

Tamworth Region Report

Invest smarter with data driven
decisions

Powered by Microburbs forecasts, proven to beat the market
by 7.8% annually

Learn more at microburbs.com.au



Microburbs

Tamworth Property Market and Location Profile

Property Market Trends

Tamworth's property market has shown robust growth in recent years, bolstered by strong demand and limited supply. In the year to Q3 2024, the Tamworth area (postcode 2340) saw its median house price reach about **\$550,000**, up **7.8%** annually, while the median unit price jumped to **\$450,000**, up a remarkable **25%**. This surge in unit values reflects an affordability-driven uptick in unit demand alongside the house price growth. Sales volumes have also risen – house sales grew 3% year-on-year (276 sales in Q3 2024) and unit sales by 12.5% (27 sales) – indicating sustained buyer interest amid broader market headwinds. With very little new housing stock in the pipeline (only *7 new units* and *211 residential lots* expected in 2024), Tamworth faces an **undersupply** of homes, which is expected to continue **pushing prices upward** over the next few years.

Historical growth in Tamworth has been strong over the past decade, especially in well-regarded suburbs. For example, East Tamworth's median house price has risen nearly 80% in the last 10 years (approximately 8% per year), reflecting long-term capital growth in the region's more prestigious areas. Even traditionally affordable suburbs are seeing notable appreciation. Houses in **South Tamworth** (median ~\$430k) climbed **12.4%** over the past 12 months, while **Hillvue** (median ~\$619k) rose about **10–12%** in the same period. By contrast, the higher-priced **East Tamworth** (median ~\$650k) saw a modest **3.2%** annual growth as its market had already matured after prior gains. **West Tamworth**, one of the most affordable areas (median ~\$370k), still notched about **8%** growth year-on-year. This indicates that **Tamworth's highest growth has recently been concentrated in mid-priced suburbs** (like Hillvue and South Tamworth) which combine relative affordability with improving amenities, whereas the premium precincts (East/North Tamworth) grow more steadily.

Four-year growth forecasts from Microburbs data suggest Tamworth's upward trajectory will continue, with several suburbs expected to outperform the regional average. In particular, suburbs that have seen strong recent momentum – such as **Hillvue, South Tamworth, and Westdale** – are projected to lead in capital growth over the next 4 years. Ongoing buyer demand, infrastructure investments, and Tamworth's tightening housing supply create conditions for *above-average price gains* in these high-growth pockets. Even more established areas are slated for solid growth, though likely at a gentler pace. Overall, **Tamworth's property market outlook is optimistic**, with broad forecasts pointing to continued price appreciation across both houses and units, underpinned by the city's expanding economic profile and population growth.

Table: Recent House Price Trends in Key Tamworth Suburbs

Suburb	Median House Price	12-Month Price Growth	Historical Avg Growth	4-Year Forecast
Hillvue	\$619,000	+10.9%	~7–8% per year	High (strong growth forecast)
South Tamworth	\$430,000	+12.4%	~5–6% per year	High (above-average)
West Tamworth	\$370,500	+8.2%	~4–5% per year	Moderate-High (improving)
East Tamworth	\$650,000	+3.2%	~9% per year	Steady (solid but lower)

Investment Viability Across Suburbs

From an **investment perspective**, Tamworth offers attractive rental yields and a range of price points, though conditions vary by suburb. Gross **rental yields** for houses sit around **4–6%**, well above capital city averages, making Tamworth appealing for investors seeking cash flow. For instance, houses in **West Tamworth** currently yield about **5.9%** (median rent ~\$380/week), and **South Tamworth** yields ~**5.4%** (rent ~\$420/week). Even the pricier areas like East Tamworth can fetch ~**4.5%** yields on houses and over **5.5%** on units. Vacancy rates are extremely low (around **0.9%** in late 2024), indicating tight rental supply across the city. Such low vacancies (well below the 3% “healthy” benchmark) mean investors can expect **quick tenant uptake and minimal downtime**. This strong rental demand, combined with ongoing capital growth, boosts the **investment viability** of Tamworth’s housing market.

However, investors should **compare suburbs carefully** in terms of price trend momentum, yield potential, and **risk factors**:

- West Tamworth – Affordable High-Yield, Higher Risk.** With entry house prices in the high \$300k range, West Tamworth is one of Tamworth’s most affordable suburbs. It offers some of the **highest yields (~5.5–6%)** and has seen respectable capital growth. However, it carries higher **investment risk** due to socio-economic challenges. West Tamworth has the **highest concentration of public housing** (up to 11% in pockets) and has experienced elevated crime rates relative to the city’s average. Microburbs gives West Tamworth a low **Affluence Score of 2/10** and a mid-range **Safety Score of 5/10**, reflecting these risk factors. Investors here can secure great rental returns, but should be mindful of **tenant quality and slower long-term growth** potential (perceptions of crime can dampen capital growth).

