



INVESTOR OUTLOOK

SeASide

BLUE SEA LIVING WITH BLUE SKY POTENTIAL



SEASIDE IS FOR THOSE READY TO INVEST NOT JUST IN A HOME, BUT THEIR FUTURE TOO.

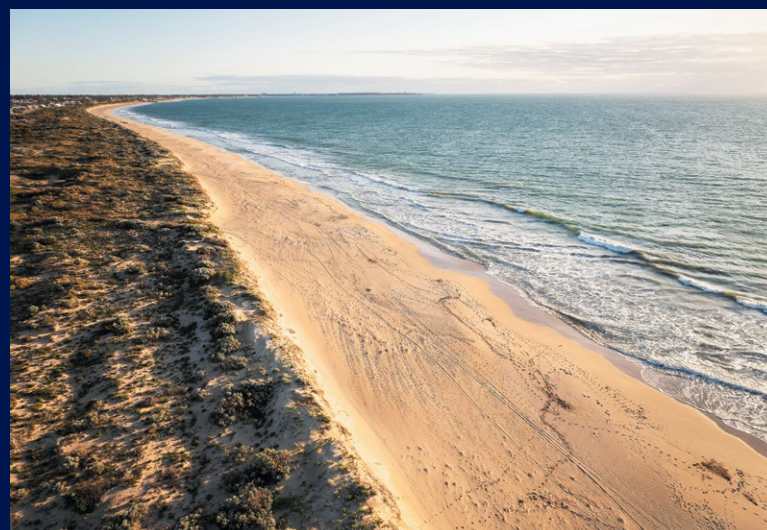
Only one hour south of Perth, overlooking the Indian Ocean, Seaside at Madora Bay is a vibrant coastal estate bursting with investor opportunities.

It's a place where everything residents need to seize the sunshine is right on their doorstep and all the daily essentials are close by.

You and your family can wake up to the waves in this masterplanned community created by Satterley, Australia's largest private residential developer.

Or, you can invest in a house at Seaside and take advantage of the coastal location and attract keen renters and holiday goers.

And, when you're ready to sell, you can be secure in the knowledge that Seaside living is always in demand.



SEASIDE AT A GLANCE:



Madora Bay was **FOUNDED IN 1960**. The original residential lots started at **£250** with beachfront lots selling for **£525**.



A family centric community, **83.5%** of the Madora Bay population are **FAMILY HOUSEHOLDS** compared to the **NATIONAL AVERAGE OF 70.5%** in Australia.



Today, there are a forecasted **4,330 PEOPLE** that have chosen to make Madora Bay their home.



Families need space to grow, run and play. **98.8% OF DWELLINGS** at Madora Bay are stand-alone homes, compared to the **NATIONAL AVERAGE OF 72.3%**.



The **MEDIAN AGE** of Madora Bay residents is **36** - it's a young demographic that will increase in affluence over time.



From 2021 to 2036, the number of **DWELLINGS** is **FORECAST TO RISE** from 1,512 to 3,032 and the **AVERAGE HOUSEHOLD** size is **EXPECTED TO GROW** from 2.80 to 2.85.



The median household weekly income is **\$2,290** - that's **20% HIGHER** than the state average and **44% HIGHER** than the Mandurah average.



54% of Madora Bay residents have completed **VOCATIONAL OR TERTIARY EDUCATION**, with the most common occupations being skilled Trades Workers and Professionals.



Best of all, the Madora Bay population is forecast to **GROW TO 8,326 BY 2036** - a **92% INCREASE** from 2023.



Now that sounds like
A GREAT INVESTMENT.



ALL THE COLOURS OF THE COAST AND ALL THE AMENITIES OF LIFE.

Seaside is located in the beachside suburb of Madora Bay, a fast-growing residential area only one hour south of Perth.

Offering the best of both worlds, Madora Bay is close to the amenities of Mandurah while retaining a classic small-town Australia vibe.

