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HOUSE & LAND PACKAGE



DUAL KEY INVESTMENT OPPORTUNITY

Two Homes, One Address.

Lot 1606 · Austin Lakes Estate, South Yunderup WA

A turn-key dual income package on a 375m² homesite in the master-planned, water-side community of Austin Lakes, South Yunderup — just minutes from Mandurah.

LAND	BUILD — DUAL KEY 5	TOTAL PACKAGE	LAYOUT
$330,500	$643,300	$973,800	6 Bed · 3 Bath

Photography throughout this brochure is for illustration purposes only.

The Opportunity

LAND		DUAL KEY 5 BUILD		TOTAL HOUSE & LAND PACKAGE
$330,500	+	$643,300	=	$973,800

WHY A DUAL KEY PACKAGE

Purpose-built for investors, a dual key home delivers two fully self-contained living wings under one roof and one title, sharing a single 375m² landholding while operating, and renting, independently.

- Two separate kitchens, living and dining areas, and outdoor alfresco spaces
- Two letterboxes and two clotheslines, built for independent day-to-day living
- Appeals to a wide tenant pool — house-share, multi-generational family, or two individual rentals
- One land purchase, one set of council rates and one insurance policy covering two income streams



Indicative interior finish — image for illustrative purposes only.

THE PACKAGE INCLUDES

This is a full turn-key package. Site works, crossover, fencing and landscaping are included in the build price above — there is nothing further to budget for before settlement and tenancy. Full inclusions are detailed on the following page.

375m²	220m²	6	3	2 + 2	Turn-Key
LOT SIZE	BUILDING AREA	BEDROOMS	BATHROOMS	KITCHENS & LIVING ZONES	BUILD STANDARD

ESTIMATED COMBINED RENTAL RETURN

$1,190 per week

See the licensed agent's rental appraisal on page 06 for the underlying assessment.

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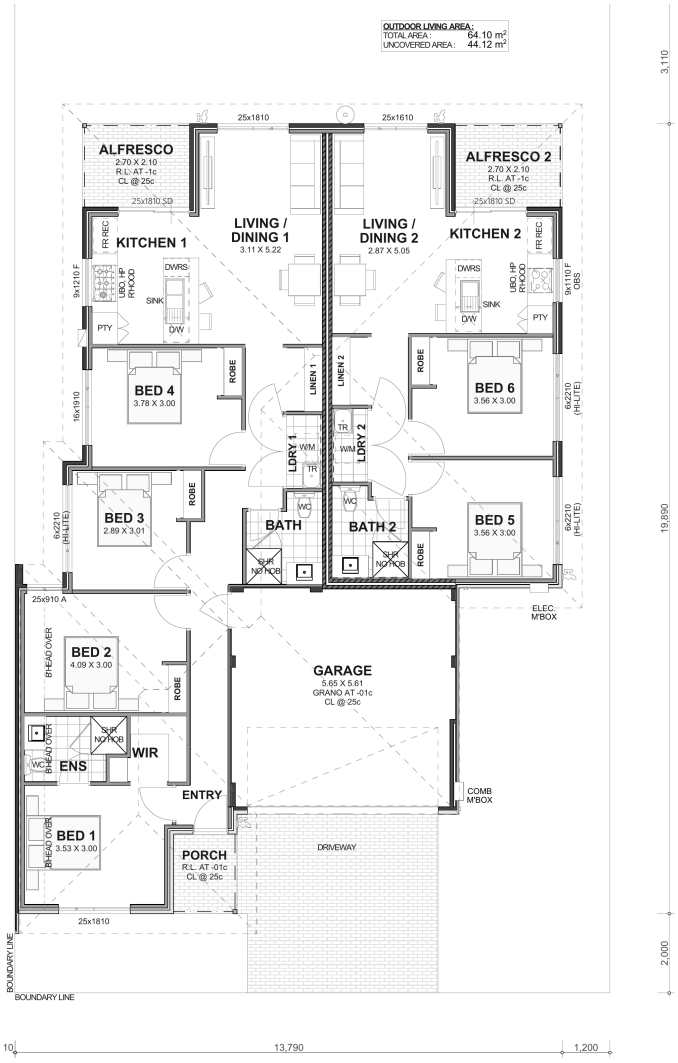
The Home — Dual Key 5

220m²
TOTAL BUILDING AREA

375m²
LOT SIZE

6 / 3
BEDROOMS / BATHROOMS

4+2
DUAL KEY SPLIT (HOME 1 / HOME 2)



Dual Key 5 — Choice specification floor plan, provided for reference, including enclosed garage as shown. Final plan subject to site and council conditions.

FULL TURN-KEY INCLUSIONS

- ✓ Full turn-key finish
- ✓ Crossover
- ✓ Colorbond® dividing fence to rear
- ✓ Carpet to all bedrooms
- ✓ 2 x reverse cycle split system A/C
- ✓ 2 x letterboxes
- ✓ 2 x dishwashers
- ✓ Site works
- ✓ Rear landscaping
- ✓ 600 x 600mm tiling to living areas
- ✓ Window treatments throughout
- ✓ 2 x clotheslines
- ✓ Stone benchtops throughout

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The Estate — Austin Lakes

Austin Lakes is a master-planned, water-inspired community in South Yunderup, on the canal network at the mouth of the Murray River in the Peel region — just 12 minutes from central Mandurah. Positioned between river and ocean, the estate's established town heart brings shops, a medical centre, school, childcare and a park and café together in a walkable setting, with everything else close by in greater Mandurah and only around an hour from Perth.

TRANSPORT

Approx. 12 minutes to central Mandurah

Approx. 77km / 55 min drive to Perth CBD

Mandurah Station connects direct to Perth CBD via the Mandurah rail line, approx. 50 min

EDUCATION

School and childcare centre within the estate's town centre

Mandurah Catholic College & Frederick Irwin Anglican School nearby in greater Mandurah

Multiple public and private schooling options across the Peel region

HEALTH & WELLBEING

Medical centre within the estate

Peel Health Campus, Mandurah's public hospital, a short drive away

RECREATION & LIFESTYLE

Adventurescape Playground within the estate

Canal-side South Yunderup lifestyle — boating, fishing & water sports on the Murray River

Yunderup Sports Club nearby — tennis, bowls & social club

SHOPS & COMMUNITY

Retail, café and park in the estate's established town heart

Mandurah Forum shopping centre a short drive away

Bus route connects directly to Mandurah Station

THE LOT

Lot 1606, Austin Lakes Estate

375m² — Keegan Avenue, South Yunderup

Titles & construction timing subject to developer release schedule



Austin Lakes Estate stage plan — Lot 1606 highlighted. Plan is conceptual and subject to change; all areas and dimensions are subject to survey.

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Quality & Delivery



Indicative interior finish — image for illustration purposes only.

This package is delivered by an established Western Australian residential construction team with a strong track record across the Perth metro and South West region. Every home is managed hands-on from contract to key handover, with a focus on craftsmanship, transparent communication and a genuine full turn-key finish.

15+ Years Industry Experience

Combined trade and construction experience across the building team, from first-home projects through to multi-residential and dual key developments.

Industry Accredited

Registered builder with membership of both the Housing Industry Association (HIA) and the Master Builders Association of WA.

Hands-On Project Delivery

Directors, dedicated site supervisors, project managers and in-house designers oversee every stage of construction directly.

True Turn-Key Standard

Site works, fencing and full landscaping are included as standard on every contract — not offered as a costly upgrade.

RECENT INDUSTRY RECOGNITION

Best Contract Home, $250,000–$320,000 — Master Builders WA Commonwealth Bank Housing Excellence Awards	2023
Finalist, Project Home $370,000–$430,000 — HIA TRUECORE® Steel Perth Housing Awards	2023
Finalist, Project Home up to $370,000 — HIA TRUECORE® Steel Perth Housing Awards	2023
Winner, Project Home up to $300,000 — HIA COLORBOND® Steel Perth Housing Awards	2022
Finalist, Project Home of the Year — HIA COLORBOND® Steel Perth Housing Awards	2022
Finalist, Project Home $380,001–$500,000 — HIA COLORBOND® Steel Perth Housing Awards	2022

> *"Every home is managed hands-on from contract to key handover — our standards and attention to detail are driven by a passion to create homes that are built to impress, and built to last."*

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Rental Appraisal

A rental appraisal was obtained from a local WA property management agency for a comparable dual-key home in South Yunderup, comprising a 4-bedroom residence and a 2-bedroom residence. Their assessment is reproduced below for reference.

