

# LYNDHURST

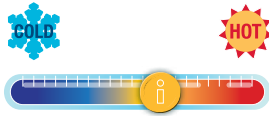


The Melbourne suburb of Lyndhurst is 35km southeast of the city's CBD. The Western Port Highway runs through Lyndhurst. The area east of the highway is governed by the City of Casey and is fully developed. The population is around 5,000. The area to the west is governed by the City of Greater Dandenong and, because it falls outside the urban growth boundary, is semi-rural. This part of Lyndhurst is known for the Taylors Road Landfill, the only facility in Victoria licensed to receive a broad range of hazardous waste.

## KEY INDICATORS



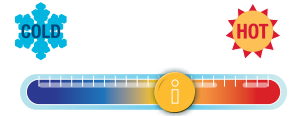
### INFRASTRUCTURE INVESTMENT



Lyndhurst is a developing industrial and commercial centre.



### VACANCY RATES



The vacancy rate of 2.74% indicates a relatively balanced market.



### POPULATION GROWTH



As it is a newish centre with industrial growth, the suburb is seeing reasonable population increases.



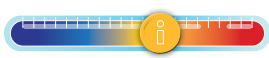
### PROJECTED CAPITAL GROWTH



Expect growth in values to be relatively modest in the near term but likely to strengthen in the medium to long term.



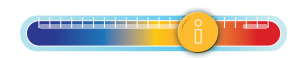
### PROJECTED RENTAL GROWTH



This is a new area coming off a low base; rental growth will be relatively good.



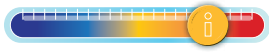
### ESTIMATED RENTAL YIELDS



The lower price points mean investors reap higher yields. Currently they are sitting at around 5%.



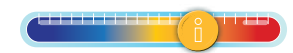
### DIVERSITY OF ECONOMY



As a suburb of Australia's second-largest city, it has big potential for expansion.



### AFFORDABILITY



The choice of housing is diverse, with value-for-money options available.



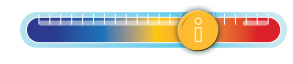
### SUPPLY & DEMAND



New land releases have kept supply in line with demand, but the market is set to tighten as the population grows.



### COUNCIL PLANNING



The local council has managed to stimulate investment and seed growth.

## WHY IT'S HOT

This suburb is well located near the industrial drivers that have supported Mornington Peninsula so well in recent years. Additionally, with much of Greater Melbourne oversupplied with dwellings, Lyndhurst offers investors the opportunity to participate in house and land development. This does not ensure success in itself, but a well-managed process will deliver optimum results.

-NextHotSpot

Despite some of the dire warnings issued over the last year or so about the dangers of investing outside of Melbourne's inner and middle-ring suburbs, Lyndhurst is proof that all markets shouldn't be smeared with the same brush. The suburb's high yields – impressive considering the area is dominated by homebuyers – suggest a market due good value growth ahead.

-Your Investment Property

## STATS & FACTS

- Emerging suburb 35km southeast of Melbourne CBD, bordering South Dandenong
- Close to Mornington Peninsula growth corridor and straddles the urban growth boundary
- Lynbrook railway station opened in April 2012
- At the intersection of Western Port and South Gippsland Highways
- Access to employment centre at South Dandenong and benefits from Western Port development
- Woolworths opened a store in the Marriott Waters Shopping Centre on 6 February this year
- Neighbouring Hampton Park is good value, with median house price at \$320k, compared to \$450k in Lyndhurst itself
- Hampton Park has entry points to the unit market under \$250k

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