

# INVESTING IN TONSLEY VILLAGE



**Tonsley  
Village.**

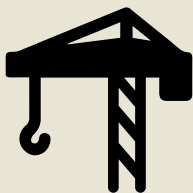
**PEET**

A city full of life with world-renowned festivals, live performances, arts, sport and culture cherishing a health and wellness-driven lifestyle.

KEY INSIGHTS: ADELAIDE

\$2<sub>b</sub>

Defence Infrastructure over the next 4 years  
*(Australia Bureau of Statistics 2021)*



Booming construction and amenities with public investment up 16% from nationwide average of 5%  
*(Australia Bureau of Statistics 2021)*



Only capital city market with continued property sales growth in 2023  
*(Real Estate Institute of South Australia)*



The backbone of South Australia's Innovation District

40%

40% higher population growth than the surrounding council area  
*(City of Marion 2021)*



Within 25 minutes of the state's best beaches, wine regions, retail precincts and the city

KEY INSIGHTS: TONSLEY

# ADELAIDE SA SNAPSHOT



## ECONOMY AND POPULATION

Boasting one of Australia's most liveable and affordable cities, Adelaide and South Australia continue to show prominence on the global economic stage.

With many of the state's key industries including manufacturing (\$43 billion annual output) and health care (\$16 billion) experiencing further growth throughout 2021 – 11.4% and 4.1% respectively – the state is poised for future success.

The Greater Adelaide Capital City region (GCCSA) accounted for approximately 77% of South Australia's population in 2021, totalling nearly 1.4 million people – a number that is expected to exceed 2 million by 2040.

## INFRASTRUCTURE


The government continues to invest heavily in the state's assets, with public investment up 16% compared to the nationwide average of 5.1% in 2020-2021, creating a multitude of local jobs and strengthening South Australia's position as a growing destination.


Additionally, in March 2023 South Australia was announced as a site for the construction of nuclear-powered submarines under the AUKUS partnership, which will result in an expected investment of \$2 billion over the next 4 years. Up to 4,000 workers will be employed to develop the required infrastructure, with a further 4,000-5,500 direct jobs created when the program reaches full operations in the 2040s.

(DefenceSA, 2023)


 North-South Corridor  
\$9.9b

 Queen Elizabeth Hospital  
\$314m

 Adelaide Festival Plaza  
\$1b (public and private investment)

 Adelaide Oval and the Oval Hotel  
\$535m

 Casino Redevelopment  
\$250m

 Lot Fourteen  
\$1.7b



Artist's impression of the Queen Elizabeth Hospital redevelopment.



Artist's impression of the Lot Fourteen district.



# TONSLEY OVERVIEW

## LOCATION

Tonsley sits in a strong position between the bustling Greater Adelaide metropolitan area to the Northwest and the vibrant Adelaide Hills region to the Southeast. Falling under the City of Marion Council, Tonsley forms the backbone of Adelaide’s Innovation District and is only a short 20 minutes from the city.

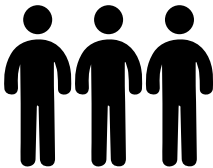
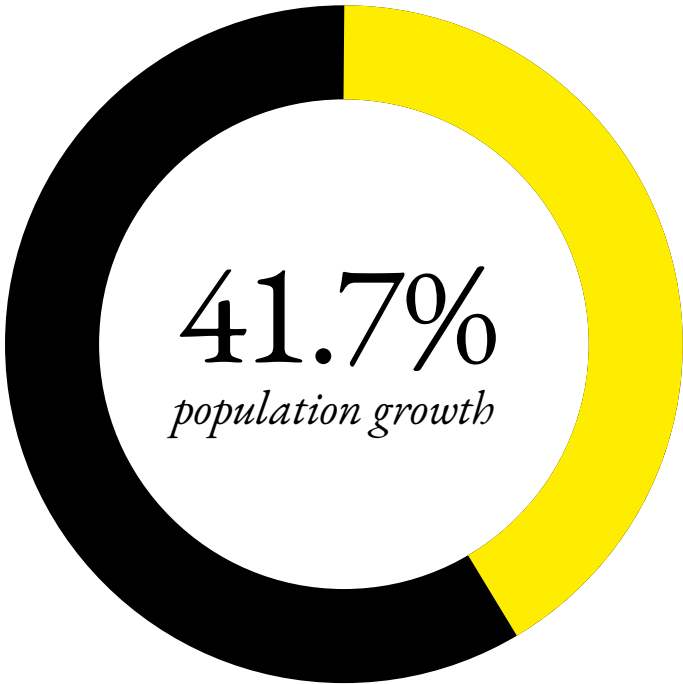
With the city, beach, wine regions and major retail precincts all within a 25 minute drive, Tonsley’s location and amenities speak for themselves.



