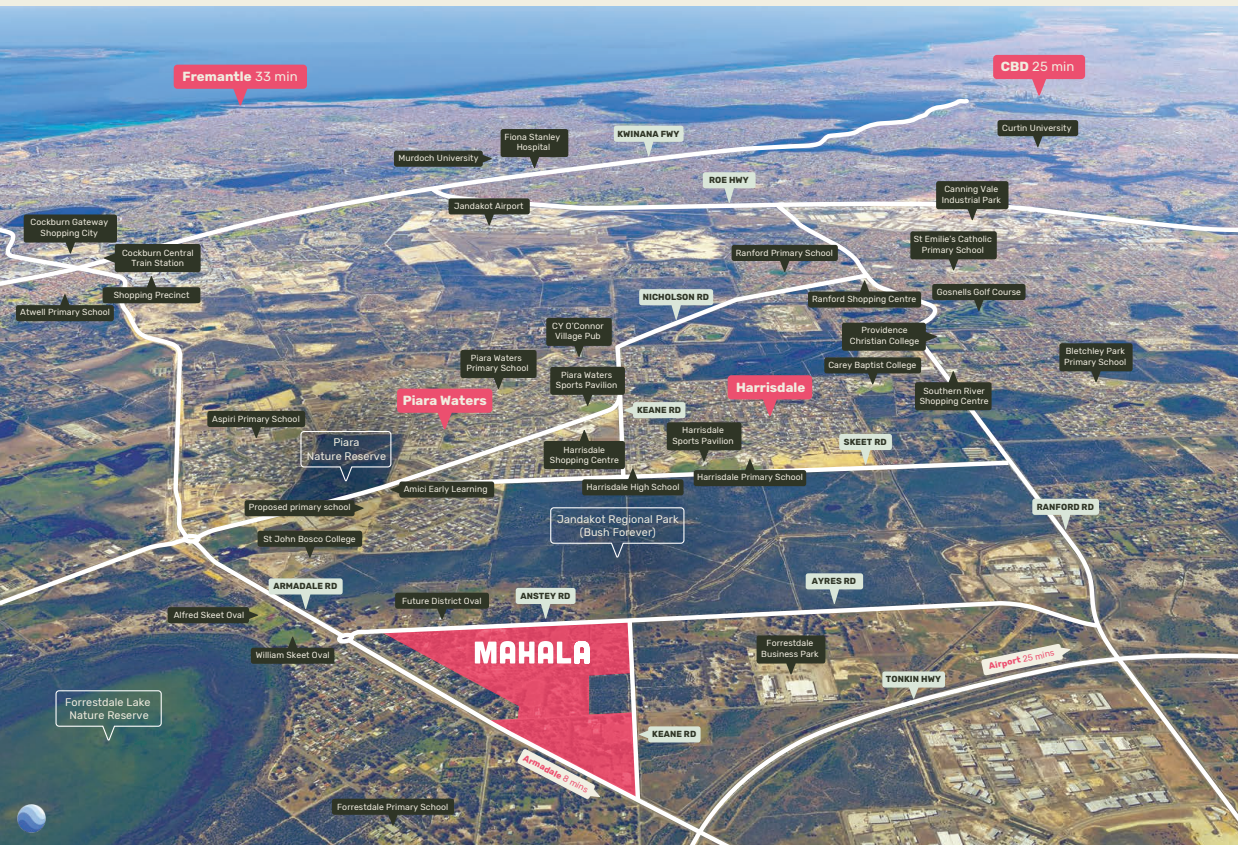


# Where parkland meets business

With Forrestdale Lake Nature Reserve on one side and Forrestdale Business Park on the other, Mahala is ideally located for work and play. Part of the City of Armadale, WA's fourth fastest growing region, this is an opportunity to invest in an area undergoing significant investment and renewal.



**23km**  
Distance to city

Source: CoreLogic Suburb Profile Report



**\$670,000**  
Median house price (Oct 22)



**\$500/week**  
Median rent (Oct 22)



**3.8%**  
Rental Yield



**2.4%**  
5 year population growth

Source: REA (realestate.com.au)

## Nature and renewal

Located in Forrestdale, Mahala is 23km from the Perth CBD and 28km from the Perth Airport. Its proximity to native wetlands and Perth's most picturesque state forests, make it popular with families craving a tree change who still want to be close to employment.

The nearby business park is emerging as the most significant industrial hub in Perth's south-east, and establishes Armadale as a strategic regional centre. As the area transitions, the population and demand for housing are set to boom.



Indicative image only. Source: DevelopmentWA

[mahala-land.com.au](http://mahala-land.com.au)

**MAHALA**  
FORRESDALE

**Mahala** is a 555 lot residential estate that is over 20% sold out.



## Growth Forecast

Forrestdale is currently undergoing a dramatic change. In 2011, this 31.8 square kilometre suburb was home to only 1,062 people\* – less than the projected number of residents of Mahala. Forrestdale reflects the investment that is reshaping the entire City of Armadale, where the population is increasing by 3.6% annually and is forecasted to reach 141,000 people by 2036.\*



The current population forecast is

**96,128\*\***

With Mahala being a new master planned community, 1 kilometre from a major employment hub, demand for rental accommodation is expected to be high.

## The Mahala difference

Mahala delivers the lifestyle of a master planned estate, with the convenience of an established suburb with easy access to Tonkin Highway, Armadale Road and Kwinana Freeway.

### Cockburn Gateway Shopping Centre

While Mahala residents are surrounded by nature, they're still only 9 kilometres from Coles, Woolworths, Aldi, Big W, Kmart and over 170 specialty stores, cafes and restaurants. Stockland Harrisdale Shopping Centre is even closer to home and is only 4.5 kilometres away.

### Schools & Childcare

Being an established area, residents enjoy a choice of public and private schools. There's even a new primary school planned for within the estate. Younger children are catered for too, with early learning centres and child care options.

\*CoreLogic Suburb Profile Report Feb 22. \*\*Source: .id (forecast.id.cm.au/armadale 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.