

# **PURCHASING PROPERTY IN AUSTRALIA'S NORTHERN TERRITORY**

**AUSTRALIA'S NORTHERN TERRITORY  
INVESTMENT OPPORTUNITY**



[www.investNT.com.au](http://www.investNT.com.au)



Developments in and around Darwin include seaside estates, apartment complexes, new 'green field' housing developments, a range of tourism accommodation, offices and shops.



Darwin, the capital of Australia's Northern Territory, is the closest Australian capital city to Asia and is serviced by an international airport which operates 24 hours a day, seven days a week. Darwin is a modern city situated on a large, natural, deep water harbour, with local habitats ideal for activities such as sailing, boating, fishing and mud-crabbing.

The climate in Darwin is tropical, with average daily maximum temperatures ranging from about 30 to 35 degrees Celsius. Most rainfall occurs from October through to April and there is a 'dry' season between May and September each year. During this dry season there is usually little or no rain and Darwin experiences cooler evening temperatures (between 16 and 22 degrees Celsius overnight minimums).

Developments in and around Darwin include seaside estates, apartment complexes, new greenfield housing developments, a range of tourism accommodation, offices and shops.

An exciting new greenfield development is underway on an extensive area of land 15km from the Darwin Central Business District (CBD) that was previously a government research facility known as Berrimah Farm. Production of the first 120 of the 2000 blocks on Berrimah Farm has commenced and they should be ready to be built on by late 2018.

Beyond the Darwin CBD there is an extensive rural area where residential blocks are commonly 2.5 hectares (5 acres). This area is situated about 33 kilometres from the Darwin CBD and

also includes larger horticultural areas producing mangoes, a range of other fruits, and vegetables.

Potential property investments in Darwin and surrounding area include residential homes, luxury homes, apartments, hotels, office accommodation, shops and shopping centres, retirement and aged care complexes, rural horticultural production blocks and a range of other opportunities associated with a modern city that is often referred to as Australia's northern capital and gateway to Asia.

Darwin has consistently produced good economic returns for property investors – around 5% over the past two years and 6% over the past decade. Rental yields are some of the highest for Australian capital cities. The average rental yield in Darwin is 4.7% for a three bedroom house and 4.0% for a two bedroom apartment.

**Median apartment  
(two bedroom) price**  
**\$470 000**

**Median rent**  
**\$366 per week**

**Median house  
(three bedroom) price**  
**\$540 000**

**Median rent**  
**\$484 per week**

**Contact details:**

**Mary Watson**  
Manager InvestNT  
Department of Trade,  
Business and Innovation  
Phone: +61 8 8946 9562  
Email: mary.watson@nt.gov.au  
www.investnt.com.au

*Disclaimer: This document includes information provided by third parties. The information is general in nature and is for information purposes only. The Northern Territory Government makes no representation about the veracity or accuracy of information provided by third parties. You must rely on your own due diligence before proceeding. You should consider seeking independent professional advice.*



Source: Real Estate Institute of Northern Territory (REINT) June Quarter 2017 RELM – Real Estate Local Market report.



**AUSTRALIA'S NORTHERN TERRITORY  
INVESTMENT OPPORTUNITY**

