

# Positioned for growth

Located just off the Kwinana Freeway in Wellard, south of Perth, and 15 minutes from the beach, Oakebella is perfectly positioned for work and play. The area is currently experiencing huge growth, as more and more people discover the benefits of this unique location set alongside beautiful wetlands, yet with easy connections to major employment hubs.



**35km**  
Distance to city

Source: CoreLogic Suburb Profile Report



**\$447,000**  
Median house price (Jan 23)



**\$470/week**  
Median rent (Jan 23)



**5.46%**  
Rental Yield

Source: REA (realestate.com.au)

## Work. Life. Balanced.

While Oakebella is 35 kilometres south of the Perth, residents can reach the CBD in 35 minutes thanks to its proximity to both the Kwinana and Wellard train stations. In fact, nowhere is far from Oakebella. Residents can be at Wellard Square in 5 minutes, Rockingham in 15 minutes, Mandurah in 28 minutes or Fremantle in 33 minutes.

Oakebella's envious position, close to large scale employers in Henderson and Naval Base, as well as nature, allows it to command a rental premium above the WA average of \$470\* per week. Residents enjoy the benefits of an established community, with schools, childcare, shopping centres and leisure facilities all within easy access.



[oakebella.com.au](https://oakebella.com.au)

Oakebella

**Oakebella** is a private 428 lot residential development that is over 40% sold out.



## Growth Forecast

Oakebella is within the City of Kwinana, one of WA's key strategic economic zones. The City is home to WA's prime industrial precinct, mixed-use commercial zones and residential land, as well as pristine beaches and untouched wetlands. This unique combination has made it the sixth fastest-growing region in Australia<sup>^</sup>.



The current population forecast is

**47,658<sup>^</sup>**

In Wellard alone, the population increased by 180%\* between 2011 to 2016. The growth shows no sign of slowing. The ease of access to both the CBD and industry makes it a popular suburb with both professionals and trades. The median household earns \$2,115 per week and pays \$1,902\*\* per month on mortgage repayments, with the median sale price being \$447,000#.

With 78%\*\* of homes owner occupied, there is strong demand for rental properties.

## The Oakebella difference

Oakebella is a boutique estate, set against the lush, green backdrop of neighbouring Bollard Bulrush Wetlands. Designed as an urban sanctuary, it incorporates an abundance of native trees, landscaped parks, open spaces, play areas and dual-use pathways.

### Shopping & Services

With Wellard Square, Kwinana Marketplace and Cockburn Gateway Shopping Centre all a quick drive away, residents are spoiled for choice.

### Schools & Childcare

Being an established area, families enjoy a range of quality education options including both private and public primary and secondary schools. There are also two childcare centres within 5 minutes of the estate.

Source: <sup>^</sup> <https://app.remplan.com.au/kwinana/economy/summary?state=BV6bUvQgmFvdxOGugddGZeHphnhWpP> \*\*abs.gov.au #REA (realestate.com.au) \* Core Logic Suburb Profile Report Wellard Feb 23 \*\*domain.com.au/suburb-profile/wellard-wa-6170

## Renowned for creating great communities

LWP Group is a private, internationally awarded, urban developer. We bring communities to life by creating better places for people to live, work and play. Our multi-disciplinary team specialises in the development of master-planned communities with a balanced mix of residential, recreational and retail facilities. This approach has seen our largest development, Ellenbrook, become Australia's most awarded new town with 38 state and national awards.