Local Property Partners

October 2026

"Thank you for the opportunity to provide a rental appraisal for your 2x1 and 4x2 dual-key property in South Yunderup. Based on current market conditions and comparable properties in the surrounding area, our estimated rental ranges are as follows."

2 BED / 1 BATH RESIDENCE	4 BED / 2 BATH RESIDENCE
$480 – $520 / wk	**$650 – $670 / wk**

"These figures reflect strong tenant demand in South Yunderup, where vacancy rates remain low and rental supply is tight. According to REIWA's latest data, the area continues to see steady population growth and increasing demand for quality rental homes, creating a favourable environment for investors for both rental income and capital growth prospects."

"To ensure the most accurate appraisal, we recommend a full inspection of the property upon completion. This allows us to assess presentation, inclusions, and overall condition, ensuring the property is positioned to attract high-quality tenants at the top of the rental range."

Daria Tedling
Licensee, Local Property Partners

RA85442

Appraisal address redacted for this brochure; the assessment above related to a comparable dual-key property in South Yunderup, not Lot 1606 specifically. The combined estimate of $1,190 per week (see page 02) reflects the top of both ranges above and should be treated as indicative until an updated, property-specific appraisal is obtained closer to completion.

> *"Strong tenant demand, low vacancy and tight rental supply in South Yunderup create a favourable environment for investors, for both rental income and capital growth." — Local Property Partners*

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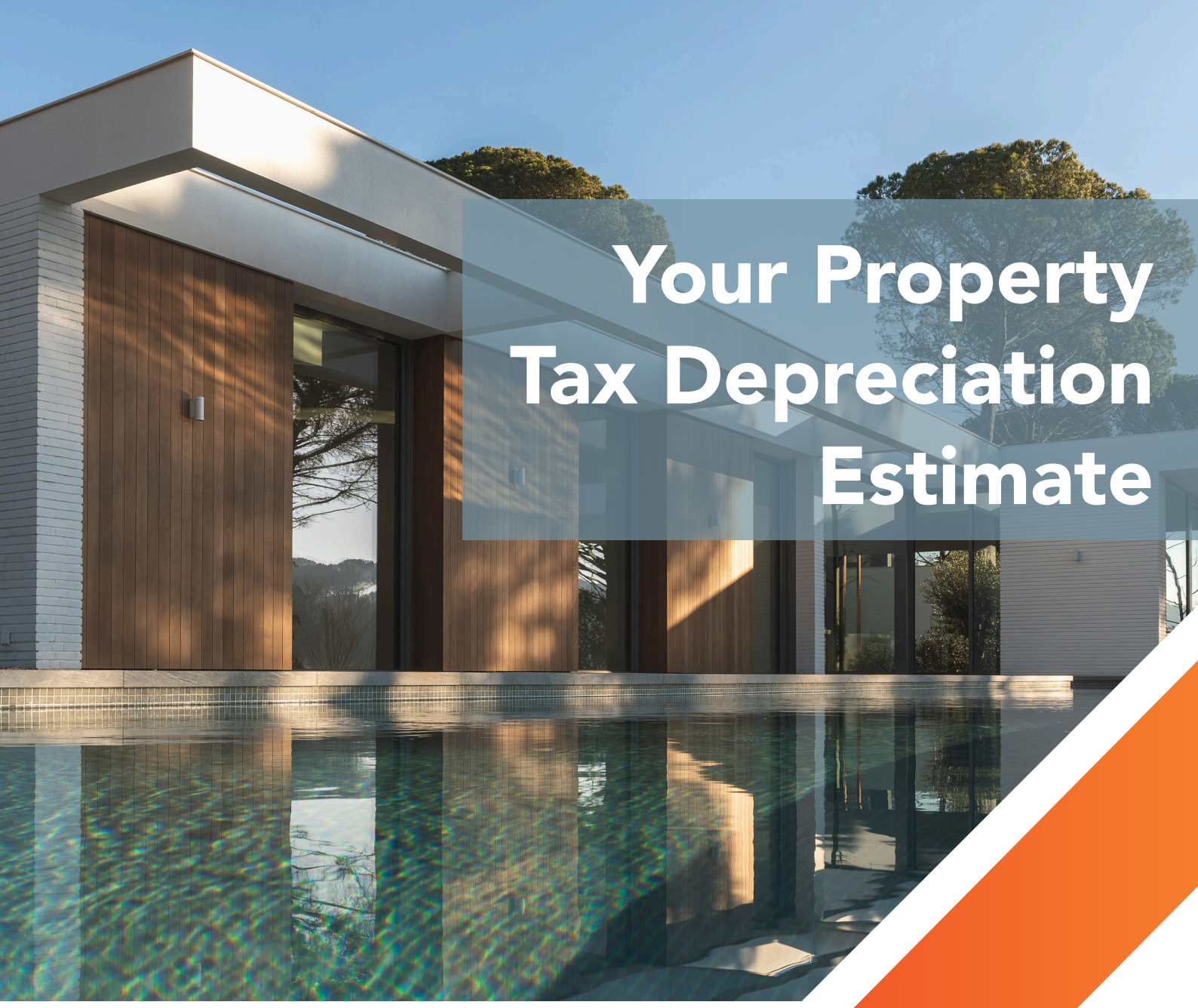
All prices, inclusions and imagery in this brochure are current at the time of preparation and are provided as a guide only. Floor plan, stage plan and specifications are subject to change, final contract documentation, council approval and survey. Rental figures are estimates only and are not a guarantee of achievable rent. All photography in this brochure is for illustration purposes only. E&OE.



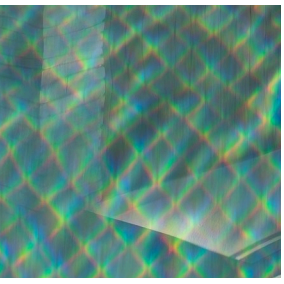
ENQUIRE TODAY

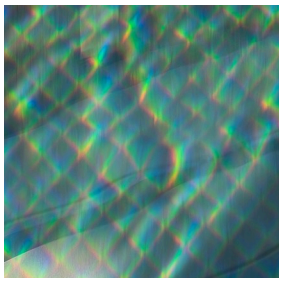
Ready to add this dual income package to your portfolio?

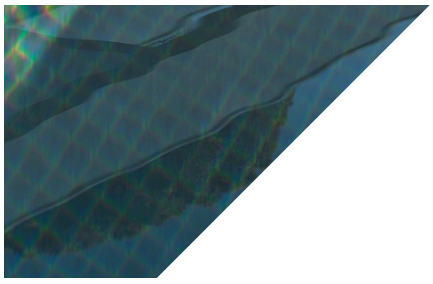
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Your Property Tax Depreciation Estimate







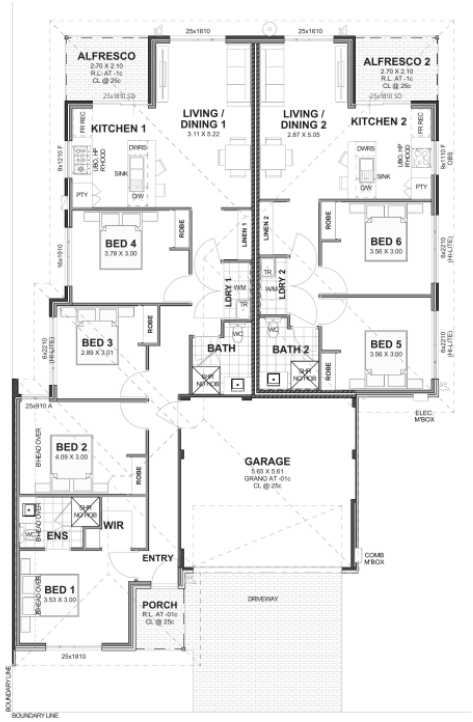
Helping you maximise your return on your investment

duotax
QUANTITY SURVEYORS

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Lot 1606 Austin Lakes Estate, South Yunderup, WA 6208



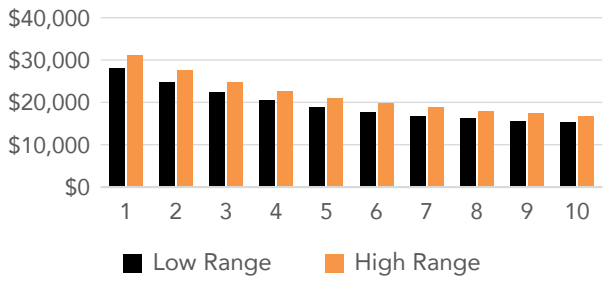
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$13,600	$14,300	$27,900
2	$13,600	$11,200	$24,800
3	$13,600	$8,700	$22,300
4	$13,600	$6,800	$20,400
5	$13,600	$5,300	$18,900
6	$13,600	$4,100	$17,700
7	$13,600	$3,200	$16,800
8	$13,600	$2,500	$16,100
9	$13,600	$2,000	$15,600
10	$13,600	$1,600	$15,200
11+	$409,900	$5,500	$415,400
Total	**$545,900**	**$65,200**	**$611,100**

