

2042 Newtown

ONE OF SYDNEY'S GREAT ART CAPITALS, NEWTOWN IS FULL OF LIFE AND BRIMMING WITH CHARACTER, WRITES GEORGIA BROWN

WHO LIVES HERE

NEWTOWN has a population of 14,148 and a median age of 32.

Residents are predominantly professionals, singles and families with children.

LIFESTYLE

RECOGNISED by many as one of Sydney's great art capitals, Newtown is brimming with character.

There is a plethora of restaurants, cafes, bars and pubs, heavily concentrated along King St and its surrounds. Camperdown Memorial Rest Park, an expansive public park that attracts people from all walks of life, is in Newtown. It is the ideal place to go to escape the hustle and bustle of King St.

Newtown Festival is an annual event at Camperdown Memorial Rest Park, showcasing the best local

and national music, arts, entertainment, food and education, celebrating the Newtown community.

Newtown is just 4km southwest of Sydney CBD, with access to great public transport options.

SCHOOLS

NEWTOWN has a number of excellent schools, including Newtown High School of the Performing Arts – one of the leading performing and visual arts schools in Australia.

HOMES

MORE than 50 per cent of homes in Newtown are townhouses, while 37 per cent are apartments and 8 per cent are freestanding houses. More than 50 per cent of households in Newtown are shared, while the remainder house families.



WHY WE LIVE HERE

6 BENNETT ST PERFECT SPOT FOR HAVEN

JUST a stone's throw from Carriageworks and the bustling cafes and restaurants of King St, Karen Shepherd's three-bedroom Newtown cottage is the height of convenience.

Having lived there for the last 10 years, she has grown accustomed to the location of 6 Bennett St.

"It's this gorgeous little haven," Ms Shepherd said.

"It's in this lovely little enclave, where there are big trees and recently landscaped footpaths, but you can walk around the corner to King St.

"And it's walkable to three different train stations – Macdonaldtown, Newtown and Redfern. I don't use my car very much at all."

When Ms Shepherd first moved into the home in 2007, her daughter – who was attending university at UTS at the time – lived with her there.

"She loved being able to walk to uni, and walk to Broadway Shopping Centre for work," Ms Shepherd said.

Since finishing uni, Ms Shepherd's daughter has moved out of home, which has left her looking to downsize.

Putting her Bennett St home on the market, she plans to relocate somewhere smaller while remaining in the Newtown/Camperdown area.

There are plenty of things Ms Shepherd will miss about the home, including the community that surrounds it.

"It's on a gorgeous little treelined cul-de-sac, and the neighbours are fabulous – very diverse with families, couples and singles," she said.

Ms Shepherd's favourite part of the home is the living space.

"I love the eat-in kitchen – it has French doors opening onto a little deck, where I have an outdoor setting."

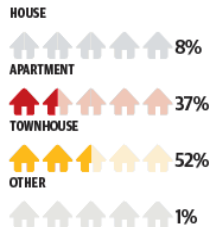
Each bedroom sits adjacent to each other on the right-hand side of the house, all three have built-in wardrobes.

The spacious lounge room has an ornate fireplace and high ceilings. It leads through to the modern kitchen, outdoor deck and paved terrace.

Listed with Michael Harris of Raine & Horne Newtown, 6 Bennett St goes to auction on April 8 with a price guide of \$1.6 million.

SPOTLIGHT NEWTOWN

PROPERTY TYPE



HOUSEHOLD TYPE

Family households	49.7%
Shared households	50.3%
Average home ownership	7.9years
Moved one year ago	27.2%
Moved five years ago	62.3%

CAPITAL GROWTH

	FIVE YEARS	TEN YEARS
HOUSES	69.0%	9.0%
UNITS	65.8%	8.8%

WHO LIVES HERE?

Population	14,148
Average household	21
Median age	32
Aged under 15	9.6%
Aged over 65	5.7%
Average weekly household income	\$1,753
Owned outright	16.1%
Being purchased	25.9%
Rented	57.7%
Other	0.4%
Born in Australia	66.7%
Born overseas	33.3%

RENTAL MARKET

Median asking rent - houses	\$750
Gross rental yield - houses	3.0%
Median asking rent - units	\$500
Gross rental yield - units	3.4%

MARKET INSIGHT

	MEDIAN PRICE	12 MONTH GROWTH	DAYS ON MARKET	DISCOUNT
HOUSES	\$1320K	5.0%	29	-2.6%
UNITS	\$760K	19.6%	27	-4.6%

TOP SALE



MID POINT



BARGAIN



WHY WE LIVE HERE
rpdata.com

Full of life and brimming with character, with endless lifestyle amenities on offer.

