

Perfectly positioned to profit

Southern River, in Perth's south-east corridor, has experienced a massive population growth of 72.9%* in just 5 years. Occupying prime position in this sought-after suburb is Ambia – an exclusive private estate of just 330 homes. Nestled within natural bushland, yet with easy access to main highways and train stations, Ambia is designed to reward residents and investors.



19km
Distance to city

Source: CoreLogic Suburb Profile Report



\$585,500
Median house price (Feb 22)



\$490/week
Median rent (Apr 22)



4.0%
Rental Yield



72.9%
5 year population growth

Source: REA (realestate.com.au)

Community and connected

Located in the City of Gosnells, Ambia is just 19km from the Perth CBD and 14km from the Perth Airport. Its envious position, close to both employment hubs and nature, allows it to command a rental premium in excess of the WA average of \$490 per week. Residents enjoy the benefits of an established community, with schools, childcare, shopping centres and leisure facilities all within walking distance or a short drive away.

With 84%** of properties in Southern River being owner occupied, demand is strong for rental properties is this desirable area.

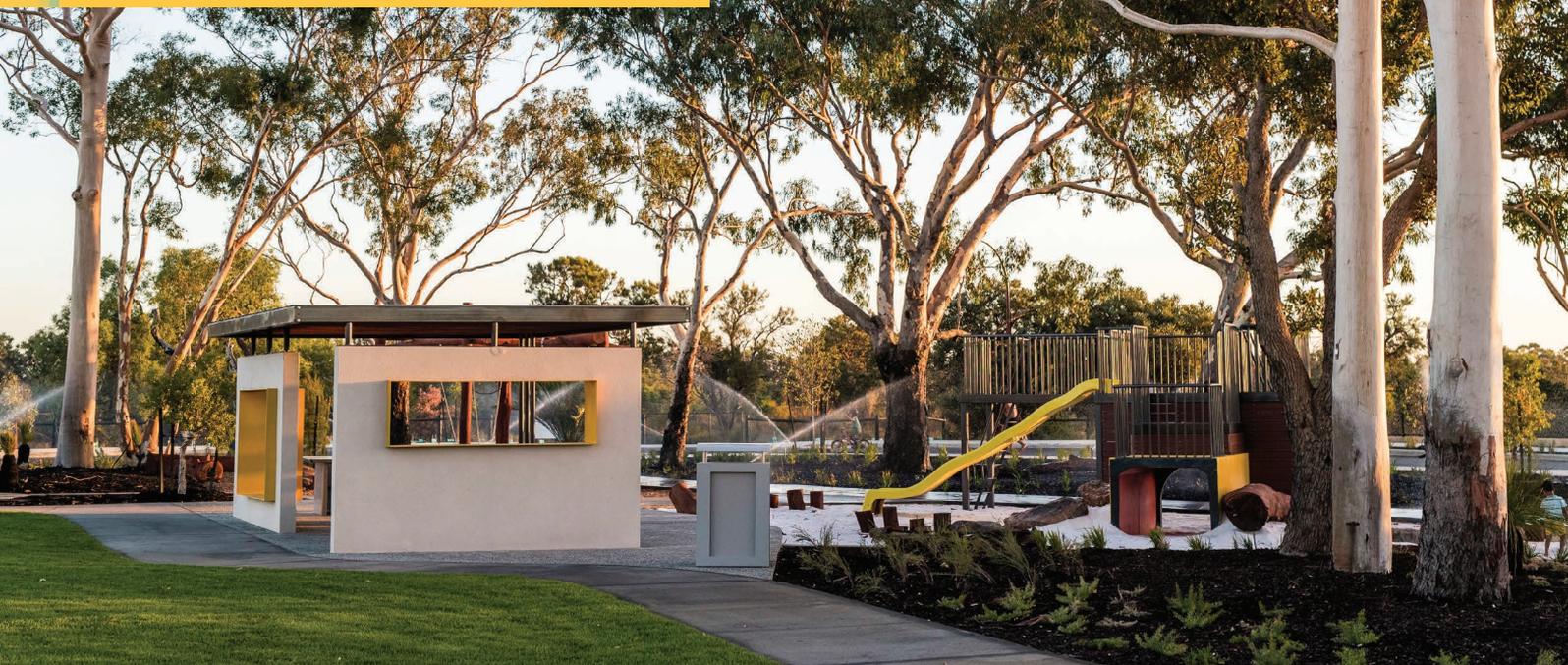


Ambia
SOUTHERN RIVER

ambialand.com.au

* CoreLogic Suburb Profile Report Southern River Mar 22. **REIWA (eiwa.com.au/the-wa-market/perth-metro/#rental-report Dec 21)

Ambia is a private 350 lot residential estate, set amongst 21 hectares of parks and bushland.



Growth Forecast

Southern River is undergoing a period of huge growth. Between 2011 to 2016, the population increased by nearly 73% *to over 10,300 people. With the area serviced by numerous schools, it continues to attract families with children, with the predominant age group being 30-39 years*.



The current population forecast is

138,147**

The ease of access by road and rail to the Perth CBD and key employment hubs make it a popular suburb with professionals. The median household earns \$2215 per week and pays \$2214 per month on mortgage repayments, with the median sale price being \$585 000*.

The Ambia difference

Ambia is designed with liveability in mind. It builds on its bushland setting by incorporating parks and playgrounds throughout the estate. Here, taking the car is optional – everything residents need on a daily basis is on their doorstep.

Southern River Square

Anchored by Coles, McDonald's and Chemist Warehouse, this new shopping centre is next door to the estate.

Schools & Childcare

With 10 private and public schools within 5km of Ambia, residents have a choice of education options. Childcare choices are just as plentiful, and include the new Great Beginning Childcare located within the estate and the new Yarralinka Primary School just 500m east of Ambia.

* CoreLogic Suburb Profile Report Southern River Mar 22 **Source: .id (forecast.id.cm.au/gosnells as at April 2022)

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.