

MOUNT LAWLEY

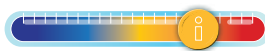


Perth's inner northern suburb of Mount Lawley lies on the north foreshore of the Swan River. Mount Lawley comes under the jurisdiction of the City of Vincent, the City of Stirling and the City of Bayswater LGAs. Facilities of interest include a campus of Edith Cowan University, and the Western Australian Academy of Performing Arts. The population of just over 10,000 is serviced by a number of schools, a train line, and bus services. The median house price in Mount Lawley is higher than in the Perth metro region.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



Infrastructure includes the Midland railway line and the Mitchell and Kwinana freeways.



POPULATION GROWTH



Population is set to grow solidly as Perth continues to flourish.



PROJECTED RENTAL GROWTH



Houses will see steady rental growth. Units will probably move a little faster.



DIVERSITY OF ECONOMY



The economy is as diverse as other outperformers in Perth.



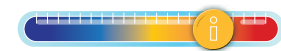
SUPPLY & DEMAND



Properties are tightly held. Demand, while high, could be limited by high median prices.



VACANCY RATES



The suburb is popular with Perth's well-paid and growing professional tier. Demand for rental properties is considerable. Vacancies are low at 0.9%.



PROJECTED CAPITAL GROWTH



Units look to be a good bet, especially in light of the phenomenally tight vacancy rate.



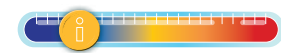
ESTIMATED RENTAL YIELDS



Gross rental yield for houses is quite low at 3% but units achieve 5% gross yield.



AFFORDABILITY



Median unit price at \$387k is quite attractive.



COUNCIL PLANNING



Council actions haven't affected investors much – the area is too well established.

WHY IT'S HOT

While Mount Lawley and neighbouring Maylands have become well-established and desirable suburbs just to the north of the Perth CBD, much housing in the area has moved beyond a desirable investment threshold. Opportunities do exist in smaller dwellings and in some available older housing stock.

-NextHotSpot

Mount Lawley offers an awesome chance to get into Perth's growing unit market without blowing the budget. Units are affordable and yield well, while local amenities provide residents with pretty everything a tenant would want: excellent shopping choices within walking distance, good public transport links, and plenty to keep young professionals entertained.

-Your Investment Property

STATS & FACTS

- Desirable and relatively expensive riverside suburb in Perth's inner north
- Units offer value at \$387k median price against \$1m houses
- On Midland railway line and five minutes from Mitchell and Kwinana Freeways
- Next door to Northbridge precinct and 2km to Perth CBD
- Residents unemployment rate is very low at 4.3%
- Over 50% of residents list their occupation as 'manager' or 'professional'
- 55.5% of dwellings are detached houses; 28.5% are units
- 29% of dwellings are owned outright and 38.7% are rented

\$387K
MEDIAN
UNIT PRICE

TO GET THE
FULL REPORT GO TO:

nexthotspot.com.au/YIP