
Ultimate Guide on Reasons To Live in Newcastle and its Neighbouring Suburbs



ABSTRACT

Are you and your family thinking of moving to Newcastle, Lake Macquarie or Hunter region or have you already moved? Welcome to the Newcastle region. It's a great place to raise babies and kids. Whether you're moving from Sydney, from interstate or from overseas, here's some tips to help you and your family settle in.

INTRODUCTION

There's a variety of places to live depending on your budget and where you are interested in being located or if you want to live in a house or an apartment. Living near Newcastle CBD and the beaches is more expensive but there are a variety of family-friendly suburbs located a bit further out. These include New Lambton, Kotara, Adamstown Heights, Warners Bay, Eleebana and Valentine.

I. Living in Newcastle

Are you thinking about coming to Newcastle to study or work? Newcastle, Australia is a vibrant and diverse city with a population of 550,000.

"Newcastle is a place where if you want to work hard and have innovation, you can open your own business, you can get involved with the University and do your own research. Newcastle is an incubator for great ideas." Professor John Fischetti.

Newcastle, Australia has been named as one of the world's top 'Smart Cities' to watch in 2017 by Global magazine National Geographic Traveler.

In 2011, the highly respected travel guide Lonely Planet listed Newcastle - Australia's seventh largest city and economic hub of the Hunter region - among the world's Top 10 Cities.



Discover Newcastle

Nestled on Australia's spectacular NSW coast and surrounded by some of the state's most popular destinations, Newcastle is an all-round great choice as a safe and friendly place to live.

The city itself has a lot to offer - great weather, beautiful surrounds, an unbeatable lifestyle and a vibrant cultural identity that is truly its own. The city is recognised world-wide for its ongoing transformation and has come a long way since its 90 year history as the 'Steel City'.

There are lots of ways to get to know the city of Newcastle and plenty of information available to help you. Visit our Getting to know Newcastle page to get started.

Beautiful surrounds

When you choose the University of Newcastle, Australia for work or study, you will enjoy the area's stunning scenery and world-famous destinations, including the Hunter Valley Wine region, historic Maitland, Lake Macquarie, Port Stephens and Barrington Tops National Park. Newcastle is also the gateway to the state's north coast.

The city itself is an interesting mix of old and new architecture, dominated by the magnificent Christ Church Cathedral that sits atop The Hill, with views over the busy harbour, the city and coastline.

A thriving arts scene



With the support of fantastic programs like Renew Newcastle, Newcastle is fast developing a reputation as the 'place to be' for the creative arts. We have the highest ratio of artists per head of population in the country.

On top of the thriving local scene, Newcastle has always been a popular destination for major international and national artists and shows touring Australia.

Venues range from world-class galleries, museums and theatres to shopfronts and the emerging small bar scene.

Hunter region a leader in health and education

Newcastle offers world-class health care via the Hunter New England Health Service. The John Hunter Hospital, one of Australia's leading teaching hospitals, is the hub of health services in the region, and the recently upgraded Calvary Mater Hospital is a two-minute drive from the University campus.

The Newcastle region boasts quality education facilities. Many of the region's primary and secondary schools rate among the best in the state and in addition to the University of Newcastle, TAFE NSW – Hunter Institute offers more than 450 courses.

II. 8 Reasons International Students are Moving to Newcastle and Regional NSW

There is a lot more to discover in Australia than just the major cities! Located just two hours from Sydney you'll find the busy city of Newcastle and the gorgeous Central Coast, a beach-rich strip of Australia's east coast.



From a relaxed lifestyle and affordable cost of living to a vibrant wine country on your doorstep, there are hundreds of reasons to move to Newcastle or regional NSW! Here are our top eight.

Beach lifestyle

When daydreaming of their time Down Under, most international students picture themselves walking barefoot on the beach with salty hair and sun-kissed skin, perhaps even catching a few waves. The Central Coast is the perfect place to make that dream a reality, with 41 beaches to choose from along its 87km coast.