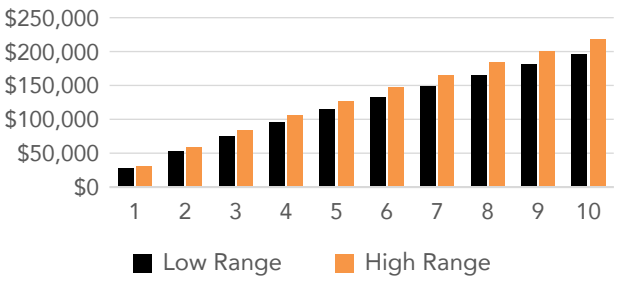
High Range

Year	Capital Works	Plant & Equipment	Total
1	$15,100	$15,900	$31,000
2	$15,100	$12,400	$27,500
3	$15,100	$9,700	$24,800
4	$15,100	$7,600	$22,700
5	$15,100	$5,900	$21,000
6	$15,100	$4,600	$19,700
7	$15,100	$3,600	$18,700
8	$15,100	$2,800	$17,900
9	$15,100	$2,200	$17,300
10	$15,100	$1,700	$16,800
11+	$452,400	$5,600	$458,000
Total	**$603,400**	**$72,000**	**$675,400**

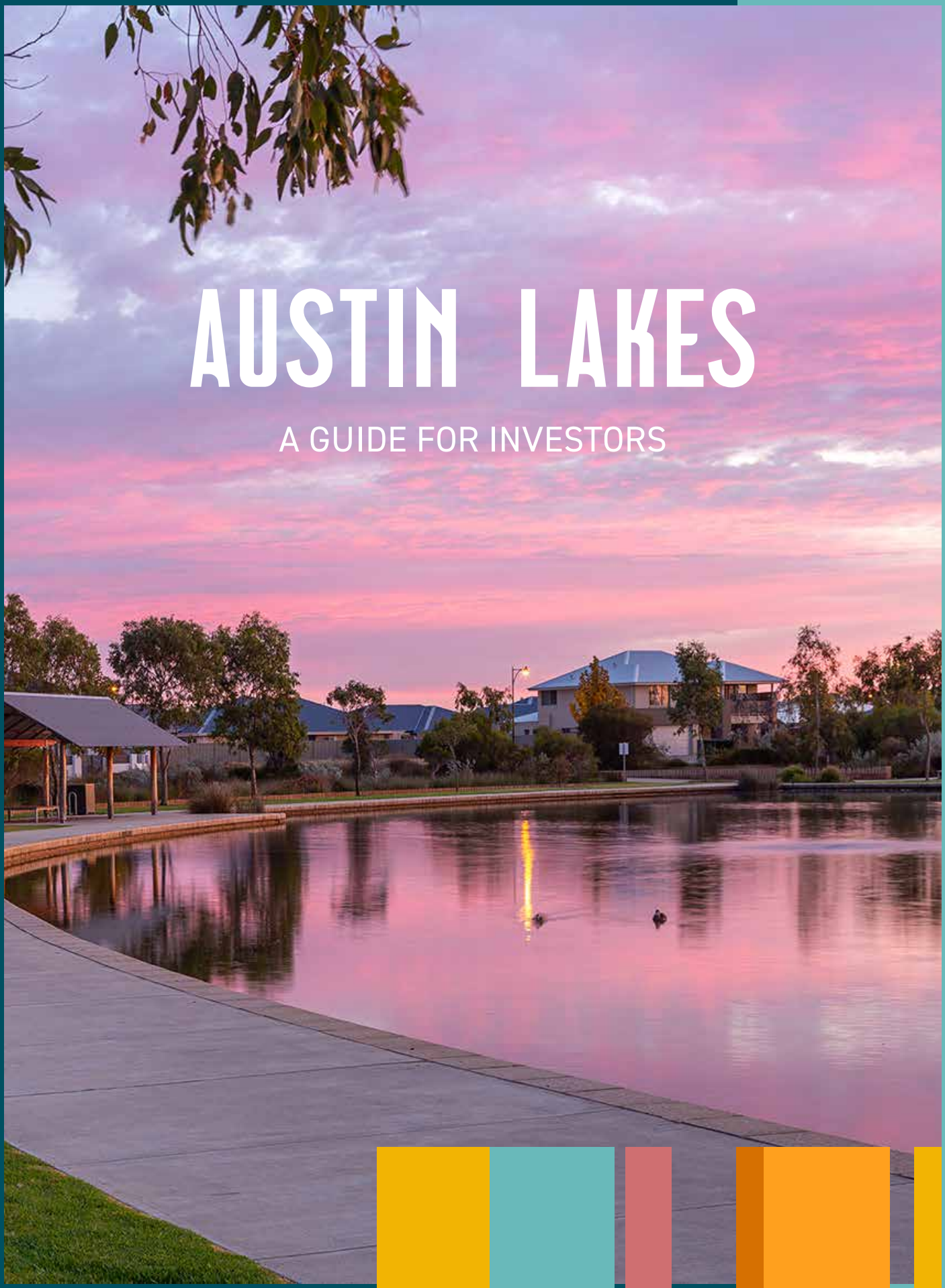
Year by Year Comparison



Cumulative Comparison



Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.



AUSTIN LAKES

A GUIDE FOR INVESTORS

Wolfdene



Austin Lakes. A modern, well established community nestled between ocean and river in the fast-growing Peel region, just south of Perth.

Wonderful possibilities come together at Austin Lakes estate in South Yunderup, a unique community perfectly placed to take shape as one of Western Australia's most desirable and distinctive residential developments.

> *Transform Peel is a 35-year visionary project to create new industries, more jobs and improved food security, through innovation, research and collaboration.*
>
> *Transform Peel combines a strategic location, a time zone shared by more than 60% of the world population, research and data to fast track investment analysis, the flexibility of tailored investment packages and the synergies of an innovative industrial ecosystem for the future. Phase 1 activation combines three strategic initiatives; Peel Business Park, Peel Agri-Food Study and Peel Integrated Water Initiative. The $49.3 million transformational program is currently funded by the Western Australian Government's Royalties for Regions program.*