- **South Tamworth** – *Mid-Price, Strong Growth Potential*. South Tamworth offers a balance of affordability and growth. Houses (~\$430k median) have shown **double-digit annual price growth** recently, signaling strong momentum. Yields are solid (around 5%+), and the suburb had the highest sales volume in the past year (165 house sales), indicating liquidity. South Tamworth does have some **public housing areas and higher crime** incidence (noted as a hotspot alongside West Tamworth), but its popularity with renters and first-home buyers is driving demand. **Investor risk** is moderate – better capital growth prospects than West Tamworth, but slightly elevated vacancy or tenant risk compared to the more affluent suburbs. Overall it's viewed as an **up-and-coming area** with improving amenities and ongoing buyer interest.
- **Hillvue** – *Family Suburb, Growth and Development*. Hillvue is a largely owner-occupied, family-friendly suburb in southwest Tamworth. It has a higher median price (~\$600k) and has been a **top growth performer** (~11% annual price growth). Yields (~4.5–4.8% for houses) are a bit lower due to the higher entry price, but still healthy. Hillvue's appeal comes from its newer housing estates and proximity to schools and shopping (e.g. it includes the popular Calala area). With about **76% home ownership** and many professional residents, it's a lower-risk investment locale (good tenant profile, low vacancy). Microburbs data likely scores Hillvue well on **family and community factors** (reflecting its stability). It's considered a **growth hotspot** for the coming years, supported by new residential development. Investment risk is relatively low here – the market is driven by owner-occupiers, which can mean steadier long-term growth and less rental turnover.
- **East Tamworth** – *Prestige and Stability*. East Tamworth is an established, blue-chip area known for its historic homes and close proximity to the CBD. With a median house price in the mid-\$600ks and many properties well above that, it's the *priciest suburb* in Tamworth. Investors here gain **excellent long-term capital growth prospects** (around 9% per annum over the long run) and a very low-risk profile. **Crime is minimal** – this area has much lower public housing (around 3–5%) and is considered *very safe and family-friendly*. East Tamworth attracts medical and education professionals and affluent families, translating to an **Affluence Score above the regional average** (LGA affluence is 4/10, and East Tamworth would be higher). The trade-off is **lower rental yield (~4–4.5%)** and a higher buy-in cost. As an investment, East Tamworth is about **capital preservation and steady growth**. Microburbs data suggests it has some of the *best lifestyle and safety metrics* in the region, making it a low-risk, albeit lower-yield, choice.

In summary, Tamworth offers opportunities across the spectrum – from **high-yield plays in affordable suburbs** to **steady-growth, low-risk investments in premium locales**. Investors can achieve **strong cash flow** in suburbs like West and South Tamworth, but must manage higher tenancy risks. Meanwhile, areas like East Tamworth and North Tamworth (around the hospital and education precinct) provide peace of mind with **stability and consistent appreciation**, though at higher price points. Notably, all areas currently benefit from the city-wide **undersupply of rentals** and <1% vacancy rate, which mitigate risk by ensuring demand. **Microburbs' investor metrics** highlight Tamworth's overall attractive profile: yields around 5%, **Investor Safety Scores** favoring the eastern/northern suburbs, and **growth forecasts** that are positive across the

board – especially in the high-growth forecast suburbs of Hillvue, South Tamworth, and Westdale. By balancing these factors, investors can choose a Tamworth suburb that aligns with their risk tolerance and return goals.

Liveability Factors and Community Profile

Tamworth's **liveability** is a key drawcard for residents and investors alike. Microburbs scores indicate a well-rounded lifestyle offering in Tamworth, with the Local Government Area (LGA) rating highly on multiple indices. The Tamworth region scores **9/10 for Community** and **9/10 for Communications (internet & mobile connectivity)**, reflecting strong community cohesion and good infrastructure. **Safety** is rated an excellent **9/10** overall for the LGA, though this varies by suburb (more on that below). **Lifestyle and Convenience** both score **8/10** for Tamworth, meaning residents enjoy easy access to amenities, shops, and services, as well as leisure options. A high ****Tranquility score (9/10) **** suggests that despite being a city, Tamworth offers peace and quiet – likely due to low population density and ample green space in many areas.

Community and family-friendliness: Tamworth is known for its welcoming, tight-knit community spirit, bolstered by numerous local events (most famously, the annual Country Music Festival) and active volunteer networks. Many suburbs have a **strong family orientation**; the citywide **Family Score is 7/10** in Microburbs data, and this is even higher in certain neighborhoods. For instance, East Tamworth is noted for its *family-friendly environment, quiet streets and proximity to quality schools*, making it a preferred area for professionals with children. Suburbs like Hillvue and North Tamworth also cater well to families, with parks, sports facilities, and schools contributing to their appeal. Even the less affluent areas exhibit community strength – West Tamworth, despite its challenges, still has a high **Community Score of 9/10**, indicating residents maintain strong local bonds and support networks. This community cohesion is a positive sign for liveability, as engaged locals tend to take pride in their suburb and contribute to its improvement.

Crime and safety: Tamworth's crime rates are moderate overall, but safety **varies significantly by location**. According to local analysis, the city has seen an uptick in crime in recent years, **particularly in South and West Tamworth** where public housing is concentrated. These areas have higher incidences of break-ins, domestic violence, and petty theft. West Tamworth's crime is reflected in its mid-range Safety Score (5/10). In contrast, **East Tamworth (and parts of North Tamworth)** are considered *much safer*, with **lower crime rates and a more family-friendly atmosphere**. Residents frequently highlight East Tamworth as a safe, quiet area – aligning with its high Safety reputation. Microburbs gives the Tamworth LGA an overall Safety Score of 9, but clearly the eastern suburbs pull this average up. Policing and community programs are focused on mitigating issues in the higher-crime pockets, and it's important to note that even in those areas, the crimes are often opportunistic and not rampant. By and large, Tamworth is **safe to live in** – its crime levels remain low-to-medium for a regional city, and the majority of residents feel secure, especially in the well-established neighborhoods.

