

# BANK ON BANKSIA GROVE

It takes just 11 days, on average, for a house to sell in Banksia Grove\*. The unbeatable combination of value and location means it is in hot demand. Part of the City of Wanneroo, the largest growing local government in Western Australia, Banksia Grove offers investors the rare opportunity to secure a property well below the Perth median^ price that is close to major employment, education and entertainment hubs.



35km

Distance to city



\$470,000

Median house price (Mar 2023)



\$520/week

Median rent (Mar 2023)



6.0%

Rental Yield

Source realestate.com.au

## LOCATION MEETS LIFESTYLE

Banksia Grove is located 35kms north of the Perth CBD. However, what makes it so sought after is its proximity to schools and shopping centres, parklands and golf courses, employment and ease of access. Banksia Grove delivers an idyllic laid-back lifestyle, in a master-planned estate, that is within financial reach.

With the Mitchell Freeway and Joondalup Train station both within a 10 minute drive, it offers easy connectivity to the entire northern coastal strip, not that residents have to travel far for work. The City of Wanneroo is ringed by established and proposed industrial areas, making it popular with blue-collar workers and trades.



[banksiagrove.com.au](http://banksiagrove.com.au)



\*www.propertyvalue.com.au/suburb/banksia%20grove-6031-wa ^\$546,000 as of April 2023 reiwa.com.au



**Banksia Grove** is an award-winning master-planned community.

## GROWTH FORECAST

The City of Wanneroo is the fastest growing region in Perth and shows no sign of slowing. Currently home to over 224,000 people#, the population is set to swell to over 367,000 people within the next 20 years. Nearly 60%\*\* of people who work in the City of Wanneroo choose to live in the area. Banksia Grove's position at the heart of the dynamic area, makes it highly sought after.



The current population forecast is **224,857**#

With 75% of homes being owner occupied, the rental market in Banksia Grove is tight – and will only get even more competitive as overseas migration continues to increase. Investors are currently reaping a rental yield of 6.0% - well above the national average.

## THE BANKSIA GROVE DIFFERENCE

Banksia Grove residents enjoy the benefits of living in a new master-planned estate, surrounded by the full amenity of an established area.

### Shopping Centres

Residents are spoilt for choice, with the big 3 supermarkets (Coles, Woolworths and Aldi), cafes and key services all within the Banksia Grove Village Shopping Centre. For a fashion hit and big box retailers, Lakeside Joondalup is only 10 minutes away.

### Schools & Childcare

Banksia Grove's popularity with young families is reflected in the wide choice of education options on offer. Within the estate are 5 childcare centres, 3 primary schools and a secondary college. Tertiary education is equally accessible, with ECU and West Coast Institute of Training in nearby Joondalup

#<https://forecast.id.com.au/wanneroo> \*\* <https://profile.id.com.au/wanneroo/workers> <https://www.propertyvalue.com.au/suburb/banksia%20grove-6031-wa>

### Renowned for creating great communities

LWP Group is a private, internationally awarded, urban developer. We bring communities to life by creating better places for people to live, work and play. Our multi-disciplinary team specialises in the development of master-planned communities with a balanced mix of residential, recreational and retail facilities. This approach has seen our largest development, Ellenbrook, become Australia's most awarded new town with 38 state and national awards.