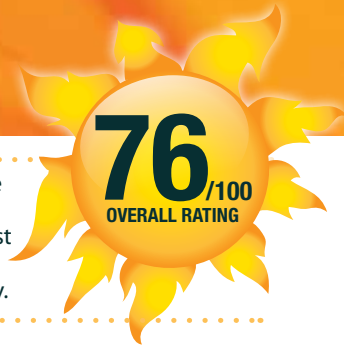


BALGA

MEDIAN HOUSE PRICE
\$350K



Balga is 13km north of Perth's CBD and governed by the City of Stirling LGA. Developed during the 1960s, the area required urban regeneration by the 1990s. Rezoning allowed medium-density housing and increased its desirability. The population is now about 11,000. The Balga-Westminster-Nollamara Local Area Plan is the first comprehensive community-based plan Stirling has produced for this locality. It considers social, economic and environmental issues and integrates outcomes of community engagement with strategic objectives of the city.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Balga taps into Perth's transport grid and benefits from industrial growth of its own.

VACANCY RATES COLD HOT

Vacancies are very tight and speak volumes about what is going on with Perth rental properties right now.

POPULATION GROWTH

The area is popular with low socio-economic migrants and is set to grow solidly in the near to long term.

PROJECTED CAPITAL GROWTH

Strong population growth in a genuinely cheap area bodes well for property values to increase strongly in the future.

PROJECTED RENTAL GROWTH

As the area is very affordable and popular at the lower end of the market, rents have a lot of room to move upward.

ESTIMATED RENTAL YIELDS

Rental yields at 5% are decent but have the potential to rise sharply in the medium to long term.

DIVERSITY OF ECONOMY

It's perhaps less diverse than most of Perth, but there are emerging signs of local economic development.

AFFORDABILITY

The median price is around the \$350k mark, and there is plenty of good stock on the market.

SUPPLY & DEMAND

The ratio of supply to demand suits investors at the moment, but there is plenty of space for new construction projects.

COUNCIL PLANNING

The council has many social issues to manage so it is less focused on quality development.

WHY IT'S HOT

Balga is yet another Perth suburb that looks to be perfectly positioned if we see similar property outcomes in this version of the mining boom as we saw in the last. Affordable pricing is a key driver of property growth, and Balga remains at an appealing price point for investors. Given similar drivers and greater affordability, Balga stands out as one of the better performers on the north side of Perth.

-NextHotSpot

Sure, there's no such thing as a low-risk, high-reward investment, but Balga comes fairly close. The suburb is likely to enjoy evergreen demand from buyers, keeping it safe from massive price falls, but the promise of strong rental returns is where the reward comes in. Of course, investors lucky enough to buy under the market will benefit most.

-Your Investment Property

STATS & FACTS

- Affordable suburb 13km north of Perth CBD
- Diverse demographics and young average age at 31 years
- Five-minute drive from Reid Highway and 10 minutes from Mitchell Freeway
- Median house price is \$350k, with opportunities available under \$300k
- Median unit price is \$240k, with 5% rental yield and development opportunities
- One of Perth's suburbs leading the nation for long-term capital growth
- 71.2% of dwellings are detached houses and 7.5% are units
- 79% of dwellings contain three or more bedrooms

5%
RENTAL YIELD ON UNITS

TO GET THE FULL REPORT GO TO:
nexthotspot.com.au/YIP