Affluence and socio-economic mix: Tamworth exhibits a **diverse socio-economic profile** across its suburbs. The **Affluence Score for the LGA is 4/10**, indicating a mix of income levels leaning

toward middle or lower-middle income overall. However, this average spans a range from **well-off areas to struggling pockets**. **East Tamworth** and parts of **North Tamworth** are the most affluent, with a high proportion of professionals, higher household incomes (median ~\$1,380 per week in East Tamworth in 2016) , and home ownership ~64% . These areas feature large heritage homes and executive new builds, and residents enjoy dining, cafes, and boutique shops in town. On the other hand, **West Tamworth** has a much lower affluence level (score 2/10) ; census data shows a predominance of lower-income households, single-parent families, and laborer occupations . **South Tamworth** and **Oxley Vale** fall somewhere in between – largely blue-collar, with incomes around or slightly below national median, but home to many working families and retirees. Importantly, Tamworth’s economic base (see next section) provides opportunities for upward mobility, and there are signs of **gentrification** in some areas as new housing estates go up and new residents move in. For example, Hillvue’s median house price and income have been rising, pointing to increasing affluence in that suburb.

Amenities and convenience: One reason Tamworth scores well on liveability is the breadth of amenities available for a city its size. **Shopping & services:** Residents have access to multiple supermarkets, shopping centers, and specialty stores – from Tamworth’s CBD retail and mall, to suburban centers like *Southgate Shopping Centre* in South Tamworth or *Northgate* in North Tamworth. **Healthcare:** The city is a regional health hub, with Tamworth Base Hospital (a major hospital) and numerous medical clinics ensuring good healthcare access (contributing to community comfort and retiree-friendliness). **Education:** There are ample schools (public and private) including well-regarded high schools and a range of primary schools across the suburbs, plus a TAFE campus and the upcoming UNE university campus (which will expand local tertiary options). **Recreation:** Lifestyle attractions include parks, playgrounds, sports fields, and the popular Tamworth Regional Entertainment Centre and Australian Equine & Livestock Events Centre (AELEC) for events. The **Lifestyle Score (8/10)** reflects the availability of dining (Tamworth has a growing cafe scene, pubs, and restaurants), culture (the city’s music and arts scene), and leisure activities . For instance, outdoor enthusiasts enjoy nearby bushland hikes or the Peel River walk, while families frequent the local zoo and aquatic center. **Convenience (8/10)** indicates that for most residents, daily needs are within easy reach – commute times are short (often 10-15 minutes across town), and infrastructure like roads and internet are reliable .

Overall, Tamworth offers a **comfortable, convenient lifestyle** with a strong sense of community. The city manages to blend **urban amenities with country town charm**, which is a key reason many people relocate here for a better quality of life. Families find it easy to settle with plenty of schools and sports; retirees appreciate the health facilities and relaxed pace; and professionals enjoy the community vibe and lack of big-city stress. While some areas have **challenges (higher crime or lower income)**, the general trend is one of improvement, with community initiatives and development gradually elevating the liveability even further in Tamworth’s less-advantaged pockets.

Economic and Infrastructure Trends

Tamworth's economy is **strong, diversified, and growing**, underpinning the stability of its property market. The city serves as a major regional hub in the New England/North West region of NSW, with key industries spanning **agriculture, manufacturing, resources, aviation, education, healthcare, and tourism**. Traditionally, Tamworth's economy has been rooted in **agriculture** – the fertile Peel Valley supports livestock farming (especially cattle and sheep) and crops. This rural backbone remains important, but in recent years the economy has broadened significantly. **Mining and resources** play a role, with Tamworth acting as a service town for nearby mining projects (e.g. coal mining areas in Gunnedah Basin to the west, and the planned Narrabri gas project to the north). A number of large companies have logistics and warehousing in Tamworth due to its strategic location. The city also has a notable **aviation industry presence**, anchored by Tamworth Regional Airport (which has an aviation skills academy and previously an RAAF pilot training facility). **Healthcare and government services** are major employers too – Tamworth Base Hospital and associated health services employ many, and as a regional administrative centre, it hosts various government department offices.

A wave of **infrastructure investment and development projects** is currently underway or planned, which is set to fuel economic growth and property demand. According to research, billions of dollars in projects are rolling out across the Tamworth LGA . Some of the most significant developments include:

- **Tamworth Global Gateway Park & Intermodal Freight Hub:** This is a new industrial and logistics precinct being developed near the airport. The Global Gateway Park will include an **intermodal freight terminal** (operated by Qube) enabling freight transfer from road to rail . Five kilometers of rail line from West Tamworth to Westdale have already been reactivated for this project). This hub is set to become *"one of the engine rooms of the New England economy"* , establishing Tamworth as a **regional freight and distribution centre**. The improved connectivity to national rail networks (including the planned Inland Rail corridor via nearby routes) will attract businesses and jobs in transport, warehousing, and manufacturing. For the property market, this means more employment (supporting population growth) and potentially increased demand for industrial land and housing in suburbs like Westdale and Taminda (the industrial area).
- **Healthcare and Education Upgrades:** The state government has committed to upgrading Tamworth's health and education infrastructure. The **Tamworth Base Hospital** is slated for a major upgrade (figures of \$20 million up to \$210 million have been cited for various stages), which will expand capacity and modernize facilities. This not only improves local healthcare but also creates construction jobs and draws medical professionals to the city (bolstering rental demand for quality homes). In education, the **University of New England (UNE) Tamworth campus** is a transformative project – UNE is investing ~\$37 million in a new campus in the Tamworth CBD , expected to open by 2026 . This will elevate Tamworth's status as a university city, keeping more young people local and attracting students and staff from outside. The student population growth could spur demand for rentals (especially units or affordable homes) near the city centre and North Tamworth.