POPULATION

In the past year, the population of Tonsley has grown by 41.79%, whilst the City of Marion on average grew by 0.23%.

Tonsley calls itself home to Adelaide’s visionaries; the inspired youth who are changing the landscape in cutting edge industries ranging from manufacturing and medicine to renewables and automation. Over 1,700 employees and 8,000 students find themselves on site per year.



Nearly 30% of the population are between 25-34 years old.



They typically work in Health Care and Social Assistance (28.2%), Retail Trade (11.4%) or Professional, Scientific and Technical Services (10.1%).



Tertiary students making up 17%.



62% own their home, 38% rent.



The median weekly household income is \$1470.

DEMOGRAPHIC

**MEDIAN AGE:** 31  
**BACHELOR DEGREE OR ABOVE:** 38%  
**REGISTERED MARRIED:** 28.7%  
**DE FACTO RELATIONSHIP:** 15.7%  
**NOT MARRIED:** 55.6%

**COUPLE FAMILY WITHOUT CHILDREN:** 54.4%  
**COUPLE FAMILY WITH CHILDREN:** 26.9%  
**ONE PARENT FAMILY:** 16.4%  
**OTHER FAMILY:** 6.4%



“Tonsley Innovation District features premier high-value manufacturing and is recognised for reimagining and redeveloping traditional manufacturing”

*Invest SA*





*Artist's impression of Modos Apartments at Tonsley Village.*

# MARKET ANALYSIS

Adelaide is the only capital city to see housing prices continue to rise against a national downward trend into 2023.

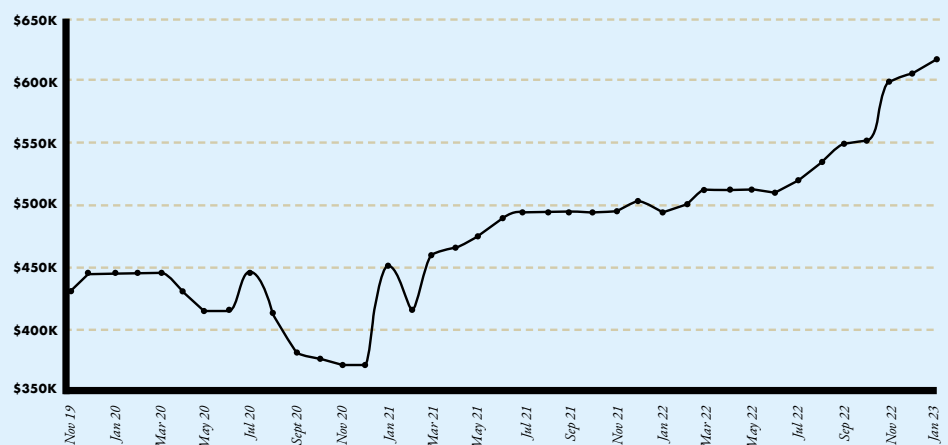
## RESIDENTIAL MARKET

A high demand coupled with a low supply is resulting in prices being pushed up and lucrative opportunities for interstate investors (Real Estate Institute of South Australia, 2023).

The median sales price in Tonsley sits at \$618,000 as of January 2023, a rise in over \$150,000 since November 2019.

Houses have seen an 11.84% increase and units an 11.89% increase in median value over the past 12 months (CoreLogic 2023).

