

# Invest in rare lakeside living

Watermark Private Estate is one of WA's most exciting new communities offering water views and attractive investment opportunities. The star of this neighbourhood is Champion Lakes, a 2 kilometre long purpose-built horizon of water hosting international level sporting competitions such as rowing, canoeing and dragon boat racing. What's more exciting is the growth that's happening in Perth's booming southern corridor. Over \$2 billion worth of investment has been made in the City of Armadale, the third fastest growing City in the State.



**23km**

Distance to city

**\$444,000**

Median House Price

Based on 32 sales in the past 12 months

**\$450 per week**

Median rent

(12.5% growth over 12 months) - based on 22 rental listings in the past 12 months

**5.55%**

Median Rental Yield

**3.6%**

City of Armadale annual population growth

## Exciting things are coming

Located 30 minutes from the CBD and only 10 minutes from the Armadale city centre, Champion Lakes is well connected to employment hubs and has access to fantastic schools, a huge variety of stores, shopping centres, cafés and restaurants. By 2026, it is expected Champion Lakes will be home to an additional 155 dwellings.

Now is the perfect time to invest and enjoy future price growth thanks to the amazing amenities to come, such as a boardwalk-style entertainment precinct, health services, retirement and aged care, a boutique tavern/café restaurant and more.



[watermarkchampionlakes.com.au](http://watermarkchampionlakes.com.au)

**WATERMARK**

PRIVATE ESTATE



**Watermark Champion Lakes** is a private 155 lot residential estate.

## Growth Forecast

Demand for the Champion Lakes lifestyle is set to increase further in future as the population of the City of Armadale is currently growing annually by 3.6% and is forecast to grow from 91,000 to 141,000 by 2036.

The current population forecast is:

**141,000 by 2036**

The growth rate for Champion Lakes properties has been 2.9% (YTD QTR) and 7.8% in the past year.



Yolk Property Group has delivered multiple award-winning developments around Perth and is considered a global leader in setting up community sustainability initiatives. Their leading approach to innovation and sustainability continues to deliver greener, more affordable land estates in Western Australia and Victoria.