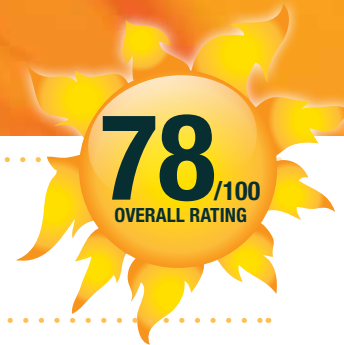


COCKBURN CENTRAL



Cockburn Central is a small suburb of Perth, 24km south of the capital's CBD. It is governed by the City of Cockburn LGA, and accessible via the Kwinana Freeway and Cockburn Central train station. The town is one of Perth's first major 'activity centres' under the state government's 'Directions 2031 and Beyond' initiative to address urban sprawl and promote jobs, connectivity, community and environmental benefits. Housing is in a range of styles, from apartments and terraces to larger family homes. The population sits at around 700.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Cockburn is designed as a hub for southern Perth and gets all the investment that comes with such status.

POPULATION GROWTH COLD HOT

The suburb is an emerging hub for southern Perth's potential 200,000 residents.

PROJECTED RENTAL GROWTH COLD HOT

Rents should mirror the good performance of Perth as a whole.

DIVERSITY OF ECONOMY COLD HOT

The suburb enjoys a diverse economy being so close to Perth and nearby Murdoch.

SUPPLY & DEMAND COLD HOT

The supply of properties coming onto the market is high, but demand is greater.

VACANCY RATES COLD HOT

For a new residential area, vacancies are particularly low and will get lower. Currently it's at 0%.

PROJECTED CAPITAL GROWTH COLD HOT

All the drivers necessary for excellent capital growth are there. Investment in WA will further support value increases.

ESTIMATED RENTAL YIELDS COLD HOT

The strength of the location makes it highly likely that yields will improve at its current level of 5.4%.

AFFORDABILITY COLD HOT

House prices have crept up, yet prices in the unit market still look appealing. At \$419,000, it's still affordable.

COUNCIL PLANNING COLD HOT

This is probably less relevant than the state government influence in this case.

WHY IT'S HOT

Another emerging suburb where investors from all over Australia can take advantage of WA's booming investment. With the strong influences seen in the Murdoch to Rockingham belt in play (excellent transport links; access to ed-med and other services; beaches nearby), a wide range of property is available and affordable units located adjacent to transport have strong appeal.

-NextHotSpot

Cockburn's strength as an investment hotspot depends heavily on its development as a hub within Perth's south. Many homebuyers and tenants in Perth's older suburbs might not yet have considered this location as a place to live, but as the area develops it will certainly attract their attention. Consider this a long-term play.

-Your Investment Property

STATS & FACTS

- Emerging and affordable suburb in Perth's booming south
- Benefits from proximity to Murdoch University campuses and medical facilities
- Excellent rail and road links offer 16-minute commute to the CBD
- Originally industrial and commercial; now has a residential precinct
- Planned hub for southern Perth's expected population of 200,000
- One of WA government's first major activity centres
- Access to beaches and Kwinana industrial centre
- Median unit price \$419k, and housing entry points available under \$500k

