



Why partner with TRUWAY Group

TRUWAY Group of companies are proudly owned and operated 15 years in the Newcastle, Central Coast & Sydney regions of New South Wales, making us experts in this geographical area. Our experienced team of property professionals ensure that the location of our developments is thoroughly researched and assessed to meet the specific requirements of investors.

- TRUWAY Real Estate have targeted high demand growth areas with over \$20 billion dollars of infrastructure spending in the estate areas.
- Low vacancy rates of 0.8% - 1.5% being a lead criteria.
- Single key investments are generally 4.5% rental return 6% after depreciation.
- Dual key investments are generally 6% rental return 8% after depreciation.
- Depreciation with BMT single key \$12,000 - \$14,000
- Depreciation Dual key BMT \$15,000 - \$18,000



Why TRUWAY Real Estate targets the Central Coast – Cedarwood, Wadalba, Woongarrah Estates

We've done our research so that you and your clients don't have to. An investment by Government and Private business of over \$8 billion on infrastructure has been made in the Northern Central Coast, making it a perfect time to invest in this area. Here's what you need to know about the investment being made and opportunities this will create.

- \$2.8 billion Westfield Tuggerah and Tuggerah Business Parks upgrade. Creating 10,000 construction jobs and 2700 jobs on project completion.
- \$3 billion North Connex Project. This will cut travel time to Sydney by 15-40 minutes and created 9,300 jobs.
- \$391 M1 upgrade in Gosford and Wyong reducing congestion.
- \$348 million Gosford Hospital Re-development
- \$235 million Wyong Hospital Re-development and new private hospital
- \$300 million inter-city fleet train maintenance facility at Kangy Angy. This is expected to create 300 positions during construction and 200 for it's operation.
- \$1.5 billion investment in Wyong employment zone is creating 6,000 jobs.
- \$42million at Lake Haven's new Bunnings creating 266 jobs tripling their footprint
- NSW Planning and Hunter Research Foundation have identified a 7,200 affordable housing shortfall, growing exponentially to 11,500 by 2036.
- Warnervale – encompassing Hamlyn Terrace, Woongarrah and Wadalba is the 7th fastest growing suburb in NSW.

Hilltop / Cedarwood



Education

- 1 Lakes Grammar
- 2 Mackillop Catholic College
- 3 Warnervale Primary School
- 4 Wadalba Community School
- 5 Kanwal Public School
- 6 Gorokan High School
- 7 Gorokan Public School
- 23 St Aloysius Catholic Primary

Lifestyle

- 8 Warnervale Athletic Field
- 9 Hamlyn Terrace Sports Complex
- 10 Wyong Golf Practice Range
- 11 Breen Oval
- 12 Woongarra Sports Facility
- 13 Wadalba Sports Complex
- 14 Wyong Rugby Leagues Club

Medical

- 15 Warnervale GP Super Clinic
- 16 Wyong Hospital & Medical Centre
- 24 Tuggerah Lakes Private Hospital

Transport

- 21 Warnervale Train Station
- 22 Proposed New Train Station

Retail

- 17 Wadalba Shopping Village
- 18 Kanwal Village Shopping Centre
- 19 Woolworths Lake Haven
- 20 Lake Haven Shopping Centre
- 20 Lake Haven Home Mega Centre



Warnervale – Hamlyn Terrace - Cedarwood

TRUWAY Real Estate has identified over \$8 billion spending on infrastructure and economic drivers in the Northern Central Coast area.

- Warnervale – encompassing Hamlyn Terrace, Woongarrah and Wadalba is the 7th fastest growing suburb in NSW.
- North Connex is a \$3billion project creating 8,700 jobs due for completion in 2020. It will cut the commute from Cedarwood Estate to Sydney by 15 – 40mins by bypassing 21 sets of lights along Pennant Hills road.
- M1 motorway upgrades of \$391million at Gosford and Wyong will further relieve congestion.
- 15 mins south the \$2.8billion redevelopment of Westfield's Tuggerah and surrounding Business Park will create 10,000 jobs.
- \$200million Wyong Hospital redevelopment and \$23million Tuggerah Lakes Private Hospital
- 25mins to \$300million purpose built intercity fleet maintenance facility at Kangy Angy expected to create 300 jobs.
- The Wyong Employment Zone just 9 mins drive is to create 6,000 jobs are bring \$1.5billion of investment.
- 6 mins to Bunnings \$42million redevelopment at Lake Haven which tripled their footprint creating 266 jobs.
- 5 mins to new \$10million Woolworths Wadalba.
- Being situated 60mins from Sydney and Newcastle Hamlyn terrace is uniquely positioned to take advantage of this spending for future potential capital growth.
- Being positioned 9 mins from the M1, 10mins from Canton Beach Lifestyle options are plentiful.
- Lakes Grammar Anglican School and Mackillop Catholic College are 2 private schools within 10mins that ensure premium education opportunities are available.
- Our spacious low maintenance Torrens Title, turnkey, tenant ready package offers affordable convenient living for every family.