### *Tonsley Median House Sales Price*



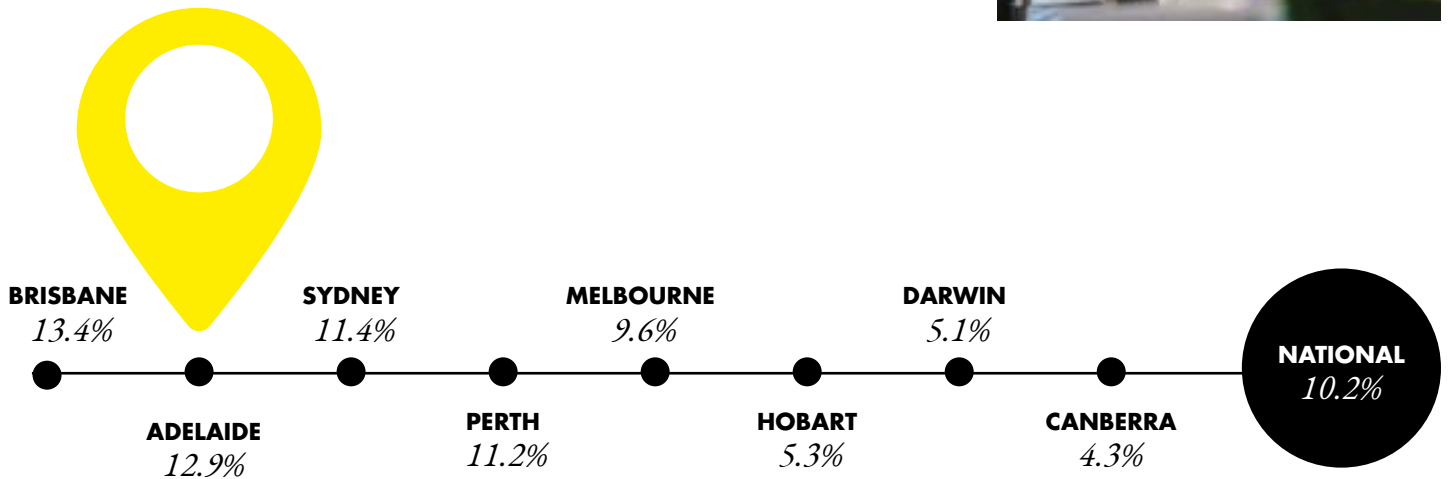
*Real Estate Institute of South Australia, 2023*

*CoreLogic 2023*

*(Corelogic Quarterly Rental Review April 2023)*



Adelaide has seen the second highest increase in median rental value.



## RENTAL MARKET

Adelaide has seen the second highest increase in median rental value out of the capital cities over the last 12 months at 12.9%, whilst additionally recording the lowest vacancy rates in the country at 0.3% (Corelogic Quarterly Rental Review April 2023).

Median rent in Adelaide sits at \$518 – the third lowest in the country – making it one of the most affordable and in-demand cities for renters.

In Tonsley alone, the median rental price for houses has seen a 9.5% increase and 20.1% for units over the last 12 months (realestate.com.au 2023).

With further infrastructure and amenities in development, Tonsley is poised for exceptional growth heading into the next decade.