Terrigal, Newcastle, Avoca, and Copacabana are crowd favourites. If you'd like to try surfing, Newcastle Beach has a reputation for being one of the best surf locations in all of Australia and is an easy walk from the city centre. The real benefit of moving to regional NSW is having all the time in the world to explore every beach and pick your favourite!

Beautiful scenery

Beaches aren't the only thing you'll be spoilt for choice on when moving to the Central Coast! Home to three national parks, dozens of bushwalks, and beautiful lakes and waterfalls, you can experience Australia's diverse flora and fauna by foot, bicycle, or boat.



The area has a rich First Nations history through the Traditional Custodians of the lands, the Worimi Nation and the Pambalong clan of the Awabakal nation (Newcastle) and the Darkinjung people (Central Coast). Keep an eye out for Aboriginal rock art and engravings during your bushwalks, or book a tour to be guided around by a local.

A range of places to study (and regional benefits!)

Newcastle's beaches and scenery aren't the only impressive things on offer! The University of Newcastle is the only regional university to make Australia's Top 10 Universities of 2020, and ranks in the top 200 universities worldwide! This university's multiple locations offer world-class education, from inner-city Newcastle to bushland campuses, to the brand-new Central Coast Clinical School.

The area is also a great option for international students looking to complete VET courses, with dozens of TAFE campuses dotted across the region. If you're looking

for a pathway into university, the University of Newcastle College of International Education can help you transition into higher education with pathways into over 130 undergraduate and postgraduate degree programs at the University of Newcastle.

Plus, Newcastle, and other towns along the Central Coast, are classified as 'regional areas', which come with a range of benefits for graduates. The Australian Government allows students that meet study and skills criteria to stay in Australia after they complete their studies and gain valuable work experience. For example, to promote living and working in regional areas, students are eligible to stay for up to three years if they were to graduate from the University of Newcastle's city campuses, or for up to four years from the Central Coast campus in Newcastle East.

Affordable cost of living

Capital cities tend to be overpopulated, which increases rental demand in both private rentals and house-share agreements. This means capital city rent tends to be considerably higher than in regional areas, with Newcastle and the Central Coast being no exception.



Rental prices aren't the only inflated expenses when living in a capital city! As of March 2021, Sydney's rent prices are 43 per cent higher, grocery prices six per cent higher and a monthly travel pass is 33 per cent higher than Newcastle's prices. Use our cost of living calculator to discover how much money you could save by living in regional NSW.

Job opportunities

Both international students and locals alike often worry about getting a job when moving to regional areas. However, there is no need for concern. Similar to the lower cost of living, due to the fewer number of people living in regional areas, there is less competition in the job market.

While there are opportunities to find part-time work to earn an income, the close-knit communities found in the regional cities and towns of NSW also mean it's easy to build a strong professional network. Just ask a local and they'll probably know

someone, who knows someone, who you can talk to about specific industries, job openings or career advice.

Your education provider will have strong ties to the local businesses and organisations, so you will have a chance to engage in valuable work experience. For example, if you're eager to study healthcare (one of Australia's fastest-growing industries) students at the Central Coast Clinical School can access placement in large hospitals such as Gosford Hospital, plus experience working in smaller public and private facilities.

The area is also popular for entrepreneurs, with the City of Newcastle Lord Mayor Nuatali Nelmes stating:

"Newcastle is an economic hub driven by innovation and skills and we want to share this fact with all of Australia."

So, why not explore the University of Newcastle's I2N network, which supports entrepreneurial students in building their ideas.

Food, drink, and entertainment

Don't let the slower pace of life in this region fool you – there is still plenty of culture and entertainment! From Turkish degustations to award-winning fish and chips, to a combined bakehouse, nursery, and Australian cuisine eatery, the Central Coast's food and beverage scene is as vibrant and exciting as they come.

Sports fans and music lovers unite at the Central Coast Stadium, home to international concerts and national sporting events. Throw on some gumboots and head to Maitland Showground to attend national festivals like Groovin the Moo, sample local seafood at the Brisbane Water Oyster Festival, and grab your weekly fresh produce from the many farmers' markets held in most towns and cities.

Holiday spots and things to do

Newcastle and regional NSW are popular destinations for holidaymakers. So, if you find yourself with a free weekend, you're truly spoilt for choice on places to visit!

