

SPEARWOOD

VACANCY RATE UNDER 1%



The Perth suburb of Spearwood is 18km south of the CBD and falls within the City of Cockburn LGA. Housing development began there in the post-war years. A number of areas within the suburb have been rezoned for further residential development. The population is currently around 9,000. Phoenix Shopping Centre is the main shopping centre.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Millions of dollars in investment funds are being directed into surrounding suburbs, ensuring long-term growth.

VACANCY RATES COLD HOT

The vacancy rate is under 1%, kept tight by a 9,000-strong population horribly short of quality rental accommodation.

POPULATION GROWTH COLD HOT

As nearby premium suburbs Fremantle and Coogee become more expensive, people will increasingly look at Spearwood.

PROJECTED CAPITAL GROWTH COLD HOT

The area has established infrastructure, and developers are targeting the market. It will be good for long-term growth.

PROJECTED RENTAL GROWTH COLD HOT

Population growth and demand for smaller dwellings will provide an ongoing boost to rents in the area.

ESTIMATED RENTAL YIELDS COLD HOT

Due to an already low supply of rentals, yields will remain strong; currently units are achieving 7% yield.

DIVERSITY OF ECONOMY COLD HOT

Spearwood is home to one of Perth's largest industrial parks as well as an array of established businesses.

AFFORDABILITY COLD HOT

Median house price at \$451,000 and units priced at just \$230,000 make Spearwood an attractive market.

SUPPLY & DEMAND COLD HOT

The suburb will require double the current supply of units over the next 20 years because of ongoing demand.

COUNCIL PLANNING COLD HOT

As part of the Cockburn LGA, the local council is progressive and good for investment.

WHY IT'S HOT

Another suburb that should attract investors from across Australia Spearwood benefits from WA's strong investment dynamics. As the blue-chip suburbs of Fremantle and Coogee continue to grow and price out the owner-occupier market, Spearwood's close proximity ensures it will benefit in the future. A wide range of property is available, and affordable units adjacent to transport have strong appeal.

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Investors should ignore Spearwood at their peril. This is emerging as a highly desirable place for Perth residents to live, but there is a severe shortage of places for them to rent. The prospect this offers investors is a market that will only strengthen as the rental market develops. Consider Spearwood one that ticks all the boxes: great fundamentals, low supply, high demand, and plenty of growth.

-Your Investment Property

STATS & FACTS

- With a population of roughly 9,000, there is a constant shortage of properties to rent – a great situation for investors
- Over 50% of local workers are employed elsewhere, including at the Kwinana Industrial Area
- There is a strong diversity of demographics, housing, employment and industry
- Recent improvements to road and rail infrastructure have created an excellent transport grid
- Only 18km to Perth CBD and within a few minutes' drive from Fremantle's blue-chip suburbs and the Coogee Marina complex, great for future growth
- The area has a major shopping centre and is close to one of Perth's largest industrial parks
- A wide selection of affordable housing, low vacancy rates, growing employment hubs

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