- Water Security Projects:** Tamworth's growth has been constrained at times by water availability (the severe drought in 2018–2019 saw dam levels plummet). In response, major investments have been proposed to ensure long-term water security. The most notable is the proposed **Dungowan Dam and Pipeline** project, initially budgeted around **\$1.3 billion**. This project aims to augment the water supply for Tamworth (by building a new dam to replace/improve the old Dungowan Dam) and secure reliable water for the city and agricultural producers. As of early 2023, the dam's cost-benefit was under scrutiny and federal funding was uncertain, so its status is in flux. However, an **\$80 million pipeline** component is highlighted in strategic plans, suggesting portions of the project may proceed to improve water delivery. For property, guaranteed water supply is critical for sustainability and underpins confidence in Tamworth's ability to expand to the targeted 100,000 population. If the dam eventually proceeds in some form, it will bring significant construction activity and possibly boost nearby localities, although even without it the city is investing in other water infrastructure (like recycling and bore projects).
- Energy and Renewables:** Tamworth is part of the New England Renewable Energy Zone – a hotspot for large-scale solar and wind farm developments. Over **\$10 billion** in renewable energy projects are on the horizon in the broader region (e.g. wind farms in Walcha, solar farms around Gunnedah). One project near Tamworth is a large **Battery Energy Storage System (big battery)** in development. These projects bring construction jobs and some ongoing maintenance jobs, and position Tamworth as an important support city for the clean energy industry. Economic growth from the renewables boom could translate to higher housing demand as workers move in and contractors seek accommodation (often boosting rental markets during construction phases). Moreover, cheaper and more reliable power in the region long-term could attract other industries to Tamworth.
- Regional Transport Links:** Beyond the freight hub, Tamworth stands to benefit from broader transport upgrades. It lies on the route of the future **Inland Rail** (the massive rail line connecting Melbourne to Brisbane through inland NSW/QLD); while the main line runs west of Tamworth, spur connections and regional improvements (like upgrading the line to the Tamworth intermodal) will integrate Tamworth into this national logistics network. Additionally, continued upgrades to the **New England Highway** and other local roads are on the agenda to improve road safety and capacity as traffic grows. The council's transport strategy includes projects like intersection upgrades, bypasses for heavy traffic, and improved public transport services to cater to a growing city.

In terms of **private sector developments**, Tamworth's commercial landscape is also expanding. The city will see tens of millions of dollars in new commercial builds and expansions in 2024 – including possibly new retail outlets, hospitality venues (to leverage the tourism influx during events), and industrial facilities in the Gateway Park. One notable resource project in the region is the **Narrabri Gas Project** (~\$3.6 billion) which, while centered 170km away, designates Tamworth as a logical base for some operations and housing for employees. The multiplicative effect of these investments is significant: increased **employment opportunities** will attract job-seekers to Tamworth, reduce out-migration of locals, and generally boost the **regional economy**, thereby supporting the property market.

In summary, Tamworth is in the midst of an **infrastructure-led growth phase**. Government and private investment is strengthening critical services (health, education), enabling industry expansion (freight, energy, agriculture), and improving liveability (water security, transport). These economic tailwinds are expected to have a **positive impact on property values**: historically, areas with new infrastructure and job creation see increased housing demand and capital growth. Tamworth's trajectory as a "**thriving regional hub**" is well underway – as one analyst noted, "*Tamworth's strong economy, driven by industries such as agriculture and mining, is well-positioned to accommodate the trend of people moving from big cities in search of affordable housing and a better quality of life.*" The ongoing and upcoming projects reinforce that narrative, suggesting a bright economic future and a resilient property market.

Risk and Environmental Considerations

While Tamworth's prospects are positive, investors and residents should be mindful of certain **risk and environmental factors** that could impact property and long-term sustainability. These include natural disaster risks, climate-related trends, and broader environmental constraints:

- **Flood Risk:** Tamworth is situated on the Peel River and has low-lying areas that are susceptible to flooding. In late 2022, for example, the Peel River at Tamworth saw several floods around the 5.5m level (roughly a 1-in-10 year flood event). Heavy rainfall in the catchment can lead to the river bursting its banks, which threatens parts of West Tamworth, South Tamworth and the CBD flats. The city has experienced moderate to major floods in the past (historical records show significant floods in 1998 and 1955). This means properties near the river or on floodplain lands carry some **flood risk** – something insurers and buyers consider. The Tamworth Regional Council has developed a **Floodplain Risk Management Plan**) and even a flood early warning system to mitigate these risks. New developments are generally planned with flood risk in mind (avoiding flood-prone sites or raising building levels). While flooding is not an every-year occurrence, it remains a **periodic environmental risk** that can cause property damage and temporarily impact property values in affected pockets. Buyers should check flood zoning maps; generally, *East Tamworth is on higher ground (safer from floods)*, whereas areas nearer the Peel (e.g. near **Viaduct Park** in West Tamworth) have known flood exposure.
- **Drought and Water Security:** On the flip side of floods, Tamworth is prone to **droughts** and water shortages, which is a critical issue for the region's sustainability. The city's water supply comes mainly from Chaffey Dam and Dungowan Dam, and during the 2018–2019 drought, water levels dropped so low that Tamworth faced extreme water restrictions. This highlighted the vulnerability of Tamworth to prolonged dry periods, likely to be exacerbated by climate change. Water security is thus a significant risk factor: without adequate water, growth could stall and agricultural industries suffer, indirectly affecting the local economy and property market. The aforementioned **Dungowan Dam project** was conceived to address this – a new larger dam and pipeline to secure Tamworth's water for decades. While that project's future is uncertain (funding was withdrawn amid cost concerns) , alternatives are being considered, and an \$80M pipeline upgrade is noted as moving