One of Australia's major wine regions, the Hunter Valley, is a stone's throw from Newcastle and perfect for a day's hop-on-hop-off winery tour or a weekend getaway. Grab a tent and head to Patonga campgrounds, located at the mouth of Hawkesbury River, and enjoy a few days off the grid. Get up close and personal with slimy and furry Aussie wildlife at the Australian Reptile Park, walk along the treetops at Barrington Tops, or explore the stunning Glenworth Valley on the back of a horse or a quad bike!

If we've got you hooked, read on to find out some of the benefits of studying and working in Newcastle!

III. Be a digital nomad in Newcastle

If you've ditched the office and are enjoying freelancer's freedom, Newcastle is a digital nomad's delight. Offering an incredibly laid back lifestyle that combines the best of beachside living with city life, Newcastle is fast becoming a hotspot for digital nomads. If you're looking for venues that cater for remote working, we've got you covered.



Laptop friendly cafes

Located in an old bank on Hunter Street, **Momo Wholefood** is a light-filled, airy cafe space with high ceilings and towering windows in the heart of Newcastle. With large communal tables and window sill seating, **Momo Wholefood** is a fantastic spot to work, while you sip a great coffee and people-watch in between sending emails.

Ground Floor Cafe is a great spot to do some creative thinking. Sit by the floor to ceiling windows with good food and coffee and get in the work zone. It's a great space for casual meetings too in Newcastle East.

If you can't work without really great coffee on hand, then local roastery **Suspension Espresso** has a grungey little nook for you and your laptop to cosy up in.

The perfect space for creative digital nomads, **Common Circus** in Hamilton has a bright and colourful creative backdrop. With large table space, friendly staff, and beautifully designed pink interior, **Common Circus** is great for solo work or to have a casual meeting. Not to mention their menu is simple and fresh, so you can tuck into lunch while you're there.

Laptop friendly hotels

For something a little quieter, there are some great hotels dotted around the city that offer fantastic remote working spaces. Located on the waterfront, **Rydges Newcastle** has free Wi-Fi and a 24/7 business centre for guests. If you're just passing through, why not pull up a chair at Wharf 350, the hotel bar and restaurant that overlooks the water.



Situated in a historic former brewery building, **Quest Newcastle West** offers quality and convenience in the heart of town. The venue's Meeting Room is a 130m² newly renovated light and bright conference space that can host up to 80 guests. It has a range of audio visual options, WIFI, intimate meeting rooms and breakout spaces, on-site parking and catering options.

Co-working spaces and bookable rooms

If you're a digital nomad who gets inspired by a group working environment, Newcastle has some great co-working spaces. **The Roost Creative** is a not-for-profit space for creative professionals, located in the heart of the city. With high-speed wifi, an open plan office, printing facilities and a communal kitchen and dining area, the **Roost Creative** is a great spot to meet and learn from like-minded individuals.

Rethink Your Workspace in Newcastle's West is an ultra-sleek, ultra-unique co-working space. Well-worth a visit for its interior design alone, with an in-house cafe and regular office dog named Boo, need we say more?

INNIX Hub has two locations — one on Parry Street and the other on Hunter Street. Both spaces are bright, light and full of life. With onsite showers and changing rooms, secure workspaces, and great meeting spaces, **INNIX Hub** is a great place to work, hold events and grow your professional network.

IV. What are the 7 best places to live in Newcastle?

The best areas to live in Newcastle

Once you get it in your head that you've had enough of your property, it's hard to move on from the thought of Moving Home. Whilst Moving Home is on your mind, have you ever thought about where you'd like to live?

As a Mortgage Broker in Newcastle, we've seen many First Time Buyers and Home Movers that haven't even thought about where to start when it comes to looking at where to live. To help you get started with this, we've created a list of our best places to live in Newcastle.

1 – Fenham

This large residential area is a wonderful place to live in Newcastle upon Tyne. Fenham is located just 2 miles away from the city centre, allowing quick access to city life through strong transport links. Whether you are a walker, biker, bus rider or driver, you'll find yourself at the heart of the city in under 10 minutes.



