



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.

Plus, lush regional bushland and outstanding recreational facilities offer a rich choice of lifestyle, adding to the investment appeal of these quality estates.¹

Armadale population expected to nearly double by 2028.¹



2016



2028



Part of the \$260 Million Wungong urban development scheme.⁶



Median house price: \$350,750 for a 3 bed x 2 bath home.³

- Median lot prices in Perth's south-east reached \$240,000 in June 2016,²
- 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 \$350,750 (3 bed x 2 bath) in September 2016.³ In the same time period, median weekly rent was calculated at \$380,³ with a rental yield of 5.6%.³

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 05.09.2016. ¹ City of Rockingham Annual Report 2014/2015 http://www.rockingham.wa.gov.au/getattachment/About-Us/Annual-reports/Annual-Report-201415-FINAL_Website.pdf.aspx ² Core Logic Suburb Statistics Report 8 Aug 2016 ³ REIWA 8 August 2016 Housing affordability continues to improve in Perth <http://reiwa.com.au/about-us/news/housing-affordability-continues-to-improve-in-perth/> ⁴ <http://www.watoday.com.au/wa-news/baldivis-fastest-growing-suburb-in-australia-20150330-1mbe0p.html> ⁵ Figures from www.realestate.com.au accessed 19 August 2016. *Prices current August 2016 and subject to change. ⁶ <http://assets.mra.wa.gov.au/production/198f65a075c867a94aa71fb89f86ad26/wungong-urban-development-contribution-scheme-report.pdf>

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.

RENTAL RETURNS

Hilbert has experienced strong rental returns, with houses yielding 5.6% over the year to September 2016, with a median weekly rent of \$380.³



YIELDING ANNUALLY
5.6%

MEDIAN WEEKLY RENT
\$380.³

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 numerous planned and established education facilities.



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 due for completion in March 2017.
- 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.



**\$2 BILLION
FIONA STANLEY
HOSPITAL**



**RECREATION
AND SPORTS
FACILITIES**



**MAJOR
TRANSPORT
ROUTES**



**ARMADALE
TRAIN STATION**



**A RANGE OF
LOCAL SCHOOLS**