forward . The Council and state authorities are investing in **water resilience measures** (such as expanding groundwater use, recycling wastewater for irrigation, and encouraging water conservation) to ensure the city can withstand future droughts. For property owners, the key consideration is that **adequate water infrastructure supports property values** – if water became critically short, it could hamper development and deter new residents. Thankfully, current indications are that Tamworth is actively managing this risk, and the region’s long-term plans factor in the *drier climate projections*.

- **Bushfire Risk:** The Tamworth region, like much of inland NSW, faces seasonal **bushfire risks**, especially in hot, dry summers. Surrounding Tamworth are areas of bush, scrub, and grassland that can ignite. In recent years, parts of the Tamworth LGA and nearby LGAs have experienced bushfires, although the city itself hasn’t been directly hit on a large scale. Suburbs on the fringe with more rural interfaces – such as **Moore Creek, Daruka, and Kingswood** (north and east of the city) or **Warral** (to the south) – have higher bushfire hazard ratings due to the vegetation and terrain. Properties in these areas often require bushfire protection measures (cleared asset protection zones, building standards for ember attack, etc.). Climate change raises the risk of more extreme fire weather, so it’s an ongoing concern. This doesn’t typically affect urban areas like East, West, or South Tamworth directly, but it’s a factor for those investing in acreage or edge-of-town estates. It’s advisable to check bushfire zoning and ensure proper insurance; overall, *bushfire risk is present but manageable* in Tamworth with good preparedness.
- **Environmental Sustainability and Climate Impact:** Tamworth’s long-term desirability will hinge on how well it adapts to environmental challenges. The city is already witnessing higher average temperatures and more variable rainfall patterns. Summers are quite hot (often 35°C+ days), which can strain infrastructure (like electricity for cooling) and affect comfort – though this is typical for the region and homes are built with this climate in mind (e.g. with air conditioning). There is increasing emphasis on sustainable development: new housing subdivisions often include water-sensitive urban design, and solar panel uptake is high in sunny Tamworth. The shift towards **renewable energy projects** in the region is also part of climate adaptation – not only do they boost the economy, but they also signal a move to reduce carbon footprint and potentially provide more stable energy supply. For property investors, one emerging consideration is the **energy efficiency and resilience** of the property – homes with solar, efficient cooling/heating, and good insulation may become more valued as energy costs rise and climate warms.
- **Geographic and Economic Risks:** In terms of market risks, being a regional city, Tamworth’s property market is somewhat less liquid and more exposed to regional economic swings than metropolitan markets. If, for instance, a major employer closed or a commodity downturn hit agriculture, the local economy could slow, affecting housing demand. Diversification of the economy (as discussed) mitigates this to an extent. Another risk factor is reliance on government spending – some infrastructure projects (like the dam, or future highways) are subject to political changes and if they don’t proceed, the anticipated growth impact might be delayed. However, current indicators (hospital, freight hub, university) are already funded and underway, so near-term risk is low.

In summary, **Tamworth's environmental risks are real but actively managed**. Floods and droughts represent two ends of the spectrum that the city is working to buffer against through infrastructure and planning. Climate considerations are increasingly part of local policy, aiming to ensure Tamworth remains liveable and sustainable as it grows. For the property market, awareness of these factors is important: properties in flood-prone or fringe areas might face higher insurance or volatility, whereas those on safer ground may see steadier appreciation. Overall, Tamworth's trajectory suggests that, as long as water and environmental management keeps pace, the city can continue to thrive without major disruption from natural risks.

Transport and Connectivity

Tamworth is often called the "**Hub of the North-West**" due to its strategic location and connectivity. The city boasts a solid transport network linking it to major cities and regional areas, which in turn supports commuting, commerce, and lifestyle convenience:

