

Ellenbrook's awards deliver investor rewards.

Established and connected, Ellenbrook is Australia's most-awarded master-planned new town. Its picturesque location in the Swan Valley, adjoining Australia's second oldest wine growing region, has made it one of Perth's fastest growing regions with annual population growth forecast to be more than 6.5%*. Always popular, it is about to become even more accessible with the opening of the Morley-Ellenbrook rail line which will enable residents to reach the Perth CBD in 30 minutes.

Source: *Metronet.wa.gov.au



23km
Distance to city

Source: CoreLogic Suburb Profile Report



\$452,500
Median house price (Jan 23)



\$470/week
Median rent (Jan 23)



5.4%
Rental Yield

Source: REA (realestate.com.au)

Community and connected

Located in the City of Swan, Ellenbrook is 23km from the Perth CBD. First developed over 20 years ago, it has grown to eight self-supporting villages surrounding a bustling town centre, and covers 13.1 square kilometres. With 87 parks dotted throughout Ellenbrook, the area continues to be a favourite with young families, and 34.5% of residents are under 18*. As 74%** of properties are owner occupied in Ellenbrook, there is a huge rental demand from families for somewhere to live while they build.

Ellenbrook is designed to be a self-sustainable community with employment, education, entertainment, shopping and community services all within the town. While many residents have no need to leave Ellenbrook on a daily basis, the opening of the Metronet Morley-Ellenbrook Line will make it even more attractive to those who work in the CBD and beyond.



ellenbrook.com.au



Ellenbrook won the prestigious
FIABCI World Prix d'Excellence Awards
2015 in the Master Plan Category.



Growth Forecast

Between 2011 to 2016, the population of Ellenbrook grew by nearly 40%* to 22,678 residents – and it shows no sign of slowing. Residents primarily work within the trades and Ellenbrook is only a 15-minute drive from the major employment centres of Malaga, Wangara and Midland.

The WA Government's investment in the Metronet line, the biggest public transport project since the Mandurah Line, shows the prioritisation of Ellenbrook as a major growth area.



The current population forecast is

168,334**

Currently, homes in Ellenbrook sit well below the Perth median price of \$452,500*. However when the train line opens, and makes Ellenbrook and the Swan Valley a fast and seamless commute for workers, prices can be expected to surge.

The Ellenbrook difference

Ellenbrook delivers the amenity of an award-winning master planned estate, on the doorstep of Perth's premier tourist destination – the Swan Valley. Residents have a choice of boutique wineries, breweries, restaurants and art galleries, all within a 10-minute drive.

Shopping & Services

Home to 33,000sqm of retail facilities, Ellenbrook Central is the biggest centre in the area and has all the major supermarket and discount retailers. There are also several commercial precincts and numerous retail offerings spread throughout Ellenbrook and its villages.

Schools & Childcare

With 9 primary and secondary schools in and around Ellenbrook, residents have a choice of public and private education options. Childcare choices are just as plentiful, with 9 early learning and child care centres.

Source: *Core Logic Suburb Profile Report realestate.com.au/wa/ellenbrook-6069 **profile.id.com.au/swan

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.