



The greater metropolitan region of Sydney comprises more than 650 suburbs. These suburbs are then regionalized into government areas. For the purpose of this fact sheet 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.

Useful info:

[China Cultural Center Sydney](#)

[Temples in Sydney](#)

[Chinese Presbyterian Church](#)

[Chinese garden of friendship](#)

[Chatswood chase](#)

[Grocery chain – Tong li](#)

UPPER NORTH SHORE

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

The upper North Shore is an area of architectural diversity, wide tree-lined streets and extensive gardens whereas the lower North Shore is more densely populated, where many of its residents live in units/apartments or townhouses. 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.

Suburbs: Chatswood, Roseville, Roseville Chase, Lindfield, East Lindfield, Killara, East Killara, Gordon, Pymble, West Pymble, Turramurra, Warrawee, Wahroonga, North Wahroonga, St Ives, St Ives Chase

Suburbs to consider in North Sydney with below profile: Ryde, Macquarie Park, Epping, Eastwood, Carlingford, Beecroft, Cheltenham

- Medium to high end properties, primarily apartments and older houses
- Most suitable for families, working couples and singles
- Serviced by trains and metro
- Location to commercial hubs of Northern Sydney

LOWER NORTH SHORE

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

North Sydney is the gateway to the Lower North Shore which follows the headlands and inlets of Sydney Harbour towards Manly. It includes the suburbs of Neutral Bay, Mosman - home to some of Sydney's most magnificent (and **expensive**) residences. North Sydney CBD is a satellite commercial centre just across the Sydney Harbour Bridge from Sydney city. Catering for the office and retail workers that flood the area on working days, it has a large number of cafes, restaurants, pubs and clubs as well as a great variety of shops.

Suburbs Harbourside: Mosman, Cremorne, Neutral Bay, Kirribilli, North Sydney, Milsons Point, Lavendar Bay, McMahon's Point, Cammeray, Northbridge, Willoughby, Artarmon, Naremburn, Crows Nest, St Leonards, Waverton, Wollstonecraft

Suburbs Riverside: Greenwich, Northwood, Longueville, Riverview, Lane Cove, Linley Point, Woolwich, Hunters Hill, Huntleys Cove, Henley, Gladesville, Tennyson Point

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

Property Description	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	3 bedroom house	4 bedroom house
Weekly Rent	\$750 - \$950+	\$900 - \$1200+	\$1500 - \$2200+	\$1800 - \$3000+	\$2800 - \$5000+

SYDNEY CBD

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

The Central Business District (CBD) is the main commercial area in the City of Sydney. It stretches from Circular Quay and Walsh Bay in the north, Darling Harbour in the west, Haymarket in the south and Hyde Park and the Royal Botanic Gardens in the east. Accommodation is mainly apartments in the form of one, two and three bedrooms being available, many have a balcony or terrace. Some loft-style apartments are also available but are not very common.

Suburbs: Surry Hills, Darlinghurst, Potts Point, Woolloomooloo, Redfern, Darlington, Chippendale, Haymarket, Ultimo

Property Description	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	3 bedroom house	4 bedroom house
Weekly Rent	\$800 - \$950+	\$950 - \$1200+	\$1500 - \$1800+	NA	NA

INNER WEST

- Mainly older renovated houses, it's an area in high demand with a lot of new high-rise apartments.
- Most suitable for business couples and singles
- Serviced by buses and ferries (Balmain)

Younger professionals and academics are drawn here by the closeness to the Sydney CBD. There are many restored or renovated old, often very simple houses. Some of these houses are often included in articles from leading decorating and lifestyle magazines. They are old working-class suburbs which became 'trendy' over the past 20 years or so but have retained their original diversity and character. Through gentrification the suburbs are attractive for their atmosphere, lifestyle and character however while the main streets are not always pretty, they are certainly interesting!

Suburbs Near the Water: Balmain, Balmain East, Rozelle, Lilyfield, Leichhardt, Haberfield, Birchgrove, Glebe, Forst Lodge, Annadale, Drummoyne, Rodd Point, Five Dock, Russell Lea, Chiswick, Abbotsford, Wareemba

Suburbs Near the City: Camperdown, Newtown, Enmore, Petersham, Stanmore, Dulwich Hill, Summer Hill, Ashfield, Croydon, Burwood, Enfield, Croydon Park, Campsie, Erskineville, Marrickville, Hurlstone Park, Canterbury, Ashbury, Belfield, Sydenham, St Peters

Property Description	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	3 bedroom house	4 bedroom house
Weekly Rent	\$750 - \$950+	\$850 - \$1100+	\$1400 - \$1600+	\$1800 - \$2100+	\$1900 - \$2600

NORTHERN BEACHES

- A mixture of housing is available depending on beach location, small to medium apartments, and houses are also available.
- Most suitable for families, couples and singles, it is a lifestyle more than a demographic.
- Due to the location the rents are quite high especially when arriving during peak summer season
- Serviced by buses and ferries

Housing styles vary greatly from the old 'beach weekender' to large homes with spectacular views. Apartments are very popular all through the Northern Beaches especially close to the beach itself and along Pittwater Road.

Suburbs: Balgowlah, Balgowlah Heights, Seaforth, Manly, Fairlight, Warriewood, Freshwater, Curl Curl, Brookvale, Allambie Heights, Forestville, Killarney Heights, Frenches Forest, Belrose, Mona Vale, Avalon, Oxford Falls, Beacon Hill, Cromer, Collaroy Plateau, Narrabeen, Elanora Heights, Ingleside, Whale Beach, Palm Beach, Terry Hills, Bayview, Church Point, Newport, Bilgola, Scotland Island, Cottage Point

Property Description	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	3 bedroom house	4 bedroom house
Weekly Rent	\$750 - \$950+	\$850 - \$1100+	\$900 - \$1200+	\$950 - \$1500+	\$1550 - \$2500+

EASTERN SUBURBS

- High end properties - usually larger homes
- Most suitable for families and business couples
- Some suburbs serviced by trains all others by bus

The Eastern Suburbs is the metropolitan area directly to the east and south-east of the city, stretching from the city along the southern foreshore of Sydney harbor to Watsons Bay, it is home to many of Sydney's fashionable suburbs. The world-famous Bondi Beach is where the Eastern Suburbs meets the Southern Beaches.

Suburbs (Beaches): Bondi Beach, Bondi, North Bondi, Tamarama, Bronte, Clovelly, Coogee, South Coogee, Maroubra, Malabar, Little Bay, Matraville, La Perouse

Suburbs Harbourside: Elizabeth Bay, Edgecliff, Darling Point, Double Bay, Point Piper, Bellevue Hill, Rose Bay, Vaucluse, Watsons Bay, Dover Heights

Suburbs Parkside: Paddington, Woollahra, Centennial Park, Moore Park, Queens Park, Bondi Junction, Waverley, Randwick, Kensington

Property Description	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	3 bedroom house	4 bedroom house
Weekly Rent	\$800 - \$950+	\$950 - \$1200+	\$1500 - \$1800+	\$1900 - \$2200	\$2000 - \$8000+