

LANDMARK POSTCODE

# 2350



Booloominbah House, University of New England  
Image courtesy of UNE Publications

**LOCATION:** Armidale  
5½ hours north of Sydney

**POPULATION:** 28,000

**INDUSTRIES:** Education, retail, health, agriculture and forestry

**CLIMATE:** Temperate  
Summer 27.1°C – 13.4°C  
Winter 12.2°C – 0.3°C  
Rainfall 791.5mm

People who live in Armidale know they are on a good thing. This grand and prosperous city has some of the finest schools in regional Australia, its own prestigious university and some of the state's most spectacular natural attractions on its doorstep. In Armidale, the work-life balance isn't a dream, it is an everyday reality.

Located halfway between Sydney and Brisbane on the New England Highway, Armidale sits high in the New England Tablelands.

At its heart, Armidale is a rural centre servicing a wealthy grazing and wool-growing region. Its distinctly seasonal climate provides the perfect growing conditions for superfine wool, highly prized by European fashion houses.

But despite the strength of its agricultural sector, education is the city's biggest industry.

Armidale was the first regional city in Australia to have its own university. From its beginnings more than 60 years ago, the University of New England has helped define the city as a centre of education excellence and cooperative research.

In total 18,000 students are supported by 1,300 academic and administrative staff. UNE students are a significant part of the local population but the majority study via distance education.

For families with school age children, Armidale offers some of Australia's top schools. Three of the four private schools attract boarders from throughout Australia and overseas.

Landmark's Geoff Leedham says Armidale is attracting growing numbers of people because it provides a cosmopolitan lifestyle in a country setting.

Culturally, the city boasts the University of New England Conservatorium of Music, a symphony orchestra, youth orchestra, several chorale groups and four theatre groups.

The city's broadband and telecommunications infrastructure provides capacity rarely seen outside metropolitan centres.

Sydney is only a short flight away and more than 60 weekly services connect the cities. The north coast towns of Coffs Harbour and Port Macquarie are just two hours drive and other natural attractions are on its doorstep. Much of the region is national and state park, including two World Heritage sites.

Armidale's retail sector is undergoing major expansion with two shopping centre developments plus one of the largest Coles supermarkets in the state.

Along with its four seasons, the region enjoys reliable rainfall. The city has enough water for three times its population and has escaped the need for water restrictions.

Property is selling strongly and rural residential blocks are highly sought after.

"Many people moving here are looking for a few acres and we can't keep up with the demand."

The council is developing a strategy to free up more land, especially for housing and industry. In the meantime, more than 400 residential sites are being released.

In the farming sector, the rural property market is revealing surprising trends. There is strong demand for larger rural holdings and inquiry is coming from as far afield as the United Kingdom and Germany.

"European farmers can see a greater return for their investment in Australia," says Geoff.

"I just sold a 7,000 acre property to a couple from Scotland who will move here in a couple of years."

"You really can have the best of both worlds in Armidale."

#### PROPERTY GUIDE:

Residential: Three bedroom home from \$250,000

Small acreage: 2-5 acres vacant with town services \$200,000 to \$300,000

10-15 acres without services \$180,000 to \$300,000

Large acreage: \$1,000 to \$3,000 an acre