Fenham offers a wide range of local amenities to enjoy. You'll find a town hall, a barracks, a community and leisure centre, shops, restaurants, bars and pubs. Having lots of things to do has allowed Fenham to become quite the hotspot for First Time Buyers in Newcastle.

Its popularity could also be related to student accommodation there. Fenham has become a busy student area; it's located just 10 minutes from the University of Newcastle itself. St Mary's College has since served as student accommodation since its initial closing in 1984.

Housing types in Fenham vary. For example, you'll find terraced, semi-detached and detached all with reasonable prices. Here's a fun fact for you... Ant and Dec were born in the Fenham area!

If Fenham sounds like the place that could fulfil your home buying needs, feel free to get in touch and we can help you get the Moving Home process started.

2 – Jesmond

Jesmond is thought to be one of the most affluent areas within Newcastle and its surrounding areas. It's a grand, reputable suburb with a high population and lively local atmosphere. We mention this first as Jesmond is renowned for its dining, late-night bars and cafes.

Meanwhile, if you prefer the quieter side of life, you'll realise that there are lots of other things to enjoy in Jesmond; this includes garden and riverside walks, parks, museums and more. Activities like this will allow you to take a break from city life and relax outside. Jesmond Dene is one of Jesmond's greatest outdoor attractions; you'll find rivers and waterfall to walk by, picnics spaces, playgrounds for the children, a cafe and even an open-air theatre.

The housing types that are available in Jesmond vary, however, you'll find that most of them are detached and semi-detached. Typically, housing prices in Jesmond are quite high, so if you've got the money and the funds in place to live here, you should definitely consider it as a main option.

3 – Heaton

Heaton is a large suburb on the outskirts of Newcastle. It sits just 2 miles from the city centre itself. The area has become a very popular choice for home buyers; from students to younger and older families, Heaton is home to all different kinds of people.



There are lots of things to do in Heaton. If you like your musical and theatre, you're in luck as Heaton is home to the People's Theatre that hosts up to 12 productions per year! Furthermore, just down the road, you will find the Sage, an iconic music venue in Heaton. At the Sage, you'll find all different kinds of genres performing: jazz, classical, folk, country and even the blues.

To highlight even more of Heaton's best bits, let's talk about food and drink. In Heaton, you'll find plenty of food and drink options, there are delicacies from all over the world available. For example, there are Italian restaurants, Punjabi cuisines and

of course, plenty of Fish and Chips. Most of these are located on Chillingham Road. Here you'll find a long parade of cafes, restaurants, bars, shops and even the Metro Station.

Heaton is a fun and lively place to live, making it the perfect place for homeowners that have a family or are planning to start one. This is also why we love it!

4 – North & South Shields

We were going to put only one of the shields on our list, but then we realised that we couldn't do that!

Both small coastal towns sit right on the edge of Newcastle Upon Tyne, overlooking the sea. Both locations offer peaceful coastline walks and a very British feel. Even though they always argue which town is better, both Tyneside towns love their local area and wouldn't want to live anyway else. From funfairs on the front to popular shopping centres and outlets on the outskirts of the towns, there is always something to do in North and South Shields.

There are strong transport links into Newcastle City Centre in both towns, so you can easily access the heart of the city in under 20 minutes. That's if you would rather be in the centre over the beach!

5 – Chopwell

Located within the Metropolitan Borough of Gateshead, to the west of Rowlands Gill and the north of Hamsterley, Chopwell is a small village with a rich history dating back to at least 1150, as shown in a document involving the famous Bishop Pudsey, who served under King Richard I.

The area also has a history in the mining industry, as was prominent with much of Tyne & Wear around those times. The Chopwell Colliery was eventually closed and part of the site was turned into the Chopwell Meadows Nature Reserve. If you are a mountain biking enthusiast, you'll surely make great use of the Powerlines Mountain Biking Trail in the local area, a spot that finds people from all over the region coming to have a go at the 2.5-mile route on offer.

For a smaller location with industrial history and opportunities for leisure activities, Chopwell could be an ideal place to move to and call home.