- **Road Networks:** Tamworth sits at the junction of several important highways. The **New England Highway (Highway 15)** passes through Tamworth, providing a critical north–south road link. To the south-east, it connects through the Hunter Region to Newcastle and Sydney (Tamworth is approximately 420km north of Sydney, about a 5-hour drive). To the north, it continues towards Armidale and the Queensland border, eventually reaching Brisbane via the inland route. Additionally, Tamworth is the starting point of the **Oxley Highway**, which heads east over the Great Dividing Range to the Mid North Coast (Port Macquarie). These highways make Tamworth highly accessible by car or freight truck. For residents, the road network means **easy regional travel** – e.g. weekend trips to coastal towns or south to the Hunter wine region. Within the city, traffic is generally light; most suburbs are within a 15-minute drive of the CBD thanks to a network of well-maintained local roads and a recently improved bridge and intersection system in town. Upcoming road upgrades (often in conjunction with the freight hub development) include better heavy vehicle bypass routes and possibly further duplication of the highway near Tamworth to improve safety. The strong road connectivity is a boon for businesses (efficient transport of goods) and for residents (convenient personal travel).
- **Public Transport:** Public transit in Tamworth is limited but existent, primarily in the form of bus services. Local buses connect major suburbs (like Westdale, Oxley Vale, Hillvue) to the CBD and shopping centres. While functional, the frequency is not on par with big cities, and most locals rely on private cars. There is **no suburban rail system**; however, Tamworth is served by **NSW TrainLink** for intercity rail. The daily **Xplorer train service** runs from Sydney to Tamworth (and on to Armidale) and vice versa, providing a rail link to the capital. Although few people commute regularly by train due to the long travel time (~6-7 hours to Sydney), it's a useful option for travel and transport. The train station in Tamworth is centrally located, which is convenient for visitors during events like the Country Music Festival (extra services are often provided then). As Tamworth grows, the council's transport strategy includes exploring more public transport options, but realistically it will remain a **car-centric city** for the foreseeable future, given its size and layout.

- **Air Connectivity:** One of Tamworth's greatest assets is its **regional airport**, which significantly enhances connectivity. Tamworth Regional Airport offers **daily flights to Sydney and Brisbane**, operated by carriers like QantasLink and Fly Corporate. This means residents and business travelers can be in Sydney in about an hour's flight, making same-day return trips feasible. The Brisbane service (recently expanded) positions Tamworth as a link to Queensland as well. The airport's presence is also a draw for businesses (who need quick access to major cities) and retirees or professionals who want a tree-change but still need to visit Sydney for work or family. The airport has undergone upgrades in recent years, including runway improvements and a modern terminal, increasing its capacity. There's also a **RAAF and training history** at the airport, and plans to further develop the surrounding aviation precinct. Looking ahead, as Tamworth's population grows, there may be potential for additional flight routes (perhaps to Melbourne or other regional centres). Overall, the air connectivity firmly establishes Tamworth as a well-connected regional centre – in fact, not many country towns have such frequent flight options.
- **Regional Transport Hub:** Tamworth's location has made it a *transportation hub for the New England region*. It is a focal point for coach services (buses) that fan out to smaller towns. It's also a critical freight crossroads – as highlighted earlier, the **intermodal rail freight facility** will strengthen this role. The city is roughly equidistant from Brisbane and Sydney by road, and is within a few hours of coastal ports (Newcastle) and other regional hubs (Dubbo to the west, for example). This connectivity is one reason **Tamworth is forecast to be a regional freight hub in the future**. The freight and logistics sector is expected to grow, bringing more jobs and investment. For residents, increased transport activity could mean more prosperity, but also it requires balancing (e.g. ensuring truck traffic is routed properly to avoid disrupting residential areas – something the council addresses via truck bypasses).
- **Local Mobility and Accessibility:** Within Tamworth, getting around is generally easy. Roads are wide and parking is ample (even in the CBD, parking is not usually a problem outside of major events). The city's relatively compact urban footprint means most amenities are close. For example, someone living in East Tamworth can be in the CBD or at the hospital in 5 minutes; from Hillvue or Westdale, it might be 10 minutes. Cycling is an option for some (there are a few cycle paths and it's reasonably safe on roads), but the hot climate can be a deterrent for cycling in summer. In terms of walking, some suburbs have better walkability than others – East Tamworth and the CBD are quite walkable with shops and cafes nearby, whereas outer suburbs like Moore Creek are car-dependent. Communications infrastructure (as noted, a Communications Score of 9/10) means digital connectivity is strong – NBN internet is available, enabling remote work from Tamworth. This virtual connectivity adds to the "accessibility to major hubs" in a figurative sense: many city workers now telecommute from Tamworth while staying connected to offices in Sydney/Brisbane.

In essence, Tamworth's transport links ensure it doesn't feel too isolated despite being inland. **Quick flights, decent roads, and improving rail freight** mean Tamworth is plugged into broader economic networks. This connectivity supports property values – areas near the airport (e.g. Westdale) might see growth from airport-related businesses, and good transport is a selling point for people relocating. Plus, Tamworth's role as a transport hub further cements its status as a regional

centre, attracting companies and employees, which in turn feeds into housing demand. Any future improvements (like highway upgrades or additional flights) will only enhance this advantage.

Demographics and Population Trends

Tamworth's population is **growing steadily**, and demographic shifts are influencing the property market. As of 2023, the Tamworth Regional Council area's population is estimated around **65,000–67,000** people. The city proper (Tamworth and immediate suburbs) accounts for the bulk of that (roughly 45-50,000, with the remainder in smaller towns like Manilla and rural areas). After a period of relatively flat population growth in the early 2010s, Tamworth's growth has accelerated in recent years. The population rose by about **1.13% between 2022 and 2023** – a rate above the NSW regional average. **Forecasts** indicate this trend will continue or strengthen: between 2021 and 2041, Tamworth Regional Council's population is projected to increase by roughly **17,000 people (+26.8%)**, reaching around **80,000** residents. This equates to an average annual growth of ~1.0%. Local authorities have even more ambitious goals under the *Blueprint 100* plan, aiming for a population of **100,000 by 2041** (which would require ~2% annual growth). Whether or not that target is met, it's clear Tamworth is on an **upward population trajectory**, driven by both natural growth and migration.

