

# A smart investment in a growing region

The Rivergums in Baldvis really does have it all. As one of the first neighbourhoods to be built in the area, The Rivergums has access to an enviable selection of established facilities, schools, parks and shops. It's easy to see why it's a popular choice for families which makes it a smart opportunity for investors too.



## Baldvis suburb profile

**5.34%**  
Three-year growth

**\$395k**  
Median house price

**\$330/week**  
Median rent

**4.3%**  
Rental yield

**+\$100/month**  
Estimated cash flow

Sources: realestate.com.au and reiwa.com.au

## The right location

Located at the gateway of Baldvis, connected by Safety Bay Road to Rockingham with easy access to the Kwinana Freeway, The Rivergums is perfectly positioned close to major transport, employment, educational, and recreational hubs in the area.



## Population growth

Rapid growth in recent years has seen the semi-rural suburb of Baldvis become one of the most sought after property locations south of the river. Part of the City of Rockingham, Baldvis is currently home to

**28,001**

(based on 2018 data) and is projected to grow to 39,510 by 2036 - a growth of

**41.11%**

## Strong employment hub

The City of Rockingham is a rapidly developing residential area, with substantial industrial and commercial area, and a naval area on Garden Island, plus encompasses significant areas of coastline and parkland.

Approximately

**131,506**

residents live within the City,

**5,547**

local businesses providing

**35,616**

local jobs.

Source: City of Rockingham



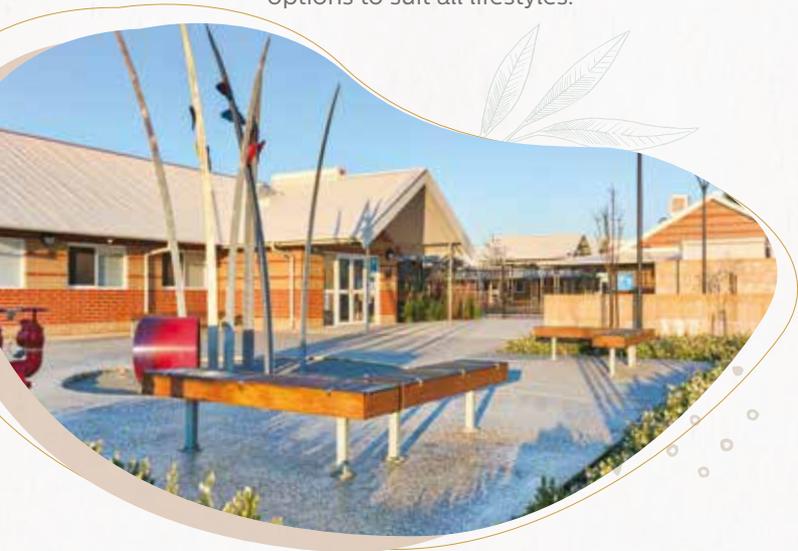
### Ready-built homes

Thanks to our partnership with Now Living, there are a limited number of brand-new, already completed homes now selling from \$319,000 that can make for a hassle-free investment.



### Recreational spaces

With over 10 hectares of usable open spaces, within the estate including multiple parks and lakes, there are plenty of recreational options to suit all lifestyles.



### Sporting facilities

Residents at The Rivergums can enjoy a healthy lifestyle with a basketball court, BMX track, table tennis, walk ways and much more within the estate.



### Shopping convenience

Baldivis Shopping Centre is just minutes away offering a range of major retail outlets, nearly 100 speciality stores. Numerous cafes, restaurants, gyms, library, community centre, a pub and medical centre are also close by.



### Educational hub

From early learning, to primary, to high school, The Rivergums appeals to families of all ages with state-of-the-art educational facilities right on their doorstep.



### 'Rockingham Renaissance'

An initiative of the City of Rockingham, this is a long-term Investment program that aims to engage and attract national and international partners who can capitalise on the many unique benefits available to investors and developers within the area.

## Invest in a quality development

The Rivergums is proudly developed by Cedar Woods Properties, a national developer of residential communities and commercial developments. Cedar Woods has established a reputation for generating long-term shareholder value underpinned by its disciplined approach to acquisitions, the rigour and thoughtfulness of its designs, and the creation of dynamic communities that meet the evolving needs of its customers.



**With over 75% of the estate sold, don't miss this prime investment opportunity.**

Call Tony Buzzai on 1300 295 819 or visit [therivergums.com.au](http://therivergums.com.au)

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