Source: https://www.peel.wa.gov.au/transformpeel/

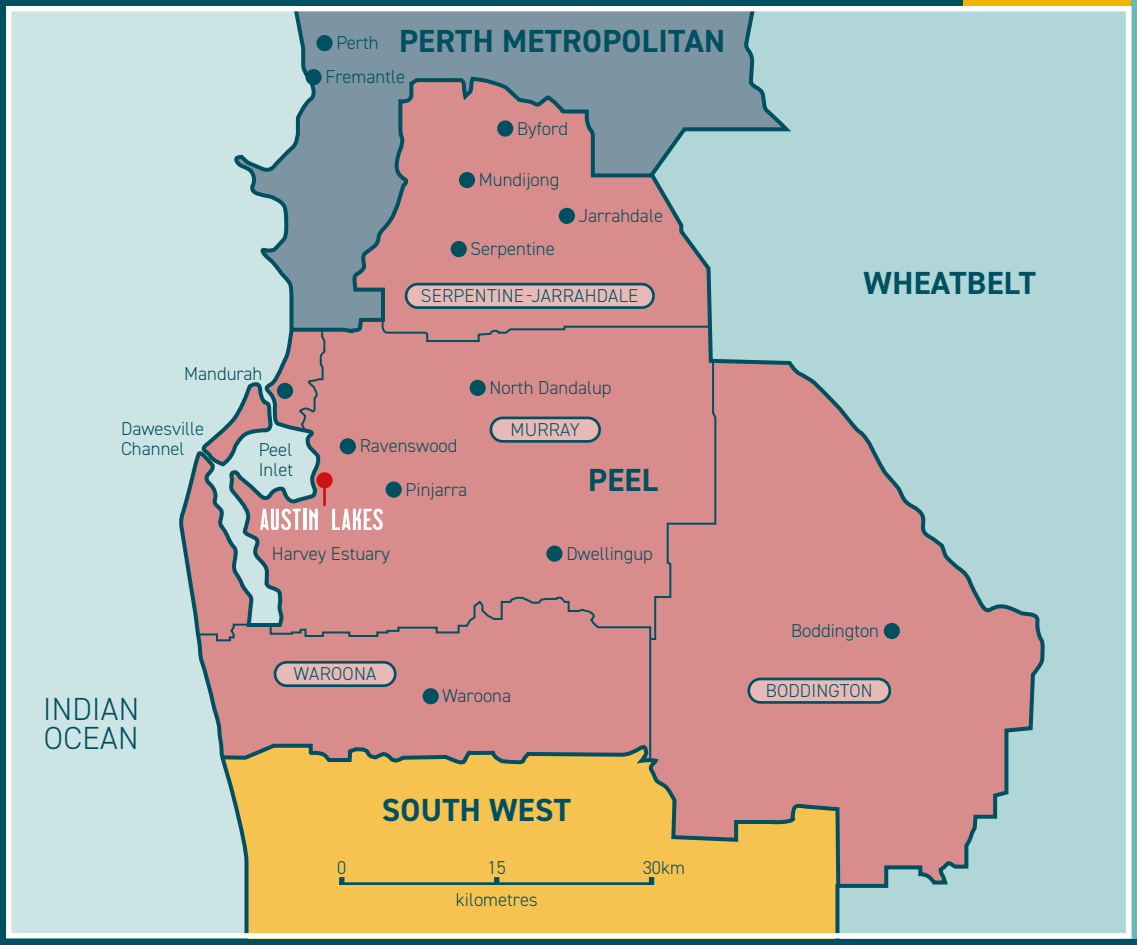
Transform Peel

Transform Peel is devised, developed and delivered by

PEEL Development Commission



The shown Masterplan is for illustrative purposes only and is subject to change.

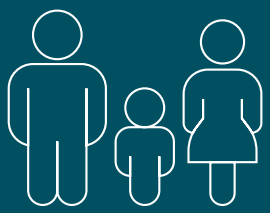


A SNAPSHOT OF THE PEEL REGION

OVERVIEW

Western Australia's Peel region is a natural adventure playground, known for its diverse physical features, unique ecosystems and vast waterways that provide the basis for its enviable lifestyle. Located less than an hour south of Perth, it stretches from the blue waters of the Indian Ocean coastline east to the rugged terrain of the Darling Scarp, taking in the waterside city of Mandurah, one of the fastest growing regional cities in Australia.

While Peel is Western Australia's smallest region geographically, it is also one of the state's fastest growing population centres, presenting opportunities for innovation in workforce skills, industry growth and economic diversification, along with an enviable lifestyle encompassing vast estuaries, peaceful winding rivers, jarrah forests and national parks.



BY 2050, PEEL IS EXPECTED TO BE ONE OF THE MOST POPULATED REGIONS OUTSIDE OF PERTH, WITH A PROJECTED POPULATION OF

444,000

AND WITH AN ADDITIONAL

33,000 NEW JOBS

Sources:
https://app.remplan.com.au/peelregion/community/population/age?state=75R3tXlONZxT0nBbT14XjQUry5ApUdTBFMgrUYF4FkF7uDFAkV
peel.wa.gov.au
https://www.peel.wa.gov.au/transformpeel/

Wolfdene

PEEL REGION ECONOMY

The Peel region economy supports an estimated 44,361 jobs, representing 3.4% of the 1,308,799 people working in Western Australia. The economy is dominated by mineral processing because of its abundance of mineral reserves, including the world's largest bauxite mine, mineral sands and Australia's largest producing gold mine. The economy is complemented by stable manufacturing and construction service industries, and agriculture.

Mandurah is the regional business hub within Peel, and is home to over 60 per cent of the region's population. The City's retail sector is a large employer and an important contributor to Peel's economy.

At an estimated $1.811 billion, the mining sector is the largest value-added contributor to the Peel region's economy and a significant employer.

REFERENCE: https://app.remplan.com.au/peelregion/economy/industries/value-added?state=L0NrIq!7LA0F4MxahmkLyMUZa561HAFKH6yguX0w0guagpgBH1H3Bf0h1tPhvvZ5fbem

SHIRE OF MURRAY

People	**18,068**
Male	49.7%
Female	50.3%
Median age	45
Families	**5,016**
Average children per family	1.9
All private dwellings	**8,191**
Average people per household	2.5
Median weekly household income	$1,368
Median monthly mortgage repayments	$1,750
Median weekly rent	$300
Average motor vehicles per dwelling	2.2

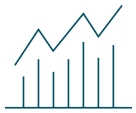
REFERENCE: https://abs.gov.au/census/find-census-data/quickstats/2021/LGA56230

PEEL REGION PROPERTY MARKET



7.0%

MEDIAN HOUSE SALES PRICE GROWTH



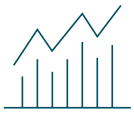
$432,241 - $508,366

MEDIAN HOUSE PRICE



15.5%+

AVERAGE RENTAL PRICE GROWTH



$423pw

AVERAGE RENTAL PRICE

12 months to 30/05/2022. Source: "Peel Region Construction and Housing Snapshot" October 2022. https://www.peel.wa.gov.au/peel-regional-snapshots/



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SOUTH YUNDERUP WA 6208

SUBURB INFORMATION

Shire of Murray

The size of South Yunderup is approximately 24 square kilometres. It has 14 parks covering nearly 14.7% of total area. The population of South Yunderup in 2011 was 2,235 people. By 2021 the population was 3,860, showing growth of 72% in the area over a ten-year period. There are 1,119 families with an average number of 1.8 children in families with children, and the median age of residents is 47. In general, people in South Yunderup work in a trades occupation with a medium weekly household income of $1,518 and median monthly mortgage repayment of $1,824. In 2011, 77.5% of the homes in South Yunderup were owner-occupied compared with 73.6% in 2016 and 75.7% in 2021.

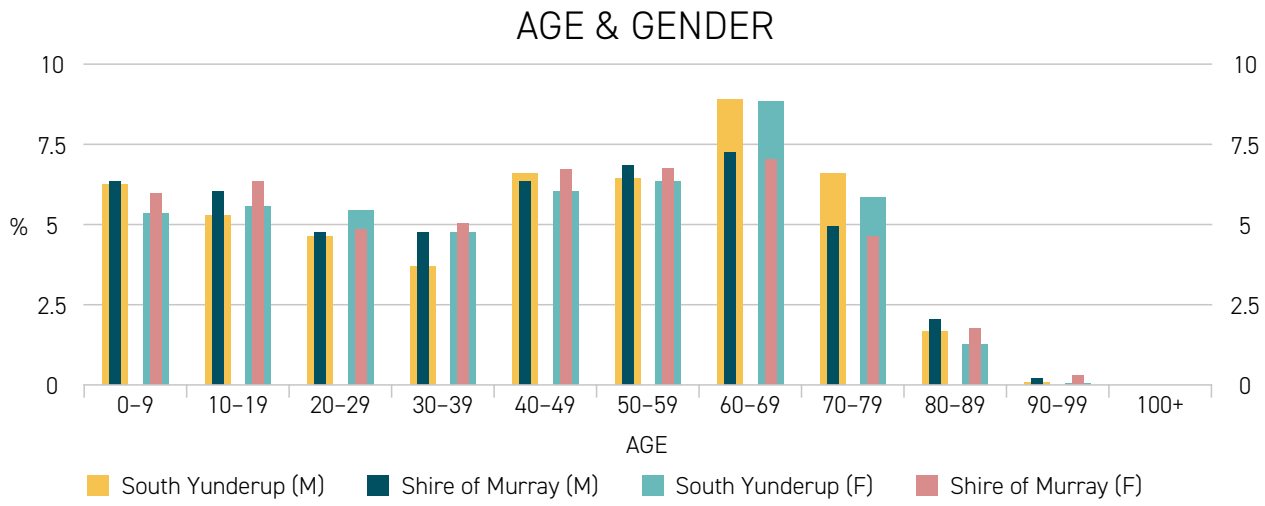








Sources:
https://abs.gov.au/census/find-census-data/quickstats/2021/SAL51390
https://forecast.id.com.au/murray-shire/about-forecast-areas?WebID=180#:~:text=The 2023 population forecast for,grow to 14%2C780 by 2051.
https://reiwa.com.au/for-sale/south-yunderup/land/



