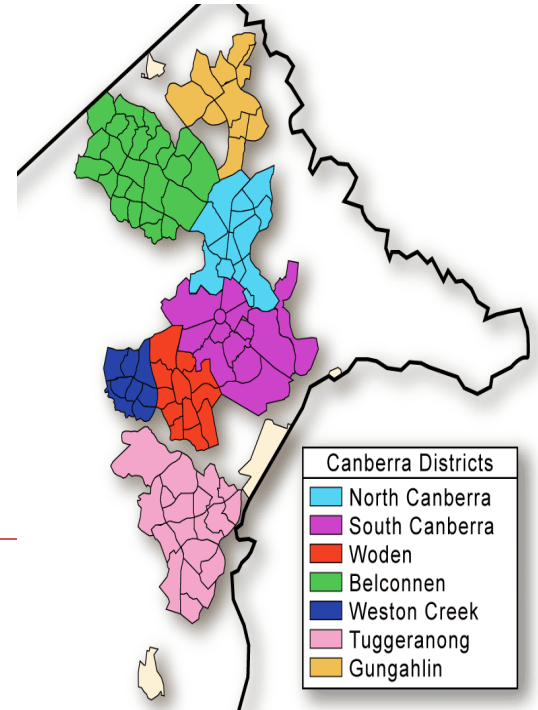


Canberra consists of 137 suburbs divided into 8 separate districts. These suburbs/districts are then regionalized into government areas.

For the purpose of this factsheet we have identified pockets of those areas that are generally popular with expat families.

A Nuss consultant will be able to provide further specific advice as required.



NORTH CANBERRA

- Medium to high end properties, larger homes and apartments
- Most suitable for families and business couples
- Serviced by buses

The North Canberra suburbs such as O'Connor, Ainslie & Campbell have varying architectural diversity, wide tree-lined streets and extensive gardens whereas the Gungahlin area is more densely populated, where many of its residents live in units/apartments or townhouses and homes are on much smaller blocks. North Canberra, residents enjoy easy access to large shopping centres, public and private schools, parks and well-established homes on large blocks of land. Land value is quite high in this area having an obvious effect on the price of properties, both rental and those for sale.

INNER SOUTH

- Medium to high end properties, large homes and apartments available
- Most suitable for families, business couples and singles
- Schooling in this area is very popular due to the number of Private Schools and good quality Government Schools
- Serviced by buses

Inner South suburbs are listed as the most affluent areas of Canberra. Highly sought after areas for executives and Diplomats. Areas around Kingston Foreshore are popular areas for apartment living. This area has a number of

restaurants, coffee shops and within walking distance to Lake Burley Griffin, National Library, National Gallery of Australia, National Portrait Gallery & Questacon. Forrest, Barton, Red Hill, Griffith, Narrabundah and Yarralumla have larger homes in varying styles. Once again land value is quite high in this area having an obvious effect on the price of properties, both rental and those for sale. Proximity to Manuka and Kingston shopping precincts are popular areas. Yarralumla is home to most of the Embassies enhancing the suburb with some spectacular architecture.



WODEN VALLEY

- A mixture of housing is available, small to medium apartments, and houses of varying sizes are also available.
- Most suitable for families, couples and singles.
- Due to the location the rents vary depending on the quality of the homes. O'Malley is popular for Embassy residences.
- Good quality schooling both Public and Private Catholic Schools
- Serviced by buses

Housing styles vary greatly from the older homes to knockdown re builds. Apartments are very popular and new buildings are under construction.

CANBERRA CBD

- Apartment lifestyle is readily available in the CBD with many new high rise buildings
- Most suitable for business couples and singles
- Serviced by buses and light rail

The Central Business District (CBD) is the main commercial area in Canberra. Most Government Departments are in and around the city and close proximity to Russell Offices where a number of Defence offices are located. Short distance to Lake Burley Griffin. The area has developed into a very busy modern area with restaurants, movie theatres, cafes and mixed independent stores along with The Canberra Centre which houses all the big brands and department stores such as David Jones, Myer, Zara and more.



AVERAGE RENT (Australian dollars) note these are indication ranges only and may change.

Property Description	Inner North Price per week	Inner South Price per week	Woden Valley Price per week	Canberra CBD Price per week
1 bedroom apartment	\$580 - \$650+	\$600 - \$680+	\$480 - \$530+	\$520 - \$600+
2 bedroom apartment	\$700 - \$1000+	\$650 - \$800+	\$580 - \$720+	\$650 - \$800+
3 bedroom apartment	\$800 - \$1400+	\$800 - \$1000+	\$890 - \$1000+	\$800 - \$1500+
3 bedroom house	\$1000 - \$1200+	\$950 - \$1200+	\$950 - \$1200	N/A
4 bedroom house	\$1400 - \$2000+	\$1400 - \$2500+	\$1200 - \$1600+	N/A

