

YANCHEP JUNCTION



A GUIDE
for
investors



VISION RENDER, ARTIST IMPRESSION



Yanchep Junction takes a bold new look at how we'll be living in the 21st century. This newly released private estate 50km north of Perth is spearheading the rapidly expanding north-west metro coastal corridor. Situated between the new Yanchep train station and the proposed Mitchell Freeway extension, and

between the Indian Ocean and a major national park, Yanchep Junction will also be adjacent to the future Yanchep City development, a major regional hub incorporating retail, commercial, health, education, sports and leisure precincts.



PERTH CBD

JOONDALUP

Yanchep National Park

Mitchell Freeway Extension from Romeo Road



Sun City Country Club

Yanchep Rise Primary School

Yanchep Secondary College

Yanchep Central Shopping Centre



Yanchep Beach

Yanchep Lagoon



Splendia Park

Yanchep Metronet Train Station

Future Health Precinct

Future K-12 Private School



Business Zone



MARMION AVE

ST ANDREWS DR

GREENSIDE DR

TOREOPANGO AVE

A SNAPSHOT OF THE REGION

CITY OF WANNEROO OVERVIEW

Located on the north-eastern fringe of the Perth metropolitan area, the City of Wanneroo is bordered by Gingin Shire to the north, the Shire of Chittering and the City of Swan to the east, the cities of Stirling and Joondalup to the south, and the Indian Ocean to the west.

The City of Wanneroo is one of the largest local government authorities in WA, and each year welcomes around 8000 new residents. The City is committed to supporting sustainable economic growth, enhancing social and environmental outcomes, and enabling businesses to provide diverse, quality and rewarding local job opportunities.

With three industrial estates covering approximately 1500 ha, the City forms a key strategic node for business activity within the northern metropolitan area of Perth that contributes significantly to the State's wealth. There are currently over 8,000 businesses in the region.

Planned as a modern, dynamic city centre based around the railway station, Yanchep City Centre will accommodate retail, commercial, cultural, leisure, health and educational uses, as well as high density residential development as part of a vibrant urban environment.

Source: www.wanneroo.wa.gov.au/downloads/file/2885/yanchep_city_centre_activity_centre_approved_structure_plan_no_100



The future Yanchep City Centre is set to become one of **Australia's flagship live-and-work communities.**

CITY OF WANNEROO

PEOPLE	209,111
Male	49.2%
Female	50.8%
Median age	35
Couples with children	39.1%
Employed FT or PT	94.3%

HOUSEHOLDS	
Total dwellings	78,055
Owners/purchasers	73.9%
Average people per household	2.8
Median weekly household income	\$1,894
Median monthly mortgage repayments	\$1,900
Median weekly rent (b)	\$470

Source: <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA58760>
 Source: <https://www.htag.com.au/wa/wa309-city-of-wanneroo/?type=Houses>

CITY OF WANNEROO ECONOMY

The City of Wanneroo's Gross Regional Product is estimated at \$8.42 billion, which represents 2.23% of the state's GSP (Gross State Product).