Maitland/Hunter/Newcastle





Maitland / Hunter Region / Cliftleigh / Heddon Greta / Gillieston

This area has been identified as the North West urban growth corridor out of Newcastle. In this region, an investment of almost \$11 billion in infrastructure has been made.

- \$5 billion expansion of Newcastle Port Terminal 4 which is worlds largest coal exporter contributing \$1.6billion to hunter economy and 9,000 jobs per annum
- \$1.7 billion Hunter Expressway shaving up to 25mins off the commute to Newcastle M1 interchange, commute to Newcastle University in 17mins and Newcastle CBD 35mins. Extending to Branxton 25 km past our estates shows the huge area of housing and population growth in the future.
- \$1 billion upgrade of the Williamstown RAAF base
- \$900m upgrade Newcastle airport to international terminal
- \$780m upgrade of John Hunter Hospital
- \$400 million has been spent on the Metford hospital. This is a state of the art facility to accommodate the health needs of the Hunter region community.
- \$377 million spent on the Stockland Greenhills Shopping Centre re-development. This is the largest retail re-development the country has seen in 2019. This has also generated more than 2,500 jobs for the local community.
- \$160 million going towards the Hunter Grange lifestyle village for retirees, creating 150 jobs.
- The Newcastle / Hunter Valley GDP is \$44 billion, second largest only to Sydney in New South Wales. This is huge given the size and population of this region.
- Current population of 70,000 a 20,000 increase is expected in 5 years
- Population growth in Cliftleigh/Heddon Greta of 53% between 5 yr census 2011 - 2016
- Hunter Valley region population 620,530 - 2011 census.

Maitland/Hunter/Newcastle



location

- 1** hunter express way
\$1.7 BILLION FEDERAL FUNDING
8 MINS AWAY
- 2** m1 pacific motorway
SYDNEY IN JUST 2 HOURS
- 3** newcastle university
26,615 STUDENT POPULATION
29 MINS AWAY
- 4** newcastle port
LARGEST COAL EXPORT PORT WORLD WIDE
45 MINS AWAY

- 6** john hunter hospital
650 BEDS
32 MINS AWAY
- 7** new lower hunter hospital
750 BEDS, \$450M CONSTRUCTION
7 MINS AWAY
- 8** hunter valley rail
TO NEWCASTLE CBD
15 MINS AWAY
- 9** employment zone
35 MINS AWAY
- 10** stocklands shopping centre
\$412 MILLION BUDGET RECENTLY COMPLETED
15 MINS AWAY



Lake Macquarie – Bonnells Bay, Morisset, Cooranbong

Lake Macquarie has recently seen a record \$1.24 billion worth of Development defying the national downward trend.

- \$70million Wakefield motorsport complex
- Toshiba constructing a 1832sqm warehouse/workshop/training and office regional hub at Morisset
- \$26million Woolworths redevelopment
- \$21million Coles redevelopment
- \$29million Police Local Area Command at Morisset

Population By Local Government Area. Hunter Valley Region & Central Coast

Hunter Rank	Local Government	Population 2016	10 Year growth %
1	Lake Macquarie	202,847	7.6
2	Newcastle	160,919	9.8
3	Maitland	79,340	24.9
4	Port Stephens (Raymond Terrace)	71,118	14.5
5	Cessnock	56,762	19.7
	Central Coast	333,627	19.67

Estates Of Development By Local Government Area.

- **Lake Macquarie** – Bonnells Bay, Cameron Park, Cooranbong, Edgeworth, Morisset.
- **Newcastle** –
- **Maitland** – Aberglasslyn, Gillieston Heights, Raworth, Rutherford, Thornton.
- **Port Stephen** – Raymond Terrace, Karuah.
- **Cessnock** – Ariana Estate, Carmichael Estate, Cliftleigh Meadows, Heddon Greta, The Vines.
- **Central Coast** – Hamlyn Terrace, Wadalba, Warnervale, Woongarra, Wyee.