

ROCKINGHAM



Rockingham is a city and primary centre in Western Australia, southwest of the Perth city centre and south of Fremantle. It has a beachside location at Mangles Bay, the southern extremity of Cockburn Sound. To its north stretches the maritime and resources-industry installations of Kwinana and Henderson. Offshore to the northwest is Australia's largest naval fleet and submarine base, Garden Island, connected to the mainland by an all-weather causeway. To the west and south lies the Shoalwater Islands Marine Park.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Infrastructure is excellent, especially road connections and public transport.

VACANCY RATES COLD HOT

Affordability keeps rental demand strong. Vacancy rates are low, especially for units: 0.15% in central Rockingham.

POPULATION GROWTH

Rockingham's population has been boosted by its popularity with young families and the promise of space to grow.

PROJECTED CAPITAL GROWTH

Value increases will be supported by a growing population and popular beachside settings.

PROJECTED RENTAL GROWTH

Rent increases will be high by national standards.

ESTIMATED RENTAL YIELDS

A diverse range of housing stock and new supply have historically kept yields in pace with the national average. Currently units and houses are achieving 5% gross rental yields.

DIVERSITY OF ECONOMY

The suburb itself lack diverse employment sources.

AFFORDABILITY

Median house price at \$377k and \$280k for units makes for an attractive market for buyers.

SUPPLY & DEMAND

There's still plenty of space to meet strong demand, which might not work entirely in investors' favour.

COUNCIL PLANNING

The council is organised and is effectively managing the release of land.

WHY IT'S HOT

There's something for everyone in this evolving suburb. Less than 50km from Perth's CBD (about the same distance between Penrith and Sydney), it is a half-hour commute to the city and has a well-organised council and wide range of available property.

-NextHotSpot

The beaches around Rockingham are popular, and this ensures that Rockingham remains popular as well. Many of the properties on offer are affordable, and there's a great opportunity for investors who don't mind getting their hands dirty to add value through renovation. Rockingham is a winner.

-Your Investment Property

STATS & FACTS

- Southern Perth service centre in an Indian Ocean beachside location
- Strong diversity of demographics and housing
- Population of about 100,000, growing 4% per year
- Traditionally a retiree centre; now a favourite area for FIFO workers
- Over 50% of local workers are employed elsewhere, including in the Kwinana industrial zone
- Recent improvements to road and rail have created an excellent transport grid
- Benefiting from development of Kwinana and Rockingham industrial zones and Murdoch University
- Much affordable housing, low vacancy rates, growing employment hubs

