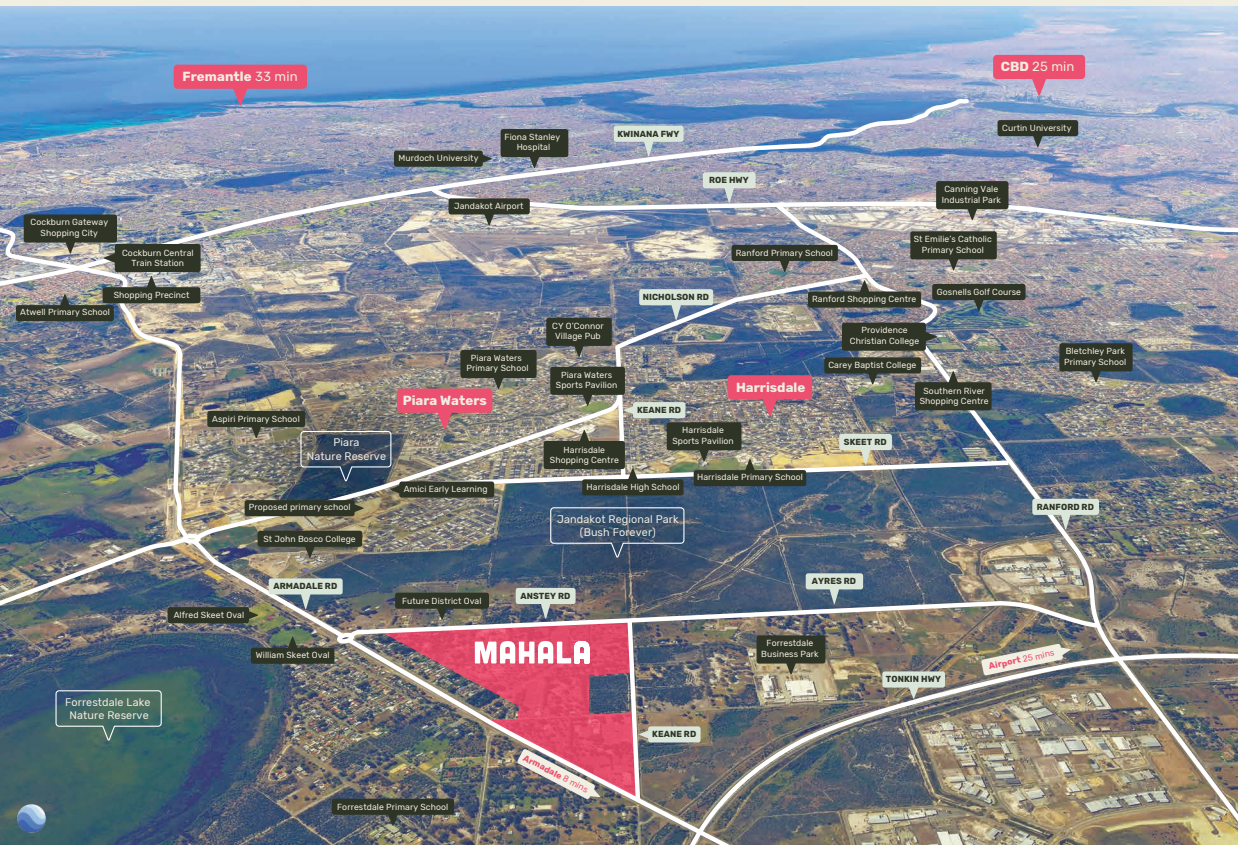


Where parkland meets business

With Forrestdale Lake Nature Reserve on one side and Forrestdale Business Park on the other, Mahala is ideally located for work and play. Part of the City of Armadale, WA's fourth fastest growing region, this is an opportunity to invest in an area undergoing significant investment and renewal.



23km
Distance to city

Source: CoreLogic Suburb Profile Report



\$790,000
Median house price (Aug 24)



\$670/week
Median rent (Aug 24)



4.9%
Rental Yield



6%
5 year population growth

Source: CoreLogic and REA (realestate.com.au)

Nature and renewal

Located in Forrestdale, Mahala is 23km from the Perth CBD and 28km from the Perth Airport. Its proximity to native wetlands and Perth's most picturesque state forests, make it popular with families craving a tree change who still want to be close to employment.

The nearby business park is emerging as the most significant industrial hub in Perth's south-east, and establishes Armadale as a strategic regional centre. As the area transitions, the population and demand for housing are set to boom.



mahala-land.com.au



Mahala is a 555 lot residential estate that is over 60% sold out.



Growth Forecast

Forrestdale is currently undergoing a dramatic change. In 2011, this 31.8 square kilometre suburb was home to only 1,062 people* – less than the projected number of residents of Mahala.

Forrestdale reflects the investment that is reshaping the entire City of Armadale, where the population is forecast to increase by 48,176 persons between 2021 and 2046**



The current population forecast is
106,882**

With Mahala being a new master planned community, 1 kilometre from a major employment hub, demand for rental accommodation is expected to be high.

The Mahala difference

Mahala delivers the lifestyle of a master planned estate, with the convenience of an established suburb with easy access to Tonkin Highway, Armadale Road and Kwinana Freeway.

Cockburn Gateway Shopping Centre

While Mahala residents are surrounded by nature, they're still only 9 kilometres from Coles, Woolworths, Aldi, Big W, Kmart and over 170 specialty stores, cafes and restaurants. Stockland Harrisdale Shopping Centre is even closer to home and is only 4.5 kilometres away.

Schools & Childcare

Being an established area, residents enjoy a choice of public and private schools. There's even a new primary school planned for within the estate. Younger children are catered for too, with early learning centres and child care options.

*CoreLogic Suburb Profile Report Sept 2024. **Source: .id (forecast.id.com.au/armadale as at September 2024)

Satterley is Australia's largest privately owned residential land developer, creating award winning master planned communities across Western Australia, Victoria, and Queensland. Backed by more than four decades of industry experience, we are also Australia's most trusted land developer. People know that when they move into a Satterley master planned community, they are purchasing a new lifestyle, not just a postcode.

Our ongoing success is reflected in our many milestones. We have planned and created 200 individual estates and sold more than 100,000 lots. We have provided a place to call home for more than a quarter of a million Australians and have received more than 100 prestigious international, national and state industry awards for quality, liveability, sustainability, and innovation.