Migration and demographic shifts: Tamworth is benefiting from the broader trend of people moving from capital cities to regional areas in search of affordability and lifestyle ("Exodus to Affordable Lifestyle"). In the wake of the COVID-19 pandemic, more Australians embraced remote work and regional living, and Tamworth has been a popular choice in NSW. Net internal migration (people moving from Sydney or other regions) into Tamworth has increased. Many new residents are **young families and professionals** attracted by the prospect of owning a house on a decent block for a fraction of city prices. There's also movement of **retirees/empty nesters** from rural outskirts or even cities, who see Tamworth as a convenient regional city to settle in (with good healthcare and amenities). This influx is gradually altering the demographic mix: we're seeing an increase in the 30-49 age cohort in Tamworth and an uptick in young children as families grow. The median age in Tamworth is around late 30s (roughly 37-38), which is in line with the national median – but there's contrast among suburbs (East Tamworth's median age is 42, reflecting older affluent residents, while suburbs like West and South Tamworth have more young adults, median age late 20s or early 30s).

Household composition: Tamworth's housing demand is shaped by its household types. The city has a mix of family households, singles, and couple-with-no-kids households. In South Tamworth, for example, households are primarily *childless couples* (perhaps older couples or young couples yet to have kids), whereas West Tamworth has a higher share of *single-parent families*. East Tamworth has many *couple families with older children* and also *empty nesters* (hence the older median age). This diversity means there is demand for different dwelling types: traditional detached houses are the norm (and still the preference for most families), but there's also a market for **units and townhouses** especially for retirees, single professionals, and smaller households. The recent sharp

rise in unit prices suggests increasing acceptance of medium-density living, likely in areas near the CBD or amenities.

Population distribution and growth areas: Within the Tamworth urban area, **growth is not uniform**. Certain suburbs are earmarked for major residential expansion. According to council planning, **Moore Creek** (north of Tamworth) and **Hillvue** (south-west) are two major growth zones where new housing estates are being developed. Hillvue's population is forecast to grow from about 6,800 in 2024 to **9,580 by 2041** (roughly +40%), reflecting the large new subdivisions in that area. **Moore Creek** and adjoining locales (e.g. **Hallsville, Daruka**) are semi-rural areas now being opened up for residential lots – these cater to those seeking a bit of land (1/2 acre or more). **Westdale** (to Tamworth's west near the airport) is another focus, with affordable new housing estates attracting young families. Meanwhile, some established areas have static or even declining populations historically – e.g. West Tamworth and South Tamworth saw slight population declines from 2011 to 2016, likely due to smaller household sizes or limited new housing. But even these areas may stabilize or grow as infill development occurs and migration fills existing homes. The smaller satellite town of **Kootingal** (20km from Tamworth) is also growing as a commuter village, offering a small-town lifestyle with easy access to Tamworth jobs.

Housing demand and preferences: With population growth has come **strong housing demand**. First-home buyers (often local young people or new arrivals from cities) form a sizable portion of buyers, gravitating to the sub-\$500k segment – which includes areas like South Tamworth, Oxley Vale, and new estates in Westdale. Investors, both local and from metropolitan areas, have also been active, given Tamworth's attractive yields. There's anecdotal evidence of increasing interest from Sydney investors chasing positive cash flow. Rental demand is high across the board; notably, the influx of temporary workers for projects (e.g. construction of the hospital, gas pipeline, etc.) and events (like the music festival) can tighten the market further. Tamworth's extremely low vacancy rate (~0.9%) is both a symptom of and a draw for population growth – it indicates not enough rentals for those arriving, which in turn spurs more construction and investment.

Community and cultural trends: Tamworth's population is also becoming more diverse. While still predominantly Australian-born, there are growing migrant communities (for example, Tamworth has had an intake of Yazidi refugees in recent years, and has communities of Indian, Filipino, and African immigrants contributing to the workforce especially in agriculture and service industries). This diversity enriches the community and can subtly influence housing (e.g. larger immigrant families may seek bigger homes). The city's identity, however, remains proudly country/Australian, centered on community events and lifestyle – something newcomers often embrace as part of the charm of moving to Tamworth.

In summary, **Tamworth's demographic trends point to a healthy, growing community**. A combination of **organic growth (new families forming)** and **in-migration** is fueling demand for housing. The forecasts of ~80k or even six-figures population by 2040s illustrate the confidence in Tamworth's future. For the property market, more people means more demand – which, given limited immediate supply, should keep upward pressure on prices and rents. Areas earmarked for growth will see new developments and likely become thriving new communities within the city. Meanwhile, existing suburbs will continue to evolve as demographics shift – for instance, we may see

some rejuvenation in older areas as younger families move in and renovate older homes. Tamworth's ability to attract and retain people – through jobs, lifestyle, and affordability – bodes well for sustained property market strength.

