



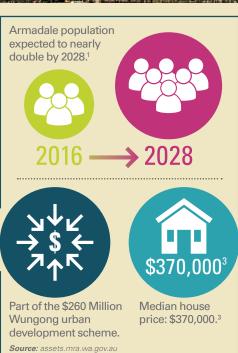
WHY HILBERT?



Head east to the growth zone.1

Hilbert Park and The Avenue are located in Perth's eastern corridor – one of WA's most dynamic metropolitan growth zones. Armadale City is less than 10 minutes' drive away, and is a major centre offering extensive shopping, commercial services and community facilities.

Forrestdale Business Park is becoming the most significant industrial hub in Perth's south-east, and a focus for investment and employment growth. Plus, lush regional bushland and outstanding recreational facilities offer a rich choice of lifestyle, adding to the investment appeal of these quality estates.



- Median lot prices in Hilbert hit \$180,900 in November 2018.²
- The area is surrounded by natural beauty, including Araluen Botanic Park to the north-east, Jarrahdale State Forest to the south-east, Darling Scarp to the east, and wetlands and green belts to the west.
- The median house sale price in Hilbert was \$370,000 in December 2018.³ In the same time period, median weekly rent was calculated at \$340,³ with a rental yield of 4.8%.³

For more information, please call Mila Oxana on 0428 053 186 or email mila.oxana@peet.com.au

Disclaimer: Past performance is no guarantee of future results. Figures quoted are not necessarily indicative of future returns and should be used as a general guide only. Information correct as at 03.12.2018. 1 City of Rockingham Annual Report 2014/2015 http://www.rockingham.wa.gov.au/getattachment/About-Us/Annual-reports Annual-Report-201414-FINAL_Website.pdf.aspx. 2 The Weekend West 24 November 2018 Building a Home a Team Effort For Sawy Buyers 3 REA 3 December 2018 Hilbert Investment Property Data for all Houses https://www.realestate.com.au/invest/house-in-hilbert,-wa-46112

4 http://www.watoday.com.au/wa-news/baldivis-fastest-growing-suburb-in-australia-20150330-1mbe0p.html

PEET





WHY HILBERT?

Just 30 minutes' drive from Perth CBD, and with easy access to the major centres of Armadale and Cockburn, life at both Hilbert Park and The Avenue will ensure you're never far from life's essentials.



30 minutes from Perth CBD.



10 minutes from Forrestdale Business Park.



15 minutes from Cockburn Gateway Shopping City.



15 minutes from Champion Lakes Recreational Park.



8 minutes from Armadale City Centre's shops, amenities and train station.



30 minutes from Perth Airport.



25 minutes from Araluen Botanic Park.



15 minutes from Armadale Health Service.



Close to schools, Polytechnic West, Australian Trades College and Curtin University.



Direct connection to Tonkin Highway.

LOCAL AREA INVESTMENT

There are plans for Hilbert and the surrounding area to undergo a range of transformative projects in the near future.



- Cockburn Aquatic and Recreation Centre, the elite training facility and home to the Fremantle Dockers Football Club is nearby.
- Wungong Brook within Hilbert Park and The Avenue will be carefully landscaped to include BBQ facilities and shaded areas for the community to enjoy.
- Public primary school sites have been proposed for both The Avenue and Hilbert Park communities.
- The 367ha Forrestdale Business Park is set to become a major employment zone for the south-east corridor, creating up to 15,000 jobs.

RENTAL RETURNS

Hilbert has experienced strong rental returns, with houses yielding 4.8% over the year to November 2018, with a median weekly rent of \$340.3



YIELDING ANNUALLY **4 Rº/**

MEDIAN
WEEKLY RENT

COMMUNITY FACILITIES

Both The Avenue and Hilbert Park are located a short distance from a range of community facilities and services.

These include the new \$2 billion
Fiona Stanley Hospital, the
upcoming \$109 million Cockburn
Aquatic and Recreation Centre,
Forrestdale Business Park, Champion
Lakes Recreation Park, Araluen Botanic
Park, Armadale Train Station, Cockburn Central, Cockburn
Gateway Shopping City Tonkin Highway, as well as name

Gateway Shopping City, Tonkin Highway, as well as numerous planned and established education facilities.



\$2 BILLION FIONA STANLEY HOSPITAL



RECREATION AND SPORTS FACILITIES



MAJOR TRANSPORT ROUTES



ARMADALE TRAIN STATION



A RANGE OF LOCAL SCHOOLS

theavenueestate.com.au hilbertpark.com.au