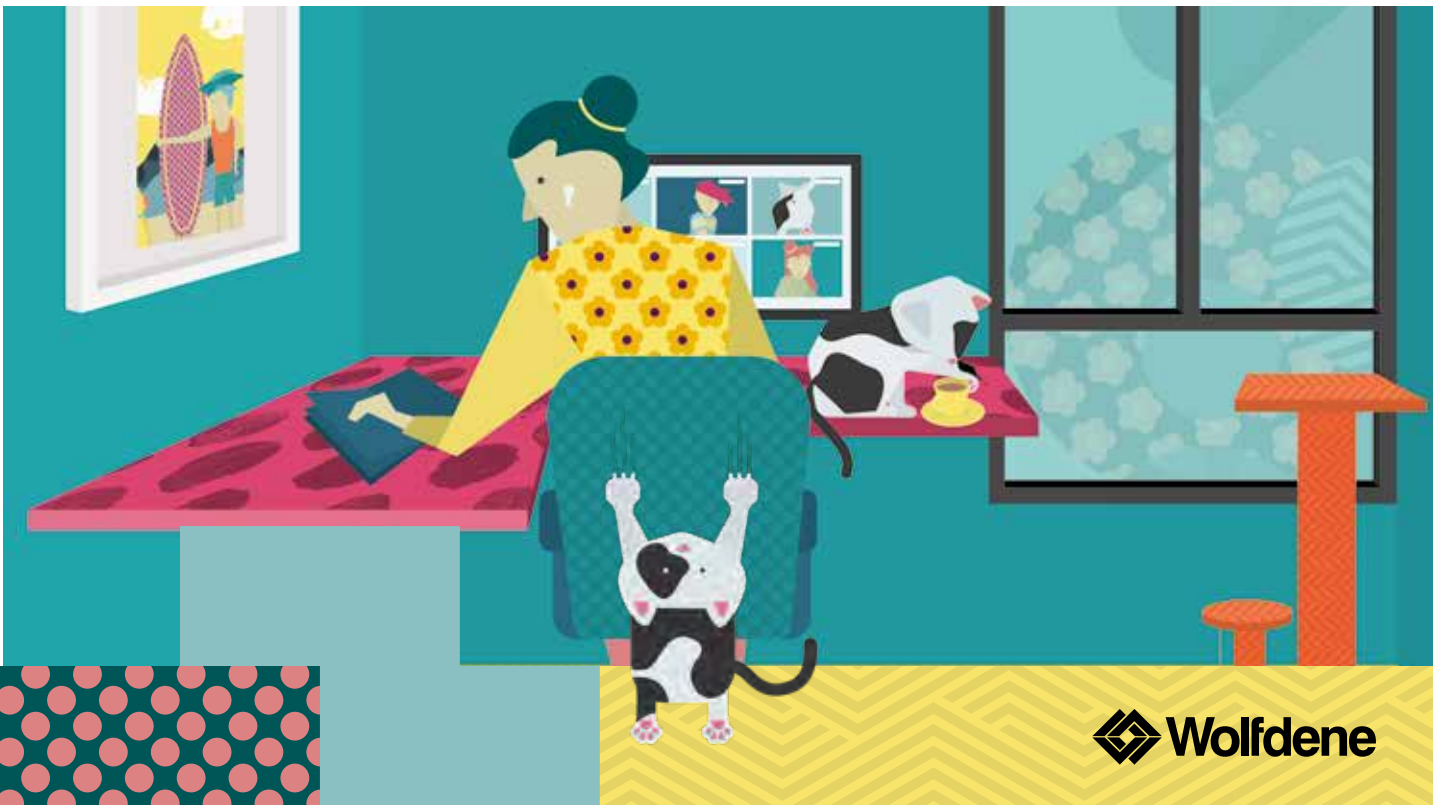
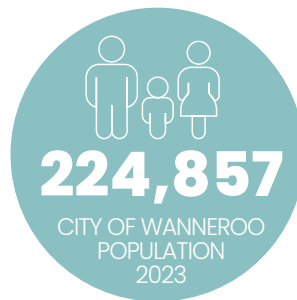
GRP:	\$8.42 billion
Local jobs:	62,400
Largest industry (by employment):	Construction
Local businesses:	14,578
Employed Residents:	120,650

Source: <https://economy.id.com.au/wanneroo/population>

CITY OF WANNEROO POPULATION

Estimated Resident Population for the City of Wanneroo is forecast to grow to 367,775 by 2041, an increase of 63.56%.