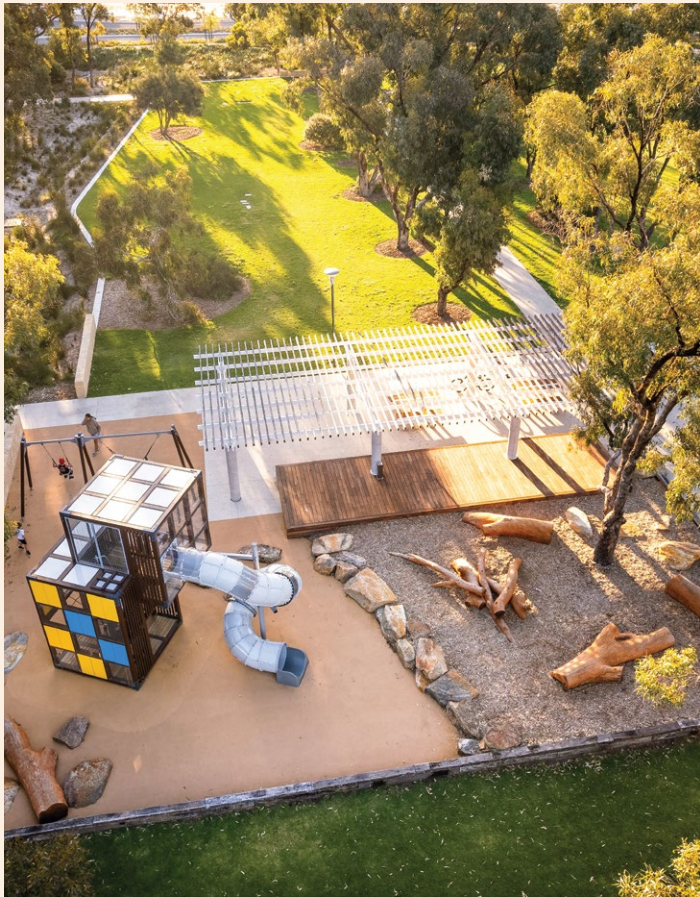
Conveniently located near everyday essentials like shops, schools, and public transport, and with government initiatives to develop additional amenities and infrastructure in the area, Seaside is full of convenience and opportunities for both residents and investors.

PUBLIC TRANSPORT

The newly opened Lakelands Station makes getting around a breeze. Conveniently located just a short drive from Seaside, residents can park, ride and relax during the 50-minute train ride into Perth or beyond.

RETAIL

Everyday grocery essentials, fresh produce, eateries, and specialty retail can all be found in one convenient location at Lakelands Shopping Centre. Mandurah's independent boutiques and farmers markets are only minutes away by car.



SCHOOLS

Families can rest assured quality education options are within easy reach, and great schools mean a greater demand for properties. Madora Bay Primary School is nestled within the estate, and the nearby future Madora Bay Catholic College is set to open its doors in 2026.

HEALTH CARE

The nearby Peel Health Campus has a world standard 24-hour emergency department, along with clinical, allied, and complementary health care services. The redevelopment and expansion of Peel Health Campus (commencing in 2023) is expected to bring an influx of healthcare workers to the region.

BEACHES

The pristine Madora Beach is one of the many beaches that draws visitors and tourists from all over Western Australia. Family friendly beaches and hidden surf breaks have seen a growth in demand for short-stay accommodation in the area.

PARKS

Adventure playgrounds, foreshore areas, nature reserves and national parks are all within minutes of Seaside. Residents can watch as the kids let off steam at one of the many playgrounds or stroll the foreshore while enjoying the ocean views.

DESIGNED TO MAKE WAVES IN THE RESIDENTIAL MARKET.

Offering a relaxed lifestyle and idyllic location, the median house price in Madora Bay is \$625,000 with an average of 17 days on the sales market.

Rental listings sit at an average of \$575 per week, reflecting a 4.8% rental yield based on the current median house price.

It's easy to find tenants in this high-demand area, with Madora Bay experiencing a 11.7% rental growth in the past 12 months.



SeASide

PARKS AND BEACHES

- 1 McLennan Park & Pump Track
- 2 Madora Bay Lookout
- 3 Lakelands Park/District Playing Fields
- 4 Seaside Estate Park
- 5 Madora Bay Oval
- 6 Mandurah Foreshore

SHOPPING AND SERVICES

- 7 Lakelands Shopping Centre
- 8 Jupiter Health Medical Centre Lakelands
- 9 Mandurah Hospital & Peel Health Campus
- 10 Seaside Sales Office (Estate)

EDUCATION

- 11 Madora Bay Primary School
- 12 Coastal Lakes College
- 13 Mandurah Baptist College
- 14 Lakelands Primary School
- 15 Oakwood Primary School
- 16 North Mandurah Primary School
- 17 Future Madora Bay Catholic College (to open 2025*)
- 18 Goodstart Early Learning
- 19 Jellybeans Childcare Meadow Springs

AMENITIES

- 20 Madora Bay Tavern
- 21 Mandurah Surf Life Saving Club & Tides Café
- 22 Lakelands Library and Community Centre
- 23 Meadow Springs Golf and Country Club
- 24 Future Proposed Foreshore Precinct
- 25 Lakelands Tavern
- 26 Chalk & Bees Coffee Van
- 27 Future Ocean Parade Estate Entry

TRANSPORT

- 28 Lakelands Train Station



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.

SeASide

seaside.sales@satterley.com.au
Seaside-Madora.com.au
(08) 6244 9775

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 are current as at 13 September 2023 from sources including (1) Australian Bureau of Statistics (2).id and (3) REIWA.