Key High-Growth Suburbs Overview

To visualize Tamworth's property landscape, here's a **summary of key investment suburbs** – particularly those with high growth forecasts or strategic importance – highlighting their characteristics and appeal:

- **Hillvue: High-Growth Family Suburb** – Located south-west of the CBD, Hillvue encompasses new estates and established residential pockets. **Median house ~\$620K**, with **12% annual growth recently**. It's known for modern family homes, a high owner-occupier rate, and popular facilities like Tamworth's Longyard Golf Course and the Australian Equine Centre nearby. **Rental yield ~4.6%**. Low crime and good schools make it very family-friendly. Forecasts show Hillvue as a **major growth zone** (population +40% by 2041), thanks to ongoing land releases. Ideal for investors seeking capital growth in a low-risk, family-centric area.
- **South Tamworth: Affordable Growth and Convenience** – A large residential area just south of the CBD. **Median house ~\$430K**, with **double-digit % price growth (12% YoY)**. It offers a mix of older homes and updated properties, and is home to shopping centers, schools, and parks. Yields are solid (~5.3%), appealing to investors. South Tamworth's central location and amenities drive its demand. It has slightly higher crime than east side, but community feel is strong. **High-growth forecast** as young families and first-home buyers continue to flock here for value and convenience.
- **West Tamworth: Entry-Level Market with High Yields** – West of the Peel River and CBD, this suburb is one of the most affordable urban parts of Tamworth. **Median house ~\$370K**, **annual growth ~8%**. It's characterized by older housing stock and some public housing pockets. Investors are drawn by **some of the highest rental yields (~5.5–6%)**. West Tamworth has numerous parks and the Tamworth Shopping World mall, but also higher socio-economic challenges (public housing ~11% in parts). **Investment outlook:** yields remain attractive and any uplift (through gentrification or spillover demand) could spur capital growth, but it carries **higher risk**. Best suited for experienced investors focusing on cash flow.
- **East Tamworth: Prestige & Stability** – Nestled to the east of the CBD on the slopes, East Tamworth is the city's most prestigious address. **Median house ~\$650K**, with **slower recent growth (~3%)** but strong long-term gains (avg ~9% p.a.). The area boasts tree-lined streets, heritage homes, top schools, and close proximity to restaurants and the city park. **Safety is excellent** and **crime very low** here. Yields are lower (~4.5%) reflecting higher prices. It's a prime choice for those prioritizing capital preservation and low risk. **Forecast:** steady, moderate growth as demand for this blue-chip locale never wanes.

- **North Tamworth: Healthcare Hub and Emerging Residential** – Encompassing the Tamworth Base Hospital and extending north of the CBD, North Tamworth is a mix of older homes and new developments creeping northwards. **Median house price** is roughly in the \$500Ks (between East and South Tamworth in pricing). Proximity to the hospital and proposed UNE campus makes it attractive for medical and education professionals. It's also near the Oxley Scenic lookouts and Botanic Garden, adding to lifestyle appeal. **Rental demand** is high (hospital staff, students in future), and yields ~5%. With the hospital upgrade and university, **North Tamworth is poised for growth** and gentrification, making it a suburb to watch for both investors and homebuyers seeking convenience.
- **Westdale: Growth Corridor on the Fringe** – Westdale lies on Tamworth's western fringe, near the airport and industrial estate. It has several newer housing estates with **affordable new builds** (house & land packages often in the \$400k-\$500k range). As a result, it's popular with first-home buyers and young families. The area benefits from the upcoming Global Gateway Park (jobs) and improved road links. **Rental yields** are decent (~5%) and capital growth potential is good as the estate matures. **High-growth forecast** given planned expansion and its role in accommodating Tamworth's growth (some of those 211 new lots in 2024 are in Westdale) . It offers a blend of country edge living with city access in 10 minutes.
- **Moore Creek & Daruka (Northern Fringe): Lifestyle Acreage and New Estates** – These localities north of Tamworth are where urban meets rural. They feature larger lot subdivisions (some 2000m² or more) providing a semi-rural lifestyle. Price points can range from mid \$500Ks upward depending on land size and home design. Moore Creek is pegged as a **major population growth area** for Tamworth's future , with many new homes to be built. Residents are typically families seeking space or upscale buyers wanting a bit of land. While not "high growth" in percentage terms yet (as prices are already relatively high per property), the sheer number of new dwellings will increase its profile. Investors here look for capital growth as estates fill out; yields are lower. It's a prime choice for those looking at the **upper end of Tamworth's market** with long-term growth as Tamworth expands northward.
- **Kootingal: Satellite Town with Affordable Homes** – A small town 20km north-east of Tamworth (but within the commuter shed), Kootingal offers affordable family homes often under \$400K. It has its own basic amenities and a quiet country town vibe. While not within Tamworth city, it's worth mentioning for investment as it often attracts budget-conscious buyers who work in Tamworth. Growth has been modest, but as Tamworth grows, Kootingal stands to benefit from overflow housing demand. It's low-risk, low-return profile – steady rental market (yields ~5%+) and slow capital growth, but very affordable entry.

These suburbs together paint a picture of Tamworth's property market dynamics: **emerging hotspots (Hillvue, Westdale), solid performers (South Tamworth, North Tamworth), high-yield value plays (West Tamworth), and premium stable areas (East Tamworth)**. Investors and homebuyers have a spectrum of choices, whether they're after growth, yield, or lifestyle. Notably, the *high-growth forecast suburbs* – **Hillvue, South Tamworth, and Westdale** – are all areas benefiting from new development and incoming infrastructure, aligning with Microburbs data that highlights them as ones to watch. By contrast, **East and North Tamworth** underscore the enduring value of location and amenities (schools, hospital) for liveability and long-term growth. As Tamworth

marches toward its projected population increase, these key suburbs will likely lead the way in absorbing new residents and investment, each contributing to the region's overall prosperity.

Disclaimer: The information provided in this document is for informational purposes only and does not constitute financial advice. Please consult a qualified financial advisor before making any investment decisions. All content is provided "as is" without any express or implied warranty.