

LOCKRIDGE

HIGH PERCENTAGE OF FAMILIES
64%



Lockridge is a suburb of Perth in Western Australia, located in the City of Swan LGA. Its strategic position near Midland will see it benefit greatly – both these areas continue to receive significant private and public investment, which is transforming their property markets. Lockridge is just 14km from the Perth CBD and is proving popular with young families.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Infrastructure is excellent. Lockridge is close to highways and Perth Airport.

VACANCY RATES COLD HOT

More rental accommodation is needed. The current vacancy rate is 0.3%.

POPULATION GROWTH

New housing and job growth in the area will bring new residents into the suburb.

PROJECTED CAPITAL GROWTH

Lockridge has the same capital growth drivers as Midland, a suburb with a great future, but is even more affordable.

PROJECTED RENTAL GROWTH

Rental increases in new housing areas tend to be varied among individual properties, but generally solid.

ESTIMATED RENTAL YIELDS

Rents will keep growing, but so too will prices.

DIVERSITY OF ECONOMY

There are signs of local development, although the employment market is probably not as strong as the rest of Perth.

AFFORDABILITY

The median price of houses is \$324k; for units it is \$260k, which rates Lockridge high in affordability stakes.

SUPPLY & DEMAND

Current figures look adequate for investors. The potential for more supply is significant.

COUNCIL PLANNING

Challenging pressures on growth have been managed reasonably well.

WHY IT'S HOT

Located close to Midland and with most of the same drivers, such as population growth and location, Lockridge stands out on price. Based on the principle for residential real estate that cheaper property tends to outperform more expensive investments, Lockridge is at the right end of the scale, which makes the suburb potentially even more appealing than Midland.

-NextHotSpot

Families love Lockridge. With the majority of purchasers being in the market for a home, not an investment, properties will change hands a lot faster in this suburb. This will keep the market buoyant and relatively safe from massive price falls. And don't forget the tenants. Renters in Lockridge are not scared to pay a premium to live in this suburb – current rental yields are excellent.

-Your Investment Property

STATS & FACTS

- Very affordable area of Perth, with median house price at \$324k
- Access to transport links, including airport and major highway
- High percentage of families at 64%, and mortgagees at 38.4%
- Possesses the characteristics of Australia's best capital growth suburbs over a decade
- Listed by News Ltd in March 2013 as the most searched property location in Perth
- Access to Swan Valley tourism and lifestyle region
- Manufacturing, retail and healthcare employ more than 10% of local workforce
- 38% of households are made up of couples with children

0.3%
VACANCY RATE

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