Source: https://www.propertyvalue.com.au/suburb/south%20yunderup-6208-wa







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SOUTH YUNDERUP PERFORMANCE

	South Yunderup	Perth	Melbourne
4 year capital growth rate (houses) Dec-18 – Dec-22	**27.3% (6.3% p.a)**		
12 month capital growth (houses) Dec-21 – Dec-22	**6.7%**	3.6%	-8.1%
Median House Price June-23	**$503,000**	$615,793	$918,971
Increase in sales activity last 12 months	**12.5%**	4.4%	-18.9%
Rental price growth (houses) June-22 – June-23	**13.3%**	13.4%	12.6%
Median asking rent (houses) June-23	**$490/ week**	$607/week	$567/week
Indicative Gross Yield (houses) May-23	**5.1% - 6.5%**	4.9%	3.5%

Sources: CoreLogic Quarterly Rental Review – January 2023, CoreLogic Hedonic Home Value Index – December 2022, CoreLogic Monthly Housing Chart Pack – January 2023, CoreLogic Suburb Profile Report South Yunderup – March 2023, Rental Appraisals Undertaken By Think Pink Realty & Weston property Group

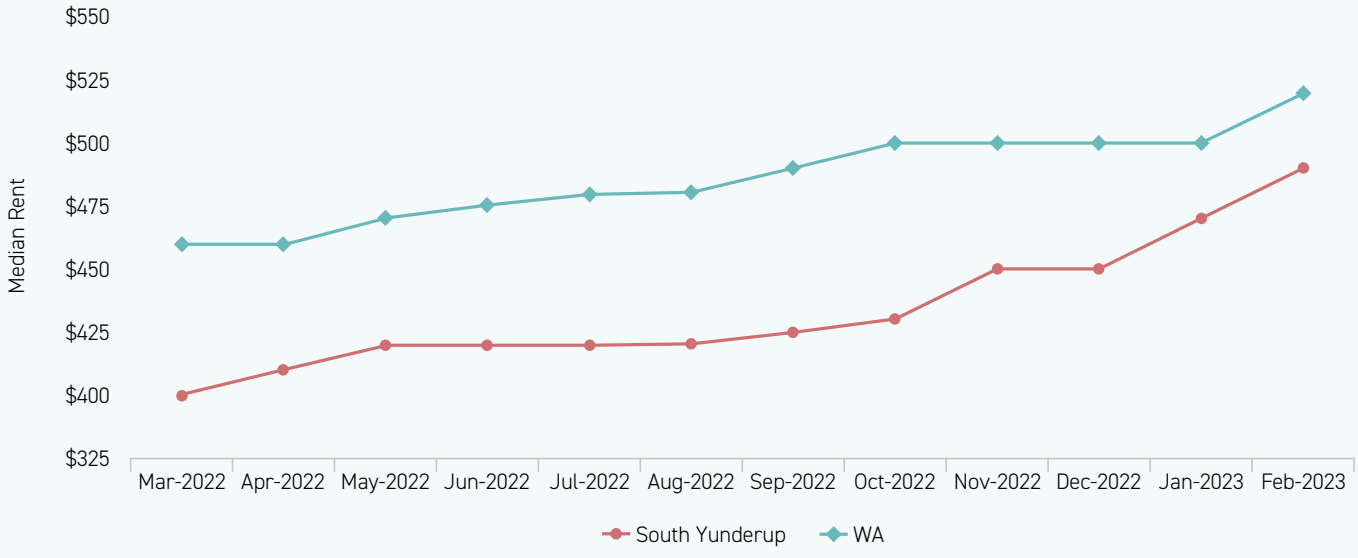


MARKET TRENDS FOR SOUTH YUNDERUP

MEDIAN VALUE FOR HOUSES



MEDIAN RENT FOR HOUSES



There have been 152 Houses sold in South Yunderup in the past 12 months with a median sale price of $580K, up 10.2% annually. It takes on average 32 days to sell.

Source: https://www.propertyvalue.com.au/suburb/south%20yunderup-6208-wa

AUSTIN LAKES - A FLOURISHING MASTERPLANNED COMMUNITY

Austin Lakes is already home to many happy residents who love their peaceful, natural surrounds and well-established community. The heart of the community is a central hub with a beautiful lake, picnic areas and an award-winning Adventurescape playground. The estate has its own friendly local shopping centre and primary and secondary schools. A brand new public primary school and daycare centre are proposed, along with a district oval, community sports and social facilities, and more commercial and retail.

Homes within Austin Lake are connected by safe, walkable streets dotted with local pocket parks, creating calm green spaces for families to enjoy. The cleverly designed and integrated masterplan has future stages coming to life with a variety of great value lots and house-and-land packages, each one delivering outstanding value. Ultimately, Austin Lakes will cover a total of 430 hectares and accommodate over 2,500 homes and multiple generations of families.

Within close reach of Austin Lakes are pristine ocean beaches, the Peel-Harvey Estuary - the largest inland waterway in Australia - the Murray River, national parks and large nature reserves, providing an unbeatable outdoor lifestyle and the uniquely laid-back West Aussie way of live envied by the rest of Australia.



AUSTIN LAKES IN A SNAPSHOT

1



MASTERPLANNED ESTATE

2



LOCATION

75km from Perth,
15km from Mandurah,
10km from Pinjarra

3



CAPITAL GROWTH

6.7% Capital Growth
(12 month capital growth
– houses, December '21 –
December '22)

4



STRONG RENTAL YIELD - 5.1- 6.5%

5



CONNECTIVITY

Pinjarra and Mandurah public transport hubs within a 12 minute drive (60 minutes to Perth CBD). Situated alongside Forrest Highway which connects Perth City and WA's popular South West region

6



LIFESTYLE

Fishing, boating, swimming, surfing, golf, dining out, bushwalking and national parks

7



EDUCATION

Primary colleges in the estate. Wide choice of nearby day-care and early learning, public and private primary schools, high schools and colleges, and South Metro TAFE in Mandurah. ECU Bunbury and Murdoch University quickly and easily accessible

8



EMPLOYMENT

Thriving industry and business investment in the region offers long-term employment opportunities attracting people to the region from further afield

9



ONE OF THE FASTEST SELLING ESTATES IN THE PEEL REGION

10



CHOICE OF HOUSE AND LAND PACKAGES FROM $384,000

Wolfdene

THE WOLFDENE STORY

Wolfdene creates places where people can be excited to live the lifestyle that they aspire to. We are a new-generation property developer, with a keen focus on how we want to live today, and into the future.

Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction. We strive to ensure Wolfdene neighbourhoods are the ones most in touch with what investors, residents and community stakeholders want.

wolfdene.com.au

Wolfdene

The information contained in this brochure 'Austin Lakes: A Guide for Investors'(Brochure) and any resources or information referred to or associated with the Brochure has been prepared as a general guide only. Wolfdene is not a financial, taxation or legal advisor or broker company. All opinions, including investment and financial opinions expressed by Wolfdene in this Brochure are from the research and experience of Wolfdene only, general in nature and intended to convey general information only about Austin Lakes. The information in this Brochure is not intended, and shall not be understood or construed as, financial or investment advice. You must seek and obtain advice from professional services, including legal, accounting and taxation advice to independently research and verify any information or resources contained within or associated with the Brochure that you wish to rely upon, whether or not, for the purpose of any financial or investment decisions or any other decisions. All investments involve risk and there is no guarantee of success in making, saving or investing money. Wolfdene is not liable for any loss caused, whether due to negligence or otherwise, arising, directly or indirectly from the use of, reliance on or interpretation of the information in this Brochure.

Shire of Murray

Invest in Murray

Investment Prospectus



Your future is in Murray, Western Australia

Acknowledgment of Traditional Custodians

The Shire of Murray acknowledges the Bindjareb and Wilman Noongar people as the Traditional Owners of the lands and waters where the Shire of Murray is situated today and on whose land we meet, share and work. The Shire of Murray pays its respect to Elders past, present and emerging.

MURRAY RIVER BEND, PINJARRA

Welcome to Murray

Murray is rapidly advancing as one of Western Australia's most attractive peri-urban and regional destinations to live, work, visit and invest.

Strategically located within Western Australia's Peel region, between Perth and the South West, the Shire of Murray combines lifestyle appeal, connectivity, and economic momentum. With more than 20,000 residents and a forecasted average annual growth rate of 4.88% from 2024 to 2051, outpacing Greater Perth, the Shire is one of Western Australia's fastest-growing communities and a region in transition and well positioned for investment.

Underpinned by a diversified economic base in mining, manufacturing, agriculture, and tourism, the Shire invites investment in future-focused industries such as:

- Agritech innovation and advanced food production
- Short-stay accommodation and experience-based tourism
- Equine
- Advanced and light industry
- Health, aged care and wellness
- Residential and commercial construction

Well-connected to major freight corridors including road, rail and port infrastructure and supported by a collaborative, business-friendly local government, Murray offers the solid foundations investors seek. It's a place where enterprises can thrive and where workers and families enjoy a high quality of life.

