

Resource-rich Hunter investment property hotspot

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Newcastle and the Hunter Valley have been identified among the nation's top regions for property investment, by a panel of industry experts.

Property magazine Smart Property Investment has published its annual fast 50 suburbs ranking, which includes 11 regions in New South Wales.

Last year's list included Muswellbrook, but this year the region has captured more interest with Newcastle, Cessnock and the Hunter Valley ranked among the top investment locations.

The strength of the Hunter's mining sector has contributed to the strong showing, along with its relatively affordable housing.

Features Editor, Jennifer Duke says the list was compiled by a panel of real estate experts who were impressed with the changing nature of Newcastle's property market.

"Resources was the listed driver for those spots, but in particular Newcastle came up.

"They were saying there was a transition from that sort of traditional fibro four-bedroom property into these new developments, townhouses and boutique areas.

"That's really attracting investors at the moment."

Smart Property says the hotspots were chosen based on a range of measures including population growth, demand for housing, income levels, employment vacancy rates, previous capital growth and current rental yields.

The top 11 regions in New South Wales also featured Dubbo, Bathurst and Gunnedah.

Smart Property Investment Editor, Phillip Tarrant says overall the top 50 list highlights the growing investment potential of regional areas, compared with capital cities.

He admits the current market remains challenging and anyone looking to make a "fast-buck" without doing the right research could get their fingers burnt.

<http://www.abc.net.au/news/2013-01-16/resource-rich-hunter-investment-property-hotspot/4466720>