6 – Gosforth

Gosforth is a Newcastle city suburb situated to the north of Central Newcastle. There is a rich history in the area, with some of the first recordings of the area noted in

1166. Over the centuries, there have been historical townships within the area, mining collieries and numerous archaeological discoveries including a Roman Altar.

Within the area itself, you'll find the notable building The Regent Centre, a business complex housing HM Revenue & Customs, as well as others. You'll also find various private schools and a secondary school Academy, great for families who are planning ahead for their children's future. There's a fantastic high street including various noteworthy, well-established businesses, including large supermarkets and even a local shopping centre, cafes and even some local pubs.



For a thriving local scene, high street shopping options, great opportunities for raising a family and a rich history, Gosforth might be an area worth taking the time to look into and possibly even call home.

7 – Quayside

Even if our list only gave you some pointers on where to start looking, we hope that it helped. More often than not, First Time Buyers don't have a clue on where to start!

If you are looking for First Time Buyer Mortgage Advice in Newcastle, then you should get in touch with our team. We are very experienced in helping applicants that want to move home, in fact, we've helped thousands of home movers just like you over our years in the industry.

V. Discover what the hottest suburbs in Newcastle are

We absolutely love Newcastle, Lake Mac and the Hunter Valley, and so do you guys! Ever wondered what the most popular suburbs are in Newie? Well we've done the numbers for you and come up with Newcastle's Top 5 most searched suburbs.

Cue the drum roll...

5. Coming in at fifth place is **Charlestown**, centrally located just minutes from the shores of Lake Macquarie, Newcastle's southern beaches and a mega shopping

centre. Charlestown is convenient, yet family-friendly and peaceful, with plenty of shopping, entertainment and coffee options at your fingertips. This includes our healthy fave, Mama P.



Newcastle. This inner city suburb has everything at its doorstep: cafes, beaches, bars and boutiques. With heaps of new developments springing up in recent years, there are more apartments options in Newcastle than ever, with everything from high-end penthouses through to entry level studio apartments in Newcastle East.



Here you needn't worry about having a car, you'll be walking everywhere, which won't necessarily be a bad thing. With so many local dining options, pounding the pavement will help ensure the kilos don't creep on. *Let's go out for dessert and cocktails, again!*

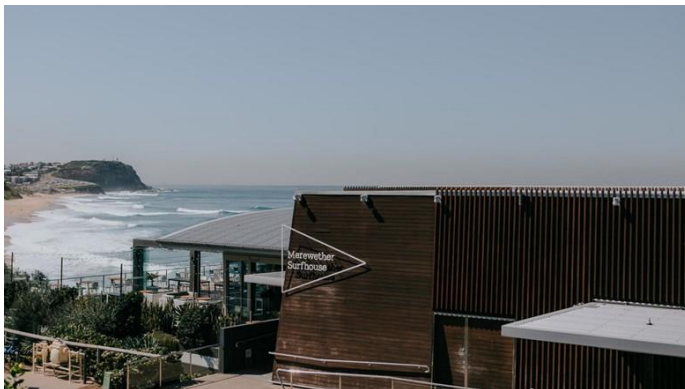


3. Tighes Hill, nestled between cosmopolitan Hamilton and up-and-coming Mayfield, Tighes Hill has a beautiful community vibe to it. Surrounded by bike paths, parklands and walking distance to some great cafes like Baked Uprising, Little Birdy and the main strip of shops in Islington. Tighes Hill strikes a wonderful balance between family-friendly and inner city.



Out of the hustle and bustle, but close enough to the city that you can easily ride your bicycle to work, Tighes Hill rocks.

2. Perennially popular **Merewether** is without a doubt one of Newcastle's most popular suburbs. With a Summer uniform of a bikini or boardies, Merewether is all about living the beach lifestyle.



With a quick surf before work or a sunset dip on a hot Summer's night, Merewether offers a Summer holiday lifestyle just kilometres from the city. Coupled with plenty of options for eating out, like Blue Door on Merewether Beach, Surfhouse, The Burwood Inn and the classic Beaches Hotel to name a few. Plus Darby Street is within walking distance!