The Shire of Murray takes pride in working proactively with developers, investors, and business operators, both new and established, to support project success.

Our Economic Development and Planning teams are available to assist with:

- Economic and demographic insights
- Efficient planning and approval navigation
- Matching investors with opportunity sites
- Business development and advocacy
- Networking and local introductions

Disclaimer

This document is provided as a general overview and for information purposes only. While care has been taken to ensure the information is as correct and accurate as possible, the Shire of Murray does not guarantee, and accepts no legal liability whatsoever arising from or connected to information provided.

Join the next wave of investment shaping WA's Peel Region – and unlock opportunities within Murray.

EXCHANGE HOTEL, PINJARRA

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Discover *Murray*

An outstanding place for community, lifestyle and opportunity

Located just one hour south of Perth, the Murray Region is one of Western Australia's most dynamic peri-urban economies. Its position within the Peel region, supported by robust infrastructure, rapid population growth and affordable land, makes it an attractive location for investment and sustainable growth.

Murray's growth is being driven by a diversified economy in key investment sectors:

- Agritech-innovation and advanced food production
- Short-stay accommodation and experience-based tourism
- Equine
- Advanced and light industry
- Health, aged care and wellness
- Residential and commercial construction



LANE POOLE RESERVE, DWELLINGUP

Connectivity

Strategic location between Perth, Mandurah and Bunbury

Murray sits at the junction of WA's major growth corridors, with direct access to Kwinana Freeway, Forrest and South Western Highways and the future Tonkin Highway extension. This strategic location allows industries based in Murray to move goods efficiently to Perth, Mandurah, Bunbury and beyond – reducing transport costs and opening direct pathways to ports, Perth airport and key distribution hubs. The Australind passenger rail service also links Pinjarra with Perth and Bunbury, enhancing visitor access.



Economic Snapshot

Output

$8 billion [3]

Manufacturing
$4.46 billion
(55% of total output)

Gross regional product

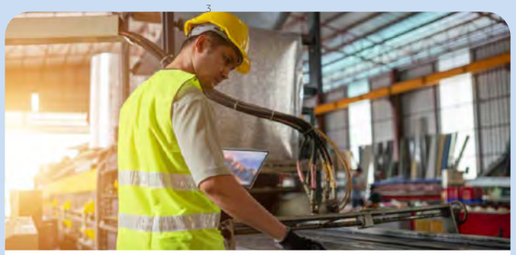
$2.91 billion
1.6% increase from 2023 to 2024 [2]

Local industry
$1.178 billion

Residents
$1.174 billion

Export

$7.14 billion
1.6% of Western Australia's exports



Largest Industries

- **Manufacturing**
- **Mining**
- **Education and Training**
- **Construction**
- **Health Care and Social Assistance**

Employment

9,067
Employed residents [2]

2.8%
Unemployment [3]





Business

1,266
Number of businesses – an 6.2% increase from 2023 to 2024 [3]

8,837
Number of jobs – an 8.7% increase from 2023 to 2024 [2]

Tourism

652k
Visitors

$150 million
Tourism expenditure [3]

441
Jobs

$74 million
Value add [3]



Place Snapshot

Land Area

1,711 km²

Population growth

20,563
2024

71,820
By 2051

+260%

Connected

83km to Perth
21km to Mandurah
80km to Bunbury
48km to Rockingham

Towns and settlements

- **Pinjarra**
- **Dwellingup**
- **North Dandalup**
- **Coolup**
- **South and North Yunderup**
- **Ravenswood**
- **Barragup and Furnissdale**
- **Stake Hill**

Dwellings

8,195
Census 2021

28,699
By 2051

+250%

Households

71%
Family households [1]

Age Structure

45 Median age [1]

Public Spaces

104
Public recreational spaces

34
Playgrounds

11
Sporting reserves

10
Community centres

15
Dog exercise areas

Library

1
Murray Library (Pinjarra)

Sporting Clubs

40+

Schools

6
Primary

2
Secondary

Education

56.8%
Residents with qualifications [3]



Strategic Advantages

Our strengths, your opportunity

Proactive council

The Shire of Murray is an outcomes focused local government that actively supports investment and business growth. Our team works collaboratively to streamline approvals, unlock opportunities, and create a clear pathway for success. Connecting investors with the right sites, people and insights we ensure a smoother, faster process from idea to implementation. At Murray, we don't just welcome investment, we help facilitate it.

Strategic location and supply chain

Positioned at the gateway between Perth and Western Australia's South West, Murray connects directly to the Kwinana Freeway, Forrest and South Western Highways, and the future Tonkin Highway extension. This enables efficient freight movement to Kwinana and Bunbury ports, Perth Airport and key distribution hubs. For investors, that means reduced transport costs, reliable supply chains, and access to both metropolitan and regional markets.

Expanding and resilient economy

Murray's economy is built on diversity — from agriculture, mining and advanced manufacturing to tourism and construction. This balanced mix insulates the region from single-industry downturns, providing investors with long-term stability. Ongoing population and infrastructure growth is driving consistent demand for housing, industry and services.

Versatile and affordable land

Versatile and affordable land across industrial, commercial and residential zones catering to a wide range of development opportunities. Murray's land affordability provides a competitive edge to metropolitan markets.

Rapidly growing population

Murray is one of WA's fastest-growing communities, with the population forecast to rise from 20,563 in 2024 to more than 71,820 by 2051. This expansion is generating strong, sustained demand for housing, retail, health, education, hospitality and population-driven services – providing a substantial and growing customer base for new and expanding businesses.

Cross-border workforce

Murray draws on a labour market shared with Mandurah, Rockingham and Serpentine Jarrahdale, giving investors access to a wide and skilled workforce.

Advanced agriculture and food innovation

While traditional in-ground agriculture is limited in parts of Murray due to soil conditions and nutrient-sensitive waterways, the region is exceptionally well suited to intensive, closed-loop and controlled-environment agriculture. The Peel Food Zone and the Food Innovation Precinct Western Australia (FIPWA) position Murray as a strategic location for advanced agrifood production — from vertical farming and protected cropping to value-added processing and agri-innovation ventures.

Abundant natural resources

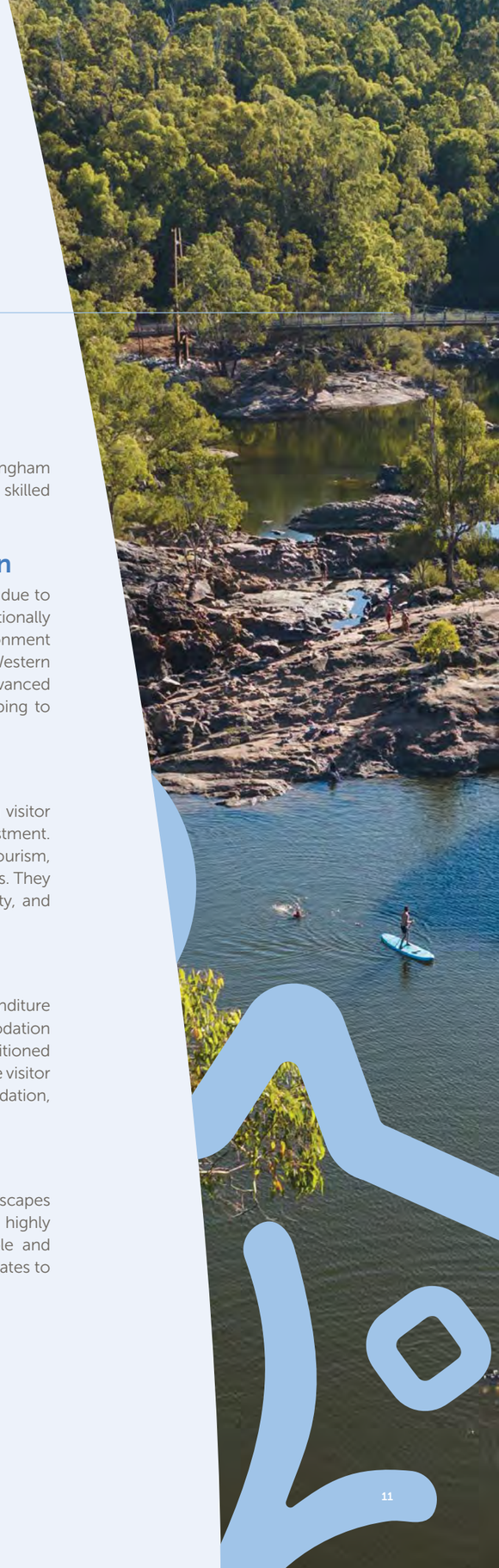
Murray's rivers, forests and natural landscapes underpin a growing visitor economy and provide a unique setting for lifestyle and investment. These natural assets are central to nature-based and adventure tourism, outdoor recreation, and the region's appeal to residents and workers. They represent a long-term advantage in workforce attraction, liveability, and visitor demand.

