



# Property boom looms

DENNIS CLOUGH

AFFORDABLE housing and several new estates are driving population and property investment growth in Camden.

The latest edition of *Australian Property Investor* magazine named Camden as one of NSW's top four growth centres, alongside Parramatta, Canada Bay and Blacktown.

According to Camden Council figures, the population in the region is set to grow by 4.2 per cent a year until 2021. *Australian Property Investor* editor Eynas Brodie said the increasing population would lead to higher property investment returns.

"Population growth usually equates to an increase in demand

for housing, which in turn likely pushes up property values, especially if the demand is greater than the available supply," she said.

The Camden local government area's population presently stands at 56,650 and will grow by about 2000 people per year in coming years, reaching 70,347 by 2016, according to council forecasts.

McGrath Camden real estate principal Luke Mannion said real estate sales in the area were stable, but in a decade or more movement and prices could be expected to increase as owners of houses in new estates began selling their properties.

## BOOMTOWN

■ **WHAT:** Camden has been named one of NSW's top four growth areas in Australian Property Investor magazine

■ **WHY:** New residents say lifestyle and price are bringing them to the area

■ **GROWTH:** Population to soar above 200,000 in next two decades, reaching 213,000 by 2036

■ **WHERE:** String of new housing estates driving up growth



Colin Lake, at the Spring Farm sales office, says Camden has wide appeal as a family community.

Picture: ROBERT POZO -FP45374



## Macarthur region springs affordable new housing

PEOPLE from across the Macarthur region, greater Sydney and the rest of Australia are flocking to new housing estates dotting the Camden horizon.

This is the assessment of Cornish Group Spring Farm sales manager Colin Lake.

Mr Lake, who is overseeing the sale of 1100 of the 4000 lots at the new Spring Farm estate in Camden's south, said people were moving to the area in greater numbers for several reasons.

"Camden is a jewel in Sydney's crown and now that the area is being developed with housing, it is proving popular," Mr Lake said.

"There are a mix of people moving from other parts of Sydney and Australia, but we are finding the bulk of people are moving here from the Macarthur region. The land here is still relatively affordable and it is in a quiet area that is good for raising a family."

Of the 4000 lots in Spring Farm

alone, 500 have been sold so far and Mr Lake said he expected the development to continue selling land for the next 10 to 12 years.

Other new estates set to join Spring Farm in attracting new residents to the Camden area include Kirkham Rise, Harrington Grove, Gregory Hills and Oran Park Town, which has just released a voluntary planning agreement for public consultation.