1. And the winner of Newcastle's most popular suburb is **Mayfield**! Once an industrial, blue collar suburb, Mayfield has reinvented itself in recent years to become the go-to suburb for first home buyers. It's just 10 minutes from the city and is full of beautiful period feature homes ripe for renovating.



Maybe it also has something to do with the fact that Mayfield has amazing cafes and some of the best coffee in Newcastle, including: Zaaki Espresso, Side Pocket, Portafilter, the Spanish tapas bar Barrio 2304, or the cheesy goodness of Pork Ewe Deli - the list goes on.

Mayfield sure is a delicious suburb to live in!

VI. 6 Of The Best Suburbs In Newcastle To Invest In 2022



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The work-from-home trend began in June 2020, with roughly a third of Australian workers opting for this option. So naturally, professionals would be more focused on creating a stress-free home-office environment and Newcastle growth suburbs would be an ideal candidate to create that remote work-life balanced environment.

Newcastle is aided by the sparkling Port Stephens fishing estuary, the Tasman Sea on the central coast, and the tranquil Hunter Valley River on the other with fighter pilots flying often appearing from the RAAF base nearby. While preserving a holiday atmosphere, it also serves as a home for professional, independent young adults.

Where to invest in Newcastle

In comparison to Sydney and other major cities, Newcastle's property market prediction for the next three years appears to be more stable. Newcastle's median house price, which is now \$604,000, is predicted to drop by 3% to 5% between now and 2022, before rebounding in 2023. In comparison, Sydney's current median property price of \$1,147,000 is expected to drop 7.9% by 2022 before rising 5% in 2023; With the best suburbs in Newcastle now having the 4th highest median property price in the country.

Housing-related government assistance, such as the First Home Loan Deposit and HomeBuilder programs, as well as non-housing fiscal stimulus, such as JobKeeper, assisted many Australians in meeting housing bills like rent and mortgage repayments. The move from packed CBD offices to home offices has also been expedited by COVID-19.

With that, here's a list of some of the best suburbs in Newcastle Australia 2022, in no particular order, that show promising opportunities for both investors and people looking to find a live-in home.

This list is by no means complete, and we fully acknowledge that there may be better investment suburbs in Newcastle, NSW that we haven't mentioned.

Before making any property acquisition, always consult with a skilled financial counsellor about your individual condition and circumstances.

Wickham

Wickham has been one of the Newcastle growth suburbs mainly inhabited by independent young adults. This suburb has been a young adult favourite, especially with its spectacular waterfront view which is found in most units, homes, and especially apartment complexes.

With high vaccination rates in NSW, Wickham is fully regulated by the Port Stephens Council and will also be looking forward to hosting many music festivals as it had done pre-covid.

Wickham was connected to the CBD and Newcastle Beach by light rail in 2019, and the City of Newcastle Council's Wickham master plan has prepared the way for additional improvements in the region. With 200 unit apartment development projects many upcoming Wickham has become a sought out area of settling down as it has become more like an urban resort in contrast to it being an industrial hub earlier, making it one of our picks for best Newcastle suburbs to invest in.

The Median House Price for Wickham is more affordable compared to most suburbs in Newcastle but there's potential for growth considering its upgraded community infrastructure and its beautiful beach views allowing for fewer vacancy rates showing where to invest in Newcastle.

- Median property price Wickham: **\$700,000 for houses, \$602,500 for units.**
- Average rental yield Wickham: **4.10% for houses and 4.70% for units.**
- The 5-year compound growth rate for Wickham: **4.10% for houses and 2.2% for units**

Waratah

Waratah is often synonymous with being identified as a sports hub in Newcastle. Because of this, many established families and couples looking to start families settle down in Waratah as it's one of the best suburbs in Newcastle. The Main North railway line runs through Waratah, which is 6 kilometres north of Newcastle's core business centre.

Even though Median Property prices are steadily increasing, investors are very keen on investing as the rental yield growth rate seems promising, and it's one of

Newcastle's growth suburbs. Because of the 5 to 10-year rise, Waratah is a fantastic tiny region for first home buyers and investors.

