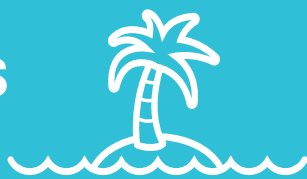


WHY GOLDEN BAY?



A beach oasis on the pulse



Golden Bay is a beachside oasis ideally located close to two of WA's most vibrant coastal cities – Rockingham to the north and Mandurah to the south. This relaxed coastal neighbourhood offers a great lifestyle for contemporary families, with many landscaped parks, playgrounds and a recreational reserve.⁷ The area attracts significant state and local government investment in community infrastructure, with examples being Golden Bay Primary School that opened in 2015, and a future Neighbourhood Activity Centre with convenient local shopping.⁷ A new train station is also proposed adjacent to the estate at Karnup, on the Mandurah–Perth rail line.

- Median lot prices in Perth's south-west averaged \$228,500 in the September 2016 quarter¹ with land at Golden Bay priced from an attractive \$145,000.*
- Golden Bay is in the top 5 performing estates in Perth's south-west.¹



MEDIAN HOUSE SALE PRICE
\$350,000



MEDIAN HOUSE & LAND
PACKAGES FROM
\$307,760

The median sale price of houses within the Golden Bay suburb was \$350,000 in the September 2016 quarter¹ with house and land packages from \$307,760.⁶

For more information, please call Renee Monteleone on 0438 387 449 or visit goldenbay.com.au

Disclaimer: 1. National Land Survey Program, Sep 2016 2. Core Logic, Suburb Statistics Report 22 August 2016 3. City of Rockingham Annual Report 2014/2015 http://www.rockingham.wa.gov.au/getattachment/About-Us/Annual-reports/Annual-Report-201415-FINAL_Website.pdf.aspx 4. City of Mandurah profile <http://mandurah.wa.gov.au/City-and-Council/City-Profiles/Profile-of-Mandurah>; Annual Report 2014/2015 <http://mandurah.wa.gov.au/~media/Files/CoM/City-and-Council/Governance/Annual-Reports/Annual-Report-2014-2015.pdf>; figures from REIWA site: <https://www.realestate.com.au/neighbourhoods/golden%20bay-6174-wa> accessed 23 August 2016 5. <http://www.mandurah.wa.gov.au/~media/Files/CoM/City-and-Council/Governance/Strategies-and-Plans/Strategic-Community-Plan-Desktop-Review.pdf> – citing source: Department of Planning, Western Australian Planning Commission; (draft) South Metropolitan Peel Sub-regional Planning Framework: Towards Perth and Peel @ 3.5 million; May 2015; p.67 6. Figures from <http://www.realestate.com.au/invest/house-in-golden-bay,+wa+6174> accessed 23 August 2016 7. <http://goldenbay.com.au/getattachment/Community/Golden-Bay-news-Autumn-2016-hyperlinked.pdf.aspx>; page 2 Great new parks and display village underway. 8. REIWA Quarterly Update Report Sep 2016 * Prices current December 2016 and subject to change.

PEET

WHY GOLDEN BAY?

Golden Bay offers affordable coastal living within Perth's blossoming south-west corridor, just 15 minutes from Mandurah and 20 minutes from the heart of Rockingham.



Landscaped parks and reserves.



10 minutes to Mandurah Train Station.



A short walk to Golden Bay Primary School.



Future direct access to Golden Bay Beach.



Close to Comet Bay College.



Less than 2 minutes to Secret Harbour Shopping Centre.



15 minutes from Mandurah.



A future Neighbourhood Activity Centre with local shops.



20 minutes from Rockingham.



Three separate precincts - Seaside, Walk and Reserve.



Close to the future Lakelands Town Centre, with Kmart, Coles and ALDI.

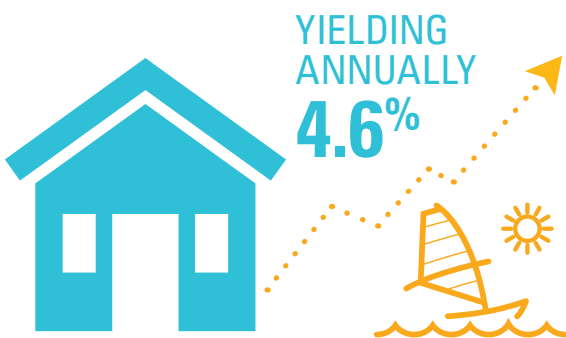


Future Foreshore Park with direct beach access and a proposed beach café.

RENTAL RETURNS

Golden Bay has experienced strong rental returns, with houses yielding 4.6% over the year to September 2016.⁸

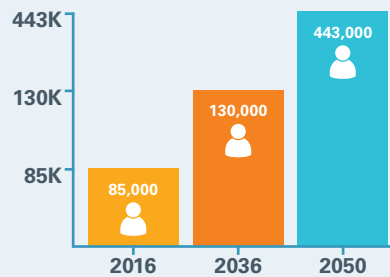
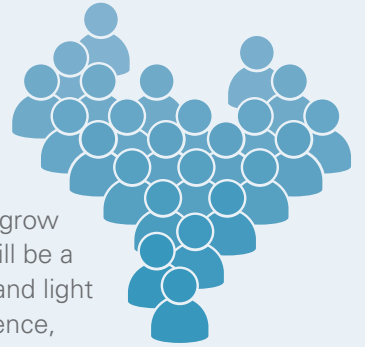
This yield equals the highest rate of return in comparable beachside areas to the north and south,⁶ making Golden Bay a very attractive investment opportunity.



DEMOGRAPHICS

Golden Bay is part of the City of Rockingham, Perth's fastest-growing municipality over the past decade.

The Rockingham population is set to grow to 200,000 residents by 2031, and will be a major employment centre for heavy and light industry, tourism and hospitality, defence, education, retail and horticulture sectors.³



The City of Mandurah is one of Australia's fastest-growing cities, whose current population of 85,000 is projected to grow by nearly 50% in the next 20 years. By 2050, Peel regional population is forecast to quadruple to 443,000.⁵

COMMUNITY FACILITIES

Golden Bay is close to a range of community facilities and services, including Secret Harbour Golf Course, Secret Harbour Surf Lifesaving Club, Mandurah Train Station, Mandurah Marina, Murdoch University (Rockingham Campus), Challenger Institute of Technology (Rockingham Campus), Kwinana Freeway, Penguin Island marine reserve, the expansive waterways of the Peel-Harvey Estuary, lush farming and horticulture areas of the Peel and Murray regions, and the Darling Range Jarrah forest.⁴ as well as a number of educational facilities.



EASY FREEWAY ACCESS



EDUCATIONAL FACILITIES



RECREATIONAL AND SPORTS FACILITIES



MANDURAH MARINA



MANDURAH TRAIN STATION



RESERVES AND NATURE PARKS