



## INVESTOR OUTLOOK



# A FANTASTIC OPPORTUNITY WITH A SPRINKLE OF SEA SALT

Eden Beach offers a wealth of possibilities for residents and investors alike.

Located 40km from the Perth CBD, Eden Beach Estate in Jindalee is one of Perth's most sought after masterplanned communities. Showcasing the stunning West Australian coastline, Eden Beach offers premium beachside living and state of the art amenities at your doorstep.

Residents will enjoy feeling the sand beneath their feet and breathing in the salty air as they explore the beauty of Eden Beach's natural surroundings.

A life where wonderful memories and experiences are created, more and more West Australians are choosing to call Jindalee home.

Developed by Satterley, Australia's largest private residential developer, you can invest in Eden Beach with the peace of mind of knowing it's worth your while. Over 85% sold, Eden Beach is a 1,300 residential lot development that is currently home to more than 2,500 happy residents.



# SNAPSHOT OF A BOOMING SUBURB

EDEN BEACH



Eden Beach is Satterley's flagship development in Jindalee, founded in 2012.



Today, 5,121 people have chosen to make Jindalee their home.<sup>1</sup>



A family centric community, 99.3% of the Jindalee population are couples and families.<sup>2</sup>



The median age of Jindalee residents is 36, a young demographic seeking security and success.<sup>1</sup>



Jindalee's median household weekly income is \$2,685, a figure 38% higher than the state average.<sup>1</sup>



A community designed for families who need space, 98% of the dwellings in Jindalee are standalone houses compared to a state average of 79.7%.<sup>1</sup>



On popular property resource Microburbs, Jindalee receives a 9/10 community score and an 8/10 lifestyle score.<sup>3</sup>



A community of skilled professionals, 56.1% of Jindalee residents have completed vocational or tertiary qualifications.<sup>1</sup>



A suburb attractive to families, Jindalee has experienced an annual growth of 7.4%.<sup>2</sup>



The median Jindalee house price in 2023 is \$668,000, up almost 20% from \$555,000 in 2020.<sup>4</sup>



# A LOCATION WITH STYLE, CHOICE AND AMENITIES.

Eden Beach is located within the beachside suburb of Jindalee. Offering the best of both worlds, Jindalee is a place where people experience a coastal, ambient lifestyle while being conveniently situated near all the essentials.



THE BEACH HOUSE BAR & RESTAURANT

## Public Transport

Butler train station offers Eden Beach residents ease of travel into Joondalup (15 minutes) and the Perth CBD (40 minutes). Current works, as part of the Yanchep Rail Extension, will see the Butler station change from an end-of-the-line station to a through station enabling residents to travel north or south on the Joondalup train line.

## Education

Quality schools attract families, and there are a number of public and private education options in close proximity including John Butler Primary College, Brighton Catholic Primary School, Alkimos College and Irene McCormack Catholic College. For further education, nearby Joondalup is home to Edith Cowan University and North Metro TAFE.

## Retail & Health Care

Butler Central caters for families' everyday fresh food and general health care needs. A wider selection of supermarket and retail outlets is available at Ocean Keys Shopping Centre, a 10 minute drive away. In nearby Joondalup is premium retail destination Lakeside Joondalup Shopping City as well as Joondalup Health Campus.

## Parks & Playgrounds

The Eden Beach Foreshore Park is the perfect spot for entertaining families featuring an adventure playground, barbeque facilities, picnic tables and grassed areas. Nearby, the new Eden Park Lookout and Play Space offers direct access and breathtaking views of Jindalee Beach as well as basketball courts, skate ramps and a climbing wall for the kids.



## Beaches & Nature Reserves

Eden Beach provides residents and visitors direct access to over 1.5 kilometres of pristine beach. The exclusive Oceanfront Precinct allows residents to get as close to living on the sand itself, with panoramic views and direct access to the waterfront. Eden Beach is also home to a number of parks, nature reserves and dedicated conservation areas.



## Restaurants & Cafes

For a delicious dining experience, The Beach House is a multi-million dollar beach club that features a fully licensed dining area and alfresco deck overlooking the ocean. Conveniently located next to Eden Beach Foreshore Park, The Beach House is the perfect spot for locals to meet for breakfast or catch up over a long lunch or dinner.

**“A PLACE  
WHERE PEOPLE  
EXPERIENCE  
A COASTAL,  
AMBIENT  
LIFESTYLE”**



# CONVENIENCE BY THE COAST

## EDUCATION

- 1 Edith Cowan University Joondalup
- 2 Alkimos Baptist College
- 3 Irene McCormack Catholic College
- 4 Brighton Catholic Primary School
- 5 Butler College
- 6 East Butler Primary School
- 7 Butler Primary School
- 8 John Butler Primary College
- 9 Alkimos College
- 10 Proposed Primary School
- 11 Eden Beach Matisse Early Learning

## SHOPPING AND HEALTH

- 12 Lakeside Joondalup Shopping City
- 13 Joondalup Health Campus
- 14 Ocean Keys Shopping Centre
- 15 7-Eleven
- 16 Woolworths & Butler Family Practice
- 17 Aldi
- 18 McDonalds
- 19 Spudshed
- 20 Coles & Juniper Health

## PARKS AND BEACHES

- 21 Quinns Dog Beach
- 22 Neerabup Nature Reserve
- 23 Queenscliff Park
- 24 Halesworth Park
- 25 Marlinspike Park
- 26 Eden Beach Foreshore Park
- 27 Conservation Reserve
- 28 Eden Beach Play Space
- 29 Eden Beach Lookout

## RESTAURANTS AND CAFES

- 30 Jindalee Beach Shack
- 31 The Beach House





# THE SATTERLEY DIFFERENCE

**With over 40 years' of experience in residential development, Satterley creates masterplanned communities designed to cater to residents' needs, now and into the future.**

Every Satterley community is developed to respond to all the demands of modern life, all at an affordable price. Since our establishment in 1980, more than 250,000 Australians have settled in a Satterley community.

Our inclusive communities provide a range of essential services and amenities, including schools, shopping centres, medical facilities, landscaped parks and sporting fields, as well as easy access to employment and transport links.

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**Disclaimer:** The details in this publication are correct at the time of printing and may not be current following this time. Data and associated analysis is current as at 18 December 2023 from sources including <sup>1</sup>Australian Bureau of Statistics <sup>2</sup>REIWA <sup>3</sup>Microburbs and <sup>4</sup>realestate.com.

