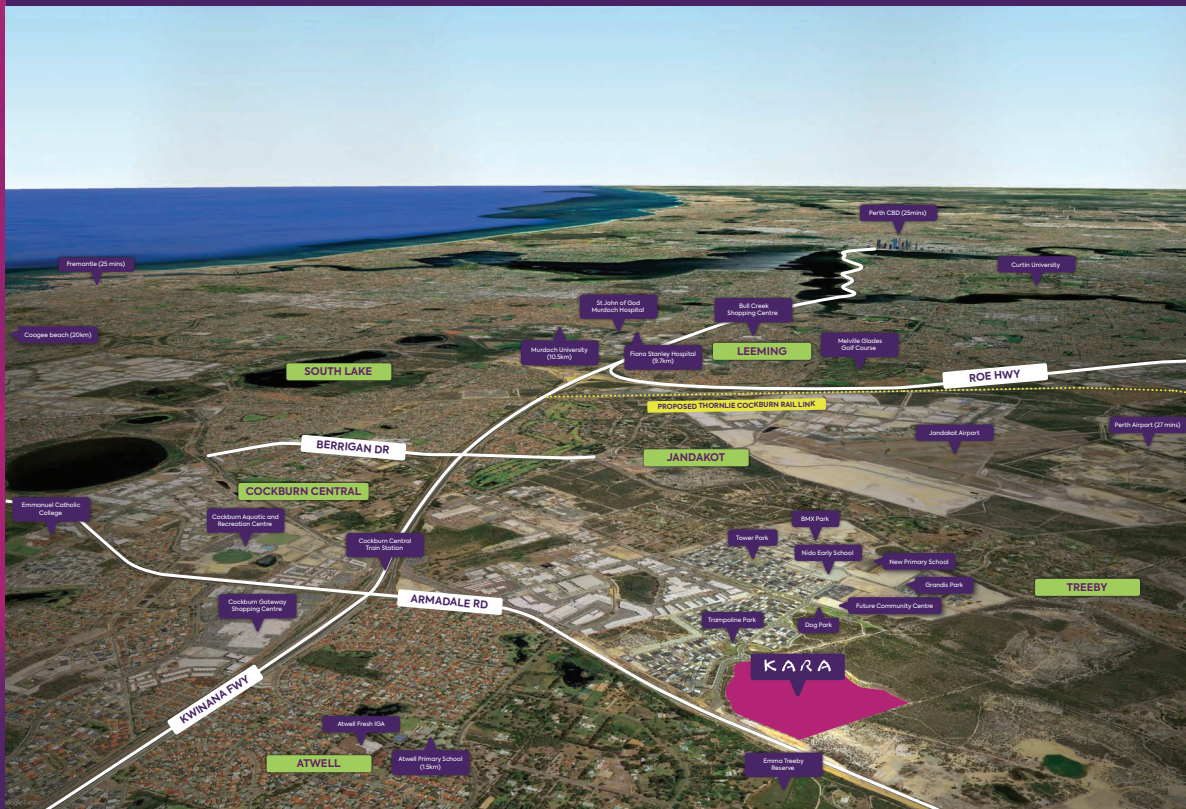


Connected to nature. Flourishing returns.

Kara offers that rarest of opportunities – the chance to get in on the ground floor. It is a new boutique development coming out of the ground, in the fastest growing suburb in one of the key growth hot spots in Perth. Located in Treeby, in The City of Cockburn, this master planned community is designed with nature at its core, with every street leading to bush forever or a green belt of parks and playgrounds, which run through the heart of the estate.



23km

Distance to city

Source: CoreLogic Suburb Profile Report



\$612,000

Median house price (Aug 23)



\$600/week

Median rent (Aug 23)



4.89%

Rental Yield

Source: REA (realestate.com.au)

Watch your investment grow.

Kara residents enjoy connection to nature and connection to the city. Located 23kms south of Perth, the CBD is just four train stops away. It is also close to key employment hubs and is only a 20 minute drive to Henderson (and the pristine beaches of Coogee) and 10 minutes to Canning Vale.

Homebuyers and investors have been quick to respond to Kara's location and this highly sought-after estate is already 80% sold. The last stages have been released and are anticipated to sell out fast.



karaland.com.au



Kara is a boutique 234 lot residential estate that is over 92% sold out.



Growth Forecast

Treeby is the newest suburb in the City of Cockburn, and Kara its newest estate. The area is going through a period of massive growth – between 2021 and 2026, it is projected the population will grow by 54% from 3516 residents to 6494 residents.* The area is popular with residents from a wide range of backgrounds, thanks to its proximity to Fiona Stanley Hospital, Murdoch University and light industrial manufacturing hubs.



The current population forecast is

125,031**

In recognition of this growth, the government is improving transportation links surrounding Treeby. Armadale Road has had significant upgrades to improve connectivity to Kwinana Freeway. It is serviced by a bus route, with another scheduled to start on Ghostgum Avenue, which borders the estate.

The Kara difference

Kara delivers on location and lifestyle. Surrounded by bushland and with a green 'spine' of parks and playgrounds running the length of the estate, it feels designed for play while still being close to work.

Cockburn Gateway Shopping Centre

It's also close to one of the largest shopping centres south of the river. Coles, Woolworths, Aldi, Big W, Kmart and over 170 specialty stores, cafes and restaurants are only a 5-minute drive away.

Schools & Childcare

Being an established area, Treeby has a number of well-established public and private primary and secondary schools, as well as a wide choice of child care centres.

Source: *app.remplan.com.au/cockburn/forecast/summary?state=9yeBfzao5uN2ADPtq84lpKtqrtoAD **profileid.com.au/cockburn

Satterley is Australia's largest and most trusted private residential land developer. Established in 1980, we draw on our decades of experience to create vibrant and connected residential communities catering to both the current and future needs of homebuyers.