Source: <https://forecast.id.com.au/wanneroo#:~:text=Welcome%20to%20the%20City%20of,grow%20to%20367%2C775%20by%202041.>



MARKET TRENDS FOR CITY OF WANNEROO

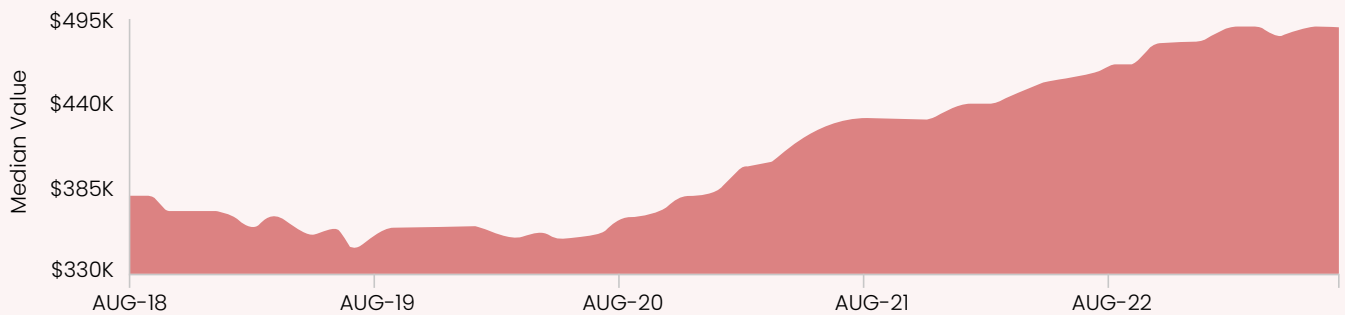
MEDIAN PRICE

\$490,000

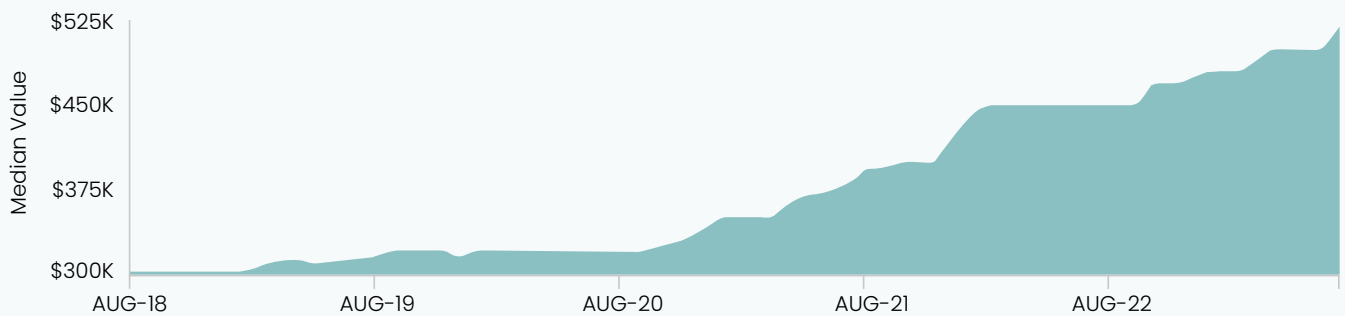
AUGUST 22 – JULY 23



5 YEAR MEDIAN HOUSE PRICE TREND

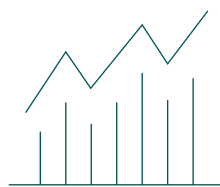


5 YEAR MEDIAN RENTAL PRICE TREND



\$549,000

SALE PRICE ↑ 7.65%



4.45%

GROSS YIELD ↑ 3.19%



\$470pw

RENTAL PRICE ↑ 11.08%

<https://www.htag.com.au/wa/wa309-city-of-wanneroo/?type=Houses>

YANCHEP WA 6035

SUBURB INFORMATION

Yanchep is an outer suburb located on the coast, 56 kilometres north of Perth and within the Local Government Area of the City of Wanneroo. The name Yanchep was adapted from the Nyoongar word 'Yandjip' or 'Yanget', which is their word for the bulrush reed that is abundant around the wetlands of the area. The suburb boundaries are extremely large, covering over 220 square kilometres and taking up almost the entire northern and north-eastern portion of the City of Wanneroo.