Growing visitor economy

More than 650,000 visitors generate $150 million in annual expenditure across Murray, and demand is outpacing the supply of accommodation and experiences. Dwellingup's accredited Trail Town status has positioned the region as a national leader in outdoor and adventure tourism. The visitor economy presents immediate opportunities in short-stay accommodation, hospitality, events and experience-based ventures.

Lifestyle

Murray combines riverside living, heritage towns and natural landscapes with proximity to Perth and Mandurah. This balance makes it highly attractive to families, professionals and retirees, ensuring a stable and growing resident base. For businesses, the lifestyle advantage translates to workforce attraction, retention and community stability.



Dreaming Big

Murray is leading the way with innovative and sustainable projects.

Delivered



Peel Business Park

A 1,000-hectare industrial precinct driving agri-tech, logistics and manufacturing. Fronting the Kwinana Freeway, it offers direct access to Perth, Mandurah, Bunbury, ports and Perth Airport, with fully serviced lots and WA's first renewable industrial microgrid.



Peel Renewable Energy Microgrid

WA's first renewable industrial microgrid integrates a 1.2MW solar farm and 2.5MWh battery system, delivering more than 50% of the Park's electricity needs at up to 30% lower cost than standard tariffs. Businesses gain a long-term competitive edge from reliable, sustainable power.



Food Innovation Precinct of Western Australia

Located within Peel Business Park, this state-of-the-art hub supports agrifood research, product development and advanced manufacturing. Backed by funding from the Federal government and operated in collaboration with the State Government of WA, Future Food Systems Cooperative Research Centre, Murdoch University, Spinifex Brewery and others, it provides space for startups, scale-ups and established enterprises to commercialise technologies, develop new food products and access new markets.



Accredited Trail Town

Dwellingup is one of only two accredited Trail Towns in WA and is recognised nationally for its world-class network of mountain biking, hiking and adventure trails. Supported by major investment, including a state-of-the-art Trails and Visitor Centre and high-quality amenities for trail users, Dwellingup has become a flagship destination for nature-based tourism and a powerful driver of regional visitation.

Underway



Water Security

The Shire is supporting Harvey Water in progressing long-term solutions to secure sustainable water supply for industry, agriculture and community growth. This initiative underpins future investment certainty across multiple sectors.



Pinjarra Western Deviation

Pinjarra Western Deviation will divert heavy vehicles from the town centre, improving freight efficiency for the Pinjarra Industrial Area with faster, safer links to the Kwinana Freeway, and Forrest Highway.



Pinjarra Revitalisation Strategy

The Shire is also driving revitalisation through the Pinjarra Planning Framework, Exchange Hotel redevelopment, Edenvale Precinct activation, and façade improvement programs.

Advocacy



Pinjarra Heavy Haulage Deviation

Main Roads WA is progressing the Pinjarra Heavy Haulage Deviation, which will remove heavy vehicles from the town centre and allow the main street network to be downgraded. This opens the way for retail and hospitality growth while keeping heavy traffic out of the town centre.



Equine

Murray anchors WA's equine sector, home to Pinjarra Park (thoroughbred racing), Pinjarra Paceway (harness racing) and the Murray Regional Equestrian Centre. Targeted investment could expand stabling, training, veterinary services and event capacity, reinforcing Murray as WA's equine hub.



Murray Health Hub

The Shire is actively advocating for a $50 million integrated health precinct which will expand access to care, address above-average chronic disease rates, and meet demand from a fast-growing population. The project offers scope for private sector health providers, allied services and co-investment.



Murray Railway

The Shire is actively advocating for a proposed $70 million heritage rail project would restore the Pinjarra–Dwellingup line and redevelop the Pinjarra Heritage Railway Precinct. This transformational project would generate new tourism, community and accommodation opportunities, supporting jobs and year-round visitation.

Invest in *Murray*

Key Investment Sectors

Invest in the future of Murray

The Shire of Murray understands that investment decisions are multifaceted. That's why we pride ourselves on being a collaborative, outcomes-focused local government that actively supports business and development. At Murray, we don't just welcome investment – we help make it happen.

Rapidly Growing Population

With a forecast average annual growth rate of 4.88% from 2024 to 2051, Murray's rapid population growth is driving long-term demand for housing, infrastructure and essential services.

Strategic Location

Direct access to Perth, Mandurah, Kwinana and Bunbury and industrial centres and transport corridors.

Quality Lifestyle and Liveability

Heritage towns, riverfront living, recreation facilities and natural environments that attract and retain a skilled workforce.

Diverse Land Base and Industry Access

Opportunities in agriculture, manufacturing, construction, health, tourism and equine.





Agriculture and Food Innovation

Strategic hub for premium, value-add agribusiness

Murray's agricultural sector spans livestock, dairy, field crops, horticulture and viticulture, producing a diverse and resilient output. While modest in scale compared to WA's major growing regions, Murray's strength lies in its strategic location, diversity of production and capacity for premium, value-added ventures.

Located less than an hour from Perth and directly connected to the Peel Business Park and Food Innovation Precinct WA, Murray is well positioned to support advanced food production, agri-tech innovation and niche, high-quality food enterprises targeting metro and export markets.

FOOD INNOVATION PRECINCT WESTERN AUSTRALIA

Fast Facts

$42.3 million
Total Gross Value

Livestock and Meat
$14.76 million
Gross Value

Hay and Silage
$3 million
Gross Value

Horticulture
$6.37 million
Gross Value

Dairy
$2.92 million
Gross Value

Grapes
$13.64 million
Gross Value

Opportunities

- ✓ Test bed for agrifood technologies
- ✓ Advanced food manufacturing and packaging
- ✓ Agri-tourism and farm-gate ventures
- ✓ Niche and traceable food products
- ✓ Enclosed intensive agriculture





Construction

One of the State's fastest growing population centres

Murray's population is forecast to grow from 20,000 today to more than 71,800 by 2051 — more than tripling within a generation. This rapid expansion is already driving $595m in annual construction output, with strong demand for housing, industrial land, community facilities and supporting infrastructure.

Developers and builders benefit from large, zoned and affordable land parcels, streamlined approvals and significant public investment in roads, utilities and community assets.

From residential estates and industrial developments to civic and tourism infrastructure, Murray offers a sustained pipeline of projects that will continue reshaping the region into a connected, thriving growth hub.

Fast Facts

Population Growth
3.7%
2023-24
(vs 3.15% Perth)

Population Forecast
71,820
2051
(+260%)

Dwelling Forecast
28,699
2051
(+250%)

Industry Local Sales
$595 million
Largest industry of goods/services sold within the region

Jobs
950+
2023-24

Opportunities

- ✓ Residential land development and housing delivery
- ✓ Renovations and refurbishments
- ✓ Civil infrastructure and road construction
- ✓ Public open space
- ✓ Community facility delivery
- ✓ Industrial and commercial development
- ✓ Growing customer base for population driven businesses



Source: Forecast ID 2025, Australian Bureau of Statistics 2021



Manufacturing

Regional base for scalable, advanced and light industry

Murray is home to one of the Peel region's most significant industrial zones, anchored by the Pinjarra Industrial Area and Peel Business Park. Together, they offer an ideal base for light and advanced manufacturing, logistics and processing.

With direct access to the Kwinana Freeway and Forrest Highway, the region provides seamless connectivity to the Kwinana and Bunbury ports, Perth Airport and the State's major road and rail networks. aged-care facilities, allied health services and an integrated health precinct.

