

# Suburb Spotlight – Jindalee and surrounds

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Perth's northern suburbs enjoy a plethora of great beaches. Credit: DevelopmentWA

## **Northern corridor continues to flourish**

It is the easily traversed and well-connected community centres and relaxed lifestyle which make the beachside suburbs along Perth's northern coastal corridor such tempting propositions, according to DevelopmentWA Chief Executive Officer Frank Marra. Falling under the City of Wanneroo, the coastal suburbs of Jindalee, Alkimos and Eglinton have become residential hubs over recent years, playing host to an array of housing developments.

"The northern corridor is a key growth area for population and commercial expansion in Western Australia," Mr Marra said.

Mr Marra said the primary demographics of the Alkimos Beach, Alkimos Vista and Allara estates in the region were owner-occupiers who worked full-time, with many of them first homebuyers.

Since launching in 2013, more than 1000 lots have been sold at Alkimos Beach, and Mr Marra said it was an example of

sustainable residential development in the state.

“Approximately 1200 residents living in the community have benefited from early establishment of amenities, including two schools, a neighbourhood centre, a surf lifesaving club, two beach access points, parks and playing fields and community meeting point Sprout Hub,” he said.

“Through a range of innovative community initiatives and partnerships, a safe, connected sense of place and inclusiveness has been achieved.”

Mr Marra said the estate boasted an array of retail and commercial recreation options to complement its natural amenities.

“The Gateway Shopping Precinct, developed by ECorp, is a community centre offering retail, dining, play centres, a gym, the City of Wanneroo pop-up library and Alkimos Fresh IGA,” he said.

“It is also home to the newly opened The Landing Tavern.”  
The tavern will be among the array of new food and beverage operators celebrated when the shopping centre hosts The Alkimos Beach Gateway Street Fair on Saturday October 26.

Mr Marra said more local job opportunities, enhanced transit options and more amenities were in the pipeline for the northern coastal corridor, with the planned Metronet Yanchep Rail Extension and Alkimos Central city centre set to make life easier for shoppers and commuters.

Duplication works on Marmion Avenue are also taking place to ease traffic congestion.

“The State Government will be making a significant investment in the northern coastal corridor of approximately \$175 billion to deliver state infrastructure such as the 14.5km Joondalup Line extension, a more extensive bus network and extensions to the Mitchell Freeway connecting Romeo Road straight into Alkimos Central,” he said.

Work on the rail project is expected to begin late in 2019.

## **Diversity king on the coast**

Peard Real Estate Jindalee Area Specialist and Senior Sales Associate Steve Wilcox said Jindalee had a lifestyle reputation which rivalled oceanside suburbs such as Cottesloe, City Beach, and North Beach.

“It is an ideal location between the glorious, pristine beach and Marmion Avenue,” he said. “It has an extraordinarily high level of world-class planning and community facilities fringed by a unique and protected foreshore ecosystem.”

Mr Wilcox said the community was well designed, with impressive parks and playgrounds, whilst proximity to shopping centres, cafes and specialty stores, as well as diverse housing options, attracted a wide demographic to the region.

“For example, Jindalee Beachside is largely made up of couples in their 40s to 60s who are upsizing to accommodate their larger families with teenage kids, whereas Eden Beach is largely made up of younger families with young kids purchasing maybe their first or second home,” he said.

“Then there are your downsizers who are seeking smaller homes, but still want to enjoy the benefits of a coastal lifestyle.”

When it came to price, Mr Wilcox said the region suited both ends of the buyer spectrum. “You can purchase a block of land in Eden Beach Estate for as little as \$180,000 for a 225sqm block, or a massive 636sqm elevated, ocean-view lot literally a stone’s throw from the beach for a mere \$435,000 in Jindalee Beachside Estate,” he said.

“Alternatively, you could purchase an already established house from as little as \$380,000 all the way up to a million dollars-plus, depending on what your budget is.”

Mr Wilcox said there were clear signs of recovery in the established housing market, with more buyers attending home opens, fewer properties on the market and selling times shortening.

“Not to mention land sales also appear to be steadily improving, with more and more blocks selling of late and more visible construction happening in the suburb,” Mr Wilcox said.

“In fact, now is the perfect time to buy coastal, as the current prices for houses and land in Jindalee are probably the best I have seen in a decade, offering buyers a once-in-lifetime opportunity to get into a coastal suburb that they thought they may never afford.”

Mr Wilcox said he predicted renewed growth in Jindalee over the next two years with support from low interest rates.

## **Ocean views aplenty**

Established in 2005, Jindalee Beachside Estate rests on the corner of Marmion Avenue and Jindalee Boulevard.

The Heath Development Company project offers attractive oceanside living, with the bonus of numerous parks and walkways, making it ideal for those looking to lead an active yet restful lifestyle.

Heath Development Company Project Director Brian Newman said the estate was most appealing to couples with young families or couples looking to retire near the beach, due to the location and the opportunities it provided.

“It’s a relaxing location to spend the evenings and weekends by the beach and take in the cool breezes,” he said. “Convenient access ways to the beachfront offer swimming, fishing and beach walking.”

Once completed there will be 728 lots in the estate, with an additional five multi-residential sites which will be able to accommodate up to 160 apartments.

“There are only 51 single residential homesites to be developed,” Mr Newman said. “Currently 14 titled lots are available and on the market.”

Priced between \$455,000 and \$525,000, there are 11 lots available in stage 16, according to Mr Newman. He said these ranged in size from 612sqm to 680sqm, with some boasting ocean views, while stage 14A boasted lots from 584sqm to 636sqm and priced from \$435,000 to \$475,000. “These are located 120m from the beach and also have wonderful ocean views,” he said.

Mr Newman said the estate’s proximity to the beach was one of its standout features, while surrounding infrastructure made it easy to get around.

“The beach is a short walk from every lot, and most homeowners have an unrestricted ocean view or at least glimpses of the ocean,” he said.

“There’s also a regular bus route to nearby Butler railway station, easy access to the Mitchell Freeway, and a wide range of shops and offices on Marmion Avenue.

“The estate presents an excellent opportunity to secure a premium site to build the home of your dreams – a future investment.”

Contact: Heath Development Company | 9385 1300 | [www.heathdevelopment.com](http://www.heathdevelopment.com).