 3 times faster](#) than the growth rate for Dubbo, Bathurst or Orange. In 2011-2012 Mudgee recorded the fastest population growth of [any inland town](#) within New South Wales



GRANTON HOMES

MUDGEE

As the Mudgee **economy continues to grow** in conditions of near full-employment, **more and more workers** (particularly skilled trade occupations) **will be recruited** to Mudgee.

Remote workers in particular **will continue to seek** 1 bedroom accommodation within the region.

The Granton Homes packages combine the two property types of greatest market demand into one comprehensive property package that

- Has dual rental income streams, reducing the risk to investor cashflow;
- Boosts investment yields, so that for many investors a substantial cashflow surplus can be achieved; and
- Enjoys the full suite of tax benefits available in brand new homes.

INVESTMENT PACKAGE BENEFITS

- Guaranteed Fixed Price
(Irrespective of site conditions)
- Extremely Attractive Price Points
 - Big blocks of land - 840m²++
- Generous dwelling size - 200m²++ total footprint
 - Turnkey Package - Nothing More to Do
(Includes driveway, landscaping, flyscreens, letterbox and window furnishings)
 - 2 kitchens and 2 laundries
 - Double car accommodation
- Located in prime positions within the Masterplanned Caerleon Estate in Mudgee



GRANTON HOMES

MUDGEE

ABOUT CAERLEON LAND ESTATE

Caerleon Mudgee is 305 hectares of residential zoned land in Mudgee, sitting between Fairytale Lane and Hill End Road. The Estate provides for the development of over 2,800 homes just moments from the city centre.

Despite a likely shortfall in supply relative to demand of more than 3,800 lots by 2021, Caerleon will be the only significant zoned land supply in Mudgee for at least the next few years.

As noted previously, this supply deficit has seen Mudgee identified as one of the top property market performers in coming years.

Caerleon's Concept Masterplan provides for a mix of residential lot sizes, primarily in the 450m² - 1,500m² with some additional small acreage allotments. The Masterplan also allows for the development of a retail / commercial hub and Town Centre.

The Town Centre will include a large open park, bike track, playground and picnic areas. Through sensitive and clever design, all houses in Caerleon will be within 400 metres of public open space and facilities for both children and families.

The developer has set down a series of covenants designed to both protect and enhance the value of properties in the Estate including minimum house sizes, minimum roof pitch, architectural façade requirements, patterned concrete driveway and established landscaping standards.



GRANTON HOMES