Yanchep is a popular tourist destination due to its close proximity to the beaches and Yanchep National Park. Most residents are located in a small enclave around Yanchep Beach Road, near the coast.



50km
NORTH
OF PERTH



5min
TO YANCHEP
LAGOON



6min
TO YANCHEP
NATIONAL
PARK



220sq km
SUBURB SIZE





Yanchep Station aerial view

LIFE IN YANCHEP

Yanchep offers all the perks of beachside living as well as established amenities including a large shopping centre with a Woolworths and various specialty shops; three primary schools and a district secondary school (five more primary or K-12 schools (government and non-government) are located within 10km); parks and playgrounds; aged care facilities; restaurants and cafes.

Just minutes away is the Indian Ocean, where Yanchep Lagoon's calm, crystal clear waters is a popular spot for swimming and snorkelling. Neighbouring beaches offer good fishing and surfing. On the eastern boundary is Yanchep National Park, with its abundance of native flora and fauna, stunning caves, walking trails, picnic spots, and the famous koalas. The park is often referred to as one of the most breathtaking national parks in Western Australia.

Source: <https://www.yanchepnewsonline.com.au/report-says-yanchep-one-of-the-top-places-in-australia-to-invest/>

Source: https://www.mebank.com.au/getmedia/1bac16e2-4fe1-4751-b632-db377a0cd660/ME_Bank_Best_places_to_invest_report.pdf

Yanchep is one of the top 20 suburbs in Australia for residential property investors looking for somewhere to buy, according to research undertaken in 2021. Research carried out by Ethos Urban for ME Bank ranked Yanchep number 11 due to the suburb set to benefit from the Yanchep rail extension. The 'Australia's Best Places to Invest' report said a range of qualitative and quantitative criteria were applied to identify suburbs with the best investment prospects. These factors included how new transport infrastructure would re-shape the investment landscape across the range of suburbs, average rental yields, recent population growth, median house prices and average rental prices, together with lifestyle appeal measurables such as the availability of coffee shops and cafes.

MARKET TRENDS AT A GLANCE: YEAR 2022–2023

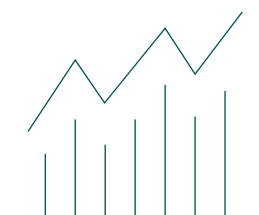
	PERTH	SOURCE	YANCHEP	SOURCE	MELBOURNE COMPARISON	
12 month capital growth (houses) June 22 – June 23	2.7%	RP Data report	4.58%	RP Data report	-6.7%	RP Data report
Median House Price June 2023	\$615,793	RP Data report	\$480,000	RP Data report	\$918,971	RP Data report
Median days on market – April 23	18	RP Data report	21	RP Data report	30	RP Data report
Increase in sales activity last 12 months (June 22 – June 23)	-4.2%	RP Data report	4.2%	RP Data report	-23.0%	RP Data report
Rental price growth (houses) July 22 – July 23	7.2%	RP Data report	17.8%	RP Data report	7.8%	RP Data report
Median rent (houses) July 23	\$607/week	RP Data report	\$520/ week	RP Data report	\$567/week	RP Data report
Indicative Gross Yield (houses) July 23	4.7%	RP Data report	5.6%	H&L packages	2.97%	RP Data report

Source: <https://www.propertyvalue.com.au/suburb/yanchep-6035-wa>



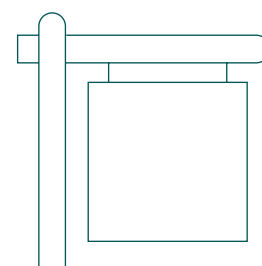
\$480,000

MEDIAN SALE PRICE
(NATIONAL AVERAGE \$485,000)