# TONSLEY VILLAGE

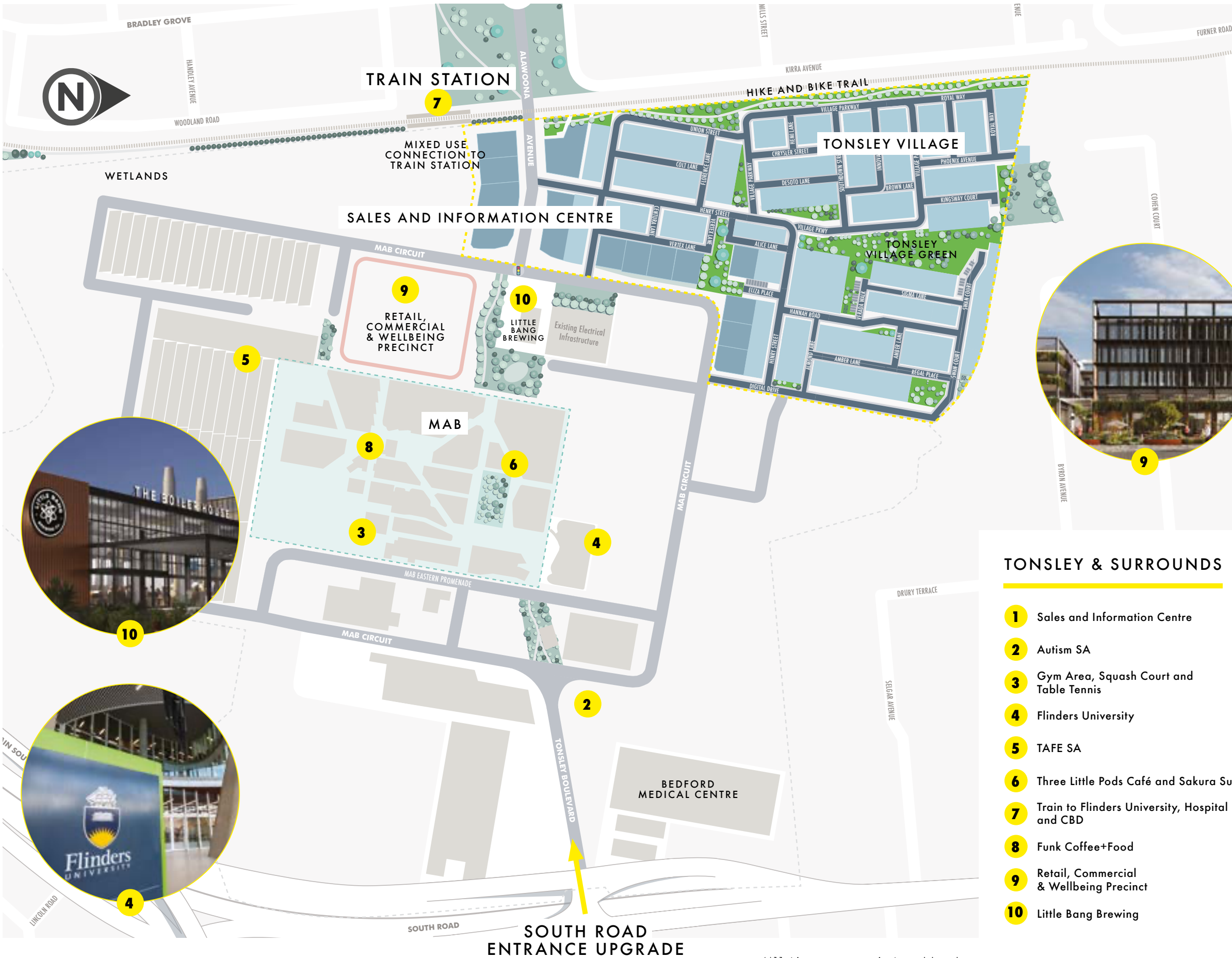
Located in the heart of Adelaide’s Innovation District, Tonsley Village is where a progressive lifestyle intersects with the cutting edge. Currently home to over 500 residents, the growing residential precinct supports 800 dwellings, a number that is set to double when development is complete. With a little something for everyone, products range from 1-bedroom apartments to 3-bedroom Torrens Titled terraces.

With a retail precinct, brewery, university and train station all within 5 minutes walking distance and a medical centre around the corner, Tonsley has everything you need within arms reach. The new Flinders University Factory of the Future and main campus are a mere 1 stop away by train, and that’s not to mention Adelaide’s best beaches, vibrant hills and wine regions, and the CBD all sit less than a half-hour drive away.

Tonsley rests at the centre of amenity, the centre of progressive living and the centre of the state’s innovation movement as a landmark dwelling for the years to come.



Use your smartphone camera to scan the QR code and read more about Tonsley Village.



## TONSLEY & SURROUNDS

- 1 Sales and Information Centre
- 2 Autism SA
- 3 Gym Area, Squash Court and Table Tennis
- 4 Flinders University
- 5 TAFE SA
- 6 Three Little Pods Café and Sakura Sushi
- 7 Train to Flinders University, Hospital and CBD
- 8 Funk Coffee+Food
- 9 Retail, Commercial & Wellbeing Precinct
- 10 Little Bang Brewing

\*All times are approximate and based on leaving from the entrance of Tonsley Village.

# THE PEET STORY



At Peet, we create communities where people find their home, all across Australia.

We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live. People like you. People like us.

Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and almost 130 years of placemaking.

Where *you* belong

**PEET**





*Altura 2 Terrace Home at Tonsley Village.*

RLA217912

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Where *you* belong