

# Invest in the coastal lifestyle

In 2023, Yanchep experienced an annual growth rate of 4.2%\* - a stark contrast to the declining market of the Perth metro region\*\*. It's easy to see why. With a lagoon and white sandy beaches on one side, a golf resort on the other and a national park on its northern boundary, this area delivers an unmatched lifestyle. At the centre of it all is Vertex; a new master planned estate, in the heart of an established community.

Source: \*reiw.com.au/suburb/yanchep \*\*reiw.com.au/suburb/perth



**50km**  
Distance to city

Source: CoreLogic Suburb Profile Report



**\$490,000**  
Median house price (Aug 23)



**\$520/week**  
Median rent (Aug 23)



**5.51%**  
Rental Yield

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 late-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.gov.au





**Vertex** is a private 580 lot residential estate, 45% has been sold

## Growth Forecast

Yanchep is part of the City of Wanneroo – Western Australia’s fastest growing local government, and the fifth fastest growing in Australia\*. The Yanchep population is expected to increase from 12,407 in 2021 to 45,663 in 2041\*\* as the area continues to attract people looking to escape the city and embrace the coastal lifestyle. With 32% of the population aged 18 or under, and 85% of households being couples, this area is highly in demand with young families.#



The current population forecast is

**224,857<sup>^</sup>**

These people are far more likely to view Joondalup, rather than the Perth CBD, as their main city and employment hub. At 26 kilometres away, it is an easy drive or train ride from Yanchep.

## The Vertex difference

Vertex residents are ideally positioned for work and play, with the soon to be opened Yanchep Train Station on their doorstep and Yanchep Lagoon only five minutes away.

### Yanchep Central Shopping Centre

Anchored by Woolworths, and soon Aldi, Yanchep’s newest shopping precinct is within walking distance of Vertex.

### Schools & Childcare

Yanchep’s popularity with families is reflected in its education options. The youngest members of the community are served by three early learning centres and three primary schools, which feed through to Yanchep Secondary College.

Source: \*City of Wanneroo Growth Profile 2020 and 2020/21 Annual Report. \*\*forecast.id.com.au/wanneroo #reiva.com.au/suburb/yanchep ^forecast.id.com.au/yanchep

## 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.