- Median property price Waratah: **\$780,000 for houses, \$530,000 for units.**
- Average rental yield Waratah: **3.30% for houses and 3.6% for units.**
- The 5-year compound growth rate for Waratah: **9.30% for houses and 5.80% for units**

Broadmeadow

Like Waratah, Newcastle sibling Broadmeadow also houses many sports spectacles with rugby being the all-time favourite. Broadmeadow has seen a rise in career-driven young adults settling in.

According to newcastleherald.com.au, several regional plans have recognised the suburb's potential and identified it as one of the Newcastle growth suburbs - particularly, its large expansions of former industrial property with chances for employment and housing. All of which are connected to the Newcastle city shopping centres and beyond by a network of public and active transportation links. About 30 hectares will be available for home construction, primarily along the eastern and northern perimeters, according to development businesses. Blocks of 2600-3000 flats, accommodating up to 7000 more inhabitants, are included in the blueprints.

With its high 5-year unit rental yields, many investors are looking to invest in houses.

- Median property price Broadmeadow: **\$781,000 for houses.**
- Average rental yield Broadmeadow: **3.60% for houses and 3.20% for units.**
- The 5-year compound growth rate for Broadmeadow: **8.10% for houses and 6.5% for units**

Blacksmiths

Blacksmiths is one of the fastest-growing suburbs in Newcastle, and given its location, it's easy to see why. Nestled along with the beachside neighbourhood of Lake Macquarie, its recent trends show an increase in established couples and families setting up in Blacksmith. With the work-from-home trend, there is a preference towards nice coastal residences with only a few minutes to the city, highlighting the need for improved work/life balance.



Given the strong 5-year growth rate, investment in rental units in Blacksmith is expected to offer excellent returns due to its geographical and aesthetic advantages, making it one of Newcastle's top suburbs.

- Median property price Blacksmiths: \$800,000 for houses.
- Average rental yield Blacksmiths: 3.30% for houses and 2.50% for units.
- The 5-year compound growth rate for Blacksmiths: 7.60% for houses and 39.40% for units

Lambton

The High Demand for property in Lambton is often reflected in its high median property as compared to most suburbs in Newcastle. Since it's one of Newcastle's growth suburbs, It's a highly sought-out place by families often with children with many banks offering home loans to be able to afford the competitive house prices.

According to news.com.au Lambton has been revealed to be included in the most hunted suburbs in Australia with home buyers. Even though median property prices are comparatively higher, the majority of residents are owner-occupiers who wish to take advantage of the area's schools, village stores, and central proximity to major shopping centres.

- Median property price Lambton: **\$920,000 for houses, \$482,500 for units.**
- Average rental yield Blacksmiths: **3.10% for houses and 4.20% for units.**
- The 5-year compound growth rate for Blacksmiths: **8.60% for houses and 3.80% for units**

Stockton

Stockton is a high-demand property which is reflected in its median property prices especially owing to its beachfront properties settled mostly by older couples accompanied by their families.

The long-term growth rates between houses and units have raised interest in potential buyers contributing to its high-demand fast market.

- Median property price Stockton: **\$935,000 for houses.**
- Average rental yield Stockton: **2.90%for houses and 2.30% for units.**
- The 5-year compound growth rate for Stockton: **8.70% for houses and 9.10% for units**

Newcastle East

Newcastle East is a beautiful and popular suburb in Newcastle. This suburb is around 0.4 square kilometre in size with a total population is just above 1000. Although it is a fantastic place for families with children, this suburb is more prevalent among older people.



This is why the predominant age group in this place is 50-59 years. It offers everything that you expect from a top suburb. The suburb is only 1.5 km away from Newcastle Ocean Baths, 190 m from Fort Scratchley and 500m from Newcastle Beach.

CONCLUSION

It's your guide to family attractions, activities and events to parents and caregivers of children aged 0 to 12 who reside in the Newcastle & Hunter region. Whether it's information on playgrounds, cafes, school holiday activities, kids concerts or family events, Newy with Kids provides readers with information about things to do with children.

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