

# The coastal lifestyle

VERTEX INVESTOR FACT SHEET

Situated in Yanchep, within the City of Wanneroo, Western Australia, Vertex is a relaxed northern coastal town that's set to boom. Surrounded by beautiful bushland, vibrant white beaches and easy access to infrastructure, amenities, schools and a range of national parks, Vertex is the perfect place to make a smart investment.



**50km**  
Distance to city



**\$442,000**  
Median house price (Feb 22)



**\$450/week**  
Median rent (Mar 22)



**5.2%**  
Rental Yield



**109%**  
5 year population growth

Source: REA (realestate.com.au)

## New infrastructure

Yanchep is planned to become Metronet's northern anchor point, with construction of the northern rail extension currently underway, aiming at a completion date of mid-2023. The new Yanchep Station will connect the northern suburbs with the city, providing a convenient transport option within walking distance of Vertex.

Yanchep Station will be located north of Yanchep Beach Road, east of Marmion Avenue and west of Wanneroo Road, positioning it centrally to the future Yanchep City Centre's main retail and commercial areas.

Source: Metronet (metronet.gov.au)



**VERTEX**  
YANCHEP

[vertex-yanchep.com.au](https://vertex-yanchep.com.au)



**Vertex Estate** is a private 580 lot residential development, of which 20% has been sold.

**Population Growth**

The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth metropolitan area. The City of Wanneroo is the largest growing local government in Western Australia and the fifth fastest growing in Australia.



The current population forecast is

**216,162\***

There is expected to be an additional 154,000 residents and 62,500 more dwellings in the City of Wanneroo by 2041. Within Yanchep there is expected to be 13,000 additional dwellings by 2041<sup>\*\*</sup>.

Vertex is surrounded by the best WA has to offer: gorgeous beaches, stunning national parks, shops and new infrastructure.

<sup>\*</sup>Source: .id (forecast.id.cm.au/wanneroo as at June 2021)

<sup>\*\*</sup>Source: City of Wanneroo Growth Profile 2020 and 2020/21 Annual Report.

**Parks and bushland**

Vertex is less than 5 minutes from Yanchep Lagoon which houses a reef, situated about 20 metres from the shore. This creates a shallow lagoon with low waves, making it an excellent place to swim or snorkel and perfect for introducing children to fishing. Vertex has a playground within the estate which is perfect for kids and is also surrounded by Yanchep National Park and Yanchep District Open Space providing plenty of opportunities to connect with nature while still enjoying close-by amenities.

**Schools and Child Care**

Vertex is within walking distance of the brand-new Yanchep Rise Primary School offering Kindergarten to Year 6 as well as onsite out of school hours care. You will also find the Atlantis Early Learning Centre in the heart of Vertex Estate ensuring the ultimate convenience for young families.

**Shops**

The brand new Yanchep Centre is located on Marmion Avenue in Yanchep and has a full-line Woolworths as well as a range of complimentary specialty retailers.

**Renowned for the creation of great communities**

LWP Group is a private internationally awarded urban developer committed to bringing communities to life by creating better places for people to live, work and play. LWP Group’s multi-disciplinary team specialises in the development of master-planned communities with a balanced mix of residential, recreational and retail facilities. LWP is best known for the creation of Ellenbrook, 25km north-east of Perth, which is Australia’s most awarded new town with 38 state and national awards.