

KINGSFORD

Investment Opportunity



Invest in the region that's taking off.

Kingsford is poised for 239%* population growth.

Kingsford at Bullsbrook is a large-scale masterplanned development in Perth's North East corridor. The instant appeal for buyers and renters is the idyllic lifestyle. The estate is surrounded by nature, complete with a natural creek running alongside manicured parks. The location is nestled between the beautiful wine and fresh produce regions of Chittering and the Swan Valley.

Kingsford is just 30 minutes from multiple key employment areas such as Joondalup, Wangara, Malaga, and Midland. It's also only 40 mins from the Perth CBD, and 25 mins from Perth Airport.

Developed by Okeland Communities, Kingsford adds 2500 lots to the existing community and amenities of Bullsbrook, with a new town centre coming soon.

With significant population growth predicted by 2036, now is the time to consider the investment potential.

Bullsbrook Stats

- Median House Price \$465k
- Median House Growth 8.1% (last 12 months)
- Median Rental Price \$500p/w
- Rental Yield 5.3%

Source: REA Feb 2023

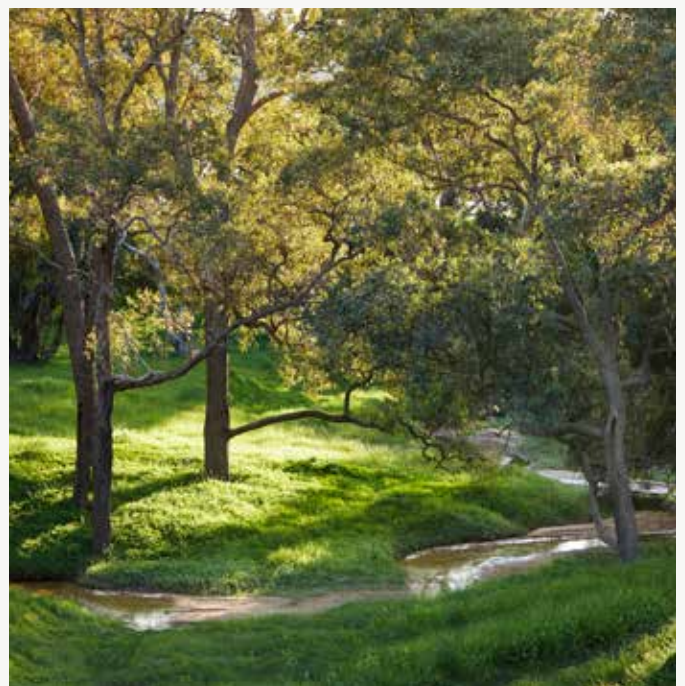
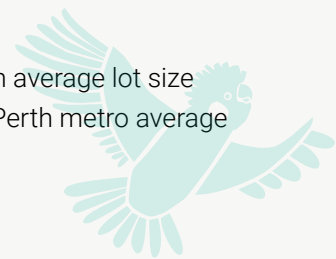
Location

- 35km North East of Perth
- 40 minutes North of the Perth CBD
- 25 minutes to Perth Airport
- 10 minutes from Ellenbrook Metronet train line extension
- Easy access to **Tonkin Highway**. Just south of Kingsford, the Stock Road connection connects residents to the Tonkin Highway with ease.



Why Kingsford?

- Price** – Bullsbrook is affordable land in a fast growing corridor with attractive yield returns
- Location** – Kingsford is only 35km from the Perth CBD, well connected to a major highway and employment hubs
- Growth** – Bullsbrook's population is forecast to grow an incredible 239%* to year 2036
- Amenity** – Bullsbrook already has existing amenity (shops, school, medical) with a new Town Centre estimated to open 2025
- Larger Lots** - Kingsford offers an average lot size of 500sqm which is well above Perth metro average of 370sqm



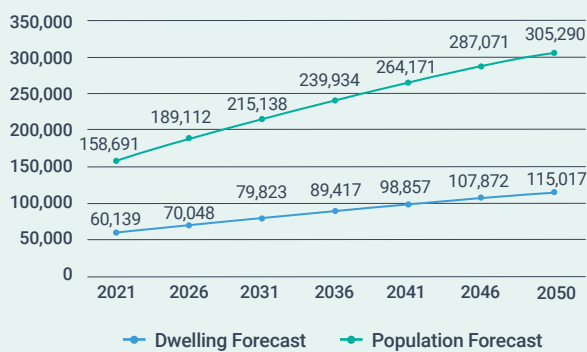


Bullsbrook Growth

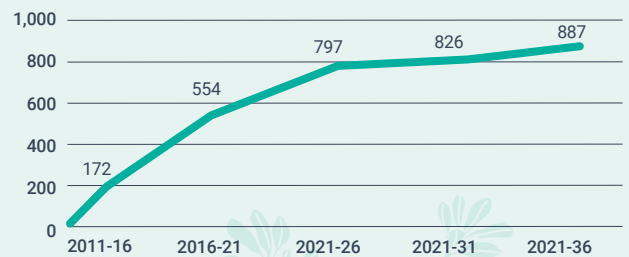
Bullsbrook is forecast to experience incredible growth, and Kingsford is perfectly positioned to capitalise on the strong demand that this remarkable expansion will create.

- Bullsbrook population at 2018 is 6,048 and is forecast to grow to approximately 20,506 by 2036
- The City of Swan is forecast to be one of the strongest growing local governments in the Perth metropolitan region, with over 25% of the market share of total lot sales. (See below for further information.)

■ City of Swan Population and dwelling growth



■ Additional Population (p.a.)



Source: *Forecast ID 2023

- The number of dwellings is set to grow by over 2,500 over the next 10 years
- Over 300 lots sold and developed

Source: City of Swan

New Town Centre

- Established amenities with new amenity continuing to be built
- Kingsford's Town Centre will ultimately have up to an approved 20,000m² of commercial floor space comprising two supermarkets, specialty stores, medical centre facilities, and other commercial space for facilities such as a gym, childcare centre and food and beverage.
- The first stage of the town centre including Woolworths supermarket is estimated to open 2025.



Existing Amenity

Kingsford is located within an established community of over 6,000 people. There are existing facilities within Bullsbrook including:

- Multi-million dollar community centre
- Existing primary and secondary school
- Existing childcare facilities
- Existing local shopping including IGA supermarket, newsagent, butcher, cafés and a local tavern with a new Kingsford Town Centre under construction.
- Existing Medical facilities
- Resources including a petrol station, library and bus service
- Sports fields, and existing sporting clubs and community associations
- Local golf course
- Close to National Parks, Swan Valley, and Chittering Valley