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WestRealEstate.com.au SOUTHERN SUBURBS South offers lifestyle diversity

■ Katie Lee

Development in the southern suburbs has grown exponentially in recent years, with developers releasing numerous land estates to keep up with buyer demand. Peet Limited managing director and chief executive Brendan Gore said the southern corridor of Perth had experienced particularly strong growth at more than 2.4 per cent per annum over the past decade. "The southern corridor is especially well serviced by key transport and community infrastructure," Mr Gore said. "This, coupled with an abundance of quality land, makes it an attractive development option."

Urban Development Institute of Australia WA president and director of developer Amex Corporation Cameron Shephard said the southern suburbs benefitted from their proximity to established centres such as Rockingham and Mandurah, which have been modernised and developed over the past five years.

"This has led to considerable job creation, which has also been a major drawcard for the southern suburbs," he said.

Mr Shephard said the sheer amount of developers in the area had also created a competitive environment offering home-sites for a variety of budgets and lifestyles including beachside, bushland and urban village plans.

"Families can achieve a quality of lifestyle (in the southern suburbs) that they may not otherwise get in the city suburbs, and developers have the ability to deliver this lifestyle by developing well-planned communities," he said. The Tuart Ridge estate in Baldivis is being developed and managed by Amex Corporation

and sold through selling agent Satterley Property Group.

Mr Shephard said Tuart Ridge offered good-sized family home sites for various budgets and access to more than 6ha of parklands.

"There is also the added convenience of having a primary school located within the estate and a village centre proposed for next door to the school, all within walking distance," he said.

Five lots were still available in the Parks Avenue precinct, which was the latest release in the estate, ranging from 500sqm to 552sqm and starting at \$215,000.

Land in Satterley's Austin Lakes development in South Yunderup has been released on a regular basis, including cottage and traditional home sites ranging from 375sqm to 793sqm.

More than 40 lots have sold in the past three months while 28 lots are still up for sale priced between \$142,000 and \$208,000.

Satterley Property Group chief executive Nigel Satterley said the estate's landscaped family parks, open recreational areas and established amenities were some of the development's biggest selling points.

"Those who choose to call Austin Lakes home will have the best of both worlds — a magnificent artificial lake inside the residential estate and the Peel estuary off South Yunderup Road," he said.

"Austin Lakes is also home to one of the Peel region's most sought-after colleges — Austin Cove Baptist College, which has students living as far away as Dwellingup, Waroona and Secret Harbour attending the school."

Avon Estates' Highbury Park Estate in Baldivis had generous lot sizes, extensive open space and an accessible location close to the

freeway and the coast, selling agent Robert Bower, of Property Associates Australia, said.

Sites range from 400sqm to 700sqm in the estate, with 300 lots to be sold over the next few years.

Lots in the latest Stage Nine release cost between \$190,000 and \$212,000 for plots of 452sqm to 573sqm.

"The estate is very popular with a mix of age groups and families, with both primary and high schools within walking distance," Mr Bower said.

The Village at Wellard — a joint venture between Peet Limited and the Department of Housing — has set standards in sustainability, transport planning and urban design, according to Mr Gore.

"As the first transit-oriented development on the southern suburbs railway, with a central train station at its heart, residents have great access to trains and buses which puts them in easy reach of Perth and Mandurah's employment, education, shopping and entertainment centres," he said.

Mr Gore said Wellard was a popular suburb with 9.1 per cent growth over the past year and an affordable median price of \$420,000.

"A future Village Centre is also set to provide boutique shopping, trendy apartment living and entertainment facilities where people can socialise and unwind close to home," he said.

The Village has a range of home sites from 318sqm cottage blocks to properties spread over 1697sqm. Land prices start at \$168,000 while house-and-land packages start at \$437,542.

Larger family sized lots of up to 585sqm are available in the latest land release.

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Playground equipment and a picnic area at Tuart Ridge Estate, above, and new homes in Highbury Park Estate. Both estates are in Baldviss



UDIA president Cameron Shephard.