4.58%

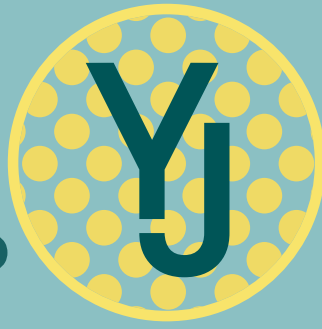
MEDIAN SALE PRICE CHANGE
(NATIONAL AVERAGE 4.3%)



5.6%

MEDIAN GROSS YIELD
(NATIONAL AVERAGE 4.24%)

Source: <https://www.htag.com.au/wa/wa309-city-of-wanneroo/>



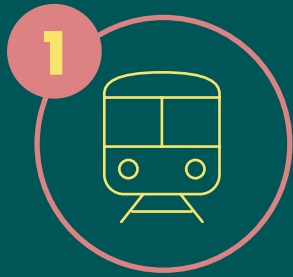
A MASTERPLANNED COMMUNITY FOR THE FUTURE

Yanchep Junction is a value-focused, highly connected community surrounded by established convenience. Carefully designed over 39 hectares within the sought-after suburb of Yanchep, the estate has the Indian Ocean to the west, Yanchep National Park to the east, and established parks, shops, schools and services throughout. The residents of Yanchep Junction will be first in line to scoop up all the opportunities due to arrive with the new Yanchep train station and the game-changing Yanchep City Centre development.

Across 550 lots, which will be home to over 2,000 residents, Yanchep Junction's layout and style is influenced by the latest contemporary urban design. Functional and attractive streetscapes work to frame and connect homes in a walkable, cycle-friendly flow. Quality stands out in featured open spaces and exceptional landscaping. Green spaces that merge nature with livable neighbourhoods promote tangible social connections and interaction. Yanchep Junction will be a smart community designed for today and tomorrow, with the NBN ready to deliver the keys to effortless living. Above all, every aspect of the masterplan is focused on achieving a harmonious balance between homes, people, lifestyles and amenities.



YANCHEP JUNCTION IN A SNAPSHOT



CONNECTIVITY

400m to Yanchep Train Station
(the closest estate to the station)



39 HECTARES

(when complete)



553 HOMESITES
FOR OVER
2000 RESIDENTS



2799HA
YANCHEP
NATIONAL
PARK



5 MINUTES
TO YANCHEP
LAGOON

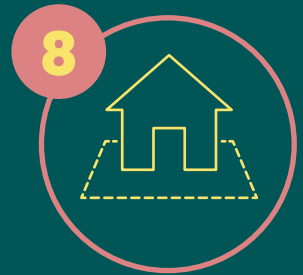


42 MINUTES
TO PERTH



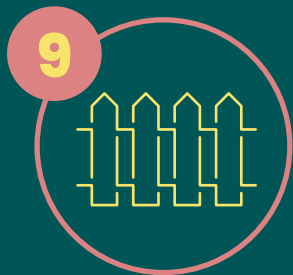
RANGE OF LOT
SIZES

to suit small families,
growing families and
streamlining families



HOUSE & LAND
PACKAGES

with some of Perth's
most respected
home builders



HIGH QUALITY
LANDSCAPING,
STREETSCAPES
AND FEATURES



AMENITIES

Adjacent to the
future region-defining
Yanchep City Centre



EDUCATION

Adjacent to a
brand-new K-12
private school



CONNECTIVITY

Ready for NBN
and the latest digital
technologies

THE **Wolfdene** *story*

Wolfdene creates places where people can be excited to live the lifestyle that they aspire to. We are a new-generation property developer, with a keen focus on how we want to live today, and into the future.

Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction. We strive to ensure Wolfdene neighbourhoods are the ones most in touch with what investors, residents and community stakeholders want.

wolfdene.com.au



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