Fast Facts

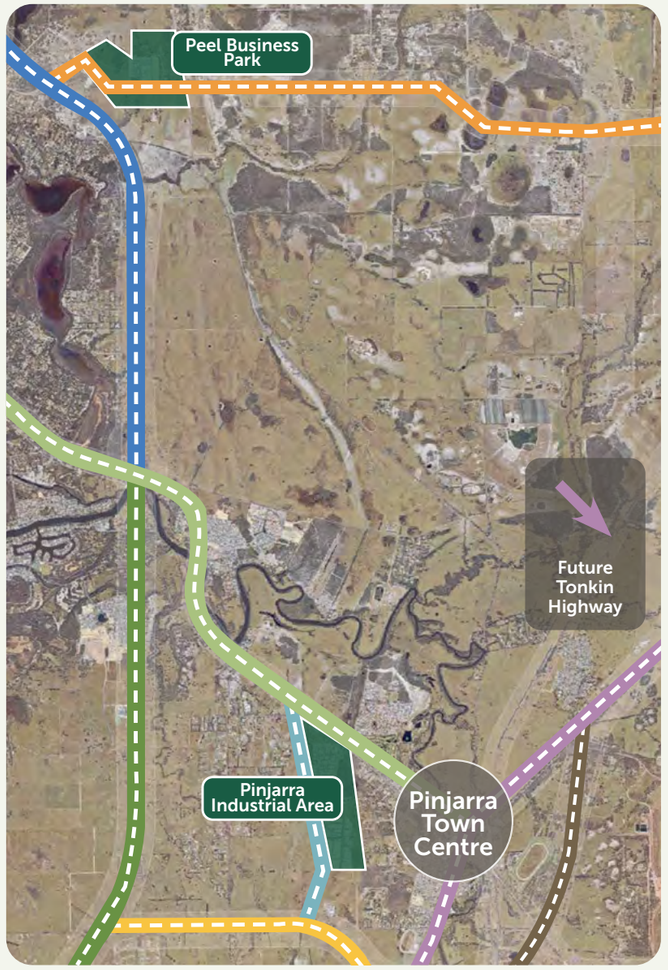
Industry Output
$770 million
55% of Murray's total output

Key Precincts
Pinjarra Industrial Area
Peel Business Park

Proximity to Ports
1 hour
to Kwinana and Bunbury

Jobs
530

Activity Plan



Opportunities

- Engineering and fabrication
- Materials handling and plant equipment
- Rural infrastructure manufacturing

Legend	
Pinjarra Industrial Area	Pinjarra Industrial Area
Peel Business Park	Peel Business Park
Kwinana Freeway	
Forrest Highway	
South Western Highway	
Pinjarra Road	
Proposed Pinjarra Heavy Haulage Route	
Western Deviation	
Greenlands Road	
Lakes Road	

Source: Forecast ID 2025, Australian Bureau of Statistics 2021



Health and Social Assistance

Community wellbeing through strategic health investment

Health care and social assistance is one of Murray's largest employment sectors, with 753 residents working in the industry. Many commute outside the Shire, underscoring both the availability of a skilled workforce and the undersupply of local services.

Demand is strong and growing, with many residents having long-term health needs, over half needing preventative health services, and nearly a quarter aged 65+. Aged-care availability remains below the State average, highlighting clear unmet demand and strong investment potential.

As part of Murray Health Futures, the Shire partnered with the WA Primary Health Alliance and Peel Development Commission to deliver the region's most comprehensive Health and Social Needs Analysis. Community input from more than 200 residents highlighted limited appointment availability, high out-of-pocket costs and the need for multi-service access closer to home — signalling strong opportunities for new clinics, aged-care facilities, allied health services and an integrated health precinct.

Fast Facts

2023-24

Jobs
753
10.2% of all resident-employed person

Local Sectors
#3
Largest by resident employment

Lifestyle Risk Factors
Obesity 52%
High blood pressure
28%

Health Conditions Prevalence
37%
Residents with long-term condition

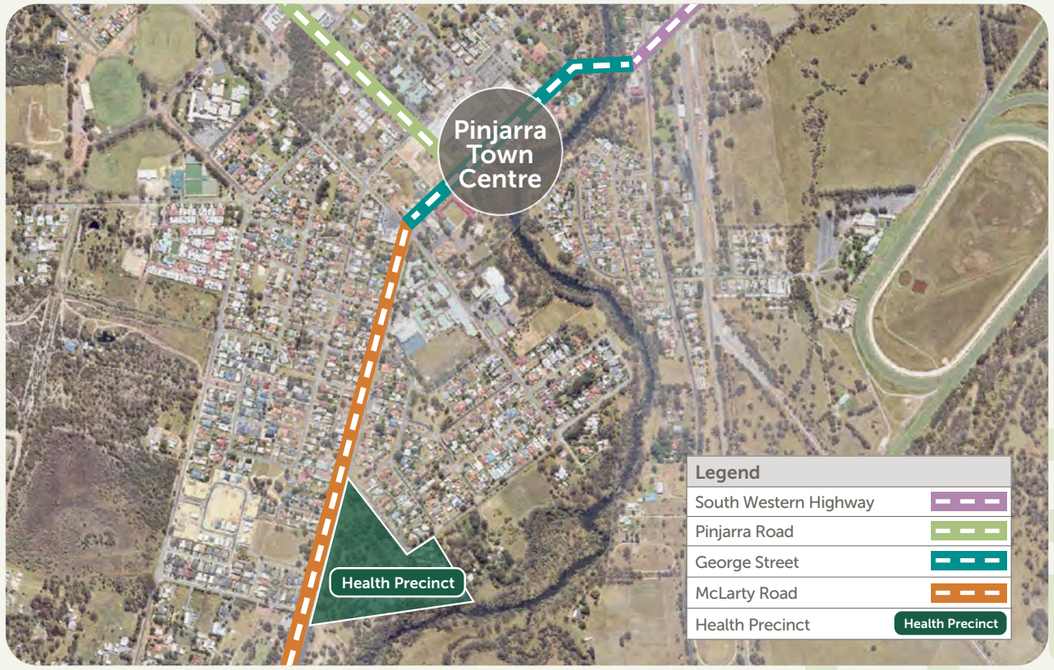
Aged-Care Capacity
16 places per
1,000 Aged 65+

Service Access Issues
65%
Report limited appointment availability

Opportunities

- ✓ Medical clinics and general practice
- ✓ Allied health, mental health, chronic care, telehealth and wellness services
- ✓ Aged care facilities, respite services and retirement living
- ✓ Integrated health hub development

Activity Plan



Source: Forecast ID 2025, Australian Bureau of Statistics 2021



Tourism

A nationally recognised adventure and heritage destination

Tourism is one of the Murray Region's fastest-growing economic pillars, generating $150 million in annual output and supporting 685 local jobs. Within an hour of Perth, the Shire combines riverside recreation, world-class adventure trails, waterways, forests and cultural heritage, making it one of Western Australia's most compelling and accessible regional destinations.

Dwellingup, one of only two Accredited Trail Towns in WA, attracts more than 330,000 visitors annually for mountain biking, hiking, paddling, trail running and adventure activities.

Just 20 minutes away, Pinjarra adds heritage and cultural depth through its historic streetscapes, and award-winning cultural infrastructure such as the Exchange Hotel redevelopment and Edenvale Heritage Precinct. Together, Dwellingup and Pinjarra form a dual-destination experience — adventure and heritage, forest and river, trails and culture — strengthening itineraries and expanding the region's year-round visitor appeal.

Tourism is further enhanced by the region's water-based experiences along the Murray River, and by a growing calendar of major events such as the Pinjarra Festival (more than 23,000 attendees), Dwellingup 100, En Plein Air Outdoor Painting Festival and heritage events like the Hotham Valley Railway Anniversary Festival — each generating significant visitation and local spend.

Fast Facts

2023-24

Tourism Total Output
$150 million

Tourism Value-Add
$74 million

Murray Tourism Visitors
652,0000

Jobs
685

Peak Seasons
Autumn and **Spring**
With growing Winter visitation

Destination Platforms

- **Visit Dwellingup**
- **Visit Pinjarra**
- **Edenvale Heritage Precinct**

Trails and Tracks

Purpose-built mountain bike trails
100km

Hiking trails
100km

4WD Track
105km

Bridle trails
17km

Paddle trails
12km

Waterways and canals
45km

Opportunities

- ✓ Food services
- ✓ Events, art and cultural programming and infrastructure
- ✓ Wellness, adventure and food-wine tourism businesses
- ✓ Guided and packaged experiences



Source: Forecast ID 2025, Australian Bureau of Statistics 2021



Accomodation

Converting visitors into overnight stays

Murray attracts more than 652,000 visitors each year, yet the region's ability to convert strong day-trip visitation into higher-yield overnight stays remains constrained by limited accommodation supply.

Across the Shire, day-trip dominance is the strongest indicator of market opportunity. In Pinjarra, 82% of visitors return home the same day, while even Dwellingup sees only 40% overnight stays despite its growing visitation and national recognition. This highlights a clear market gap; visitor demand for overnight stays is exceeding the region's current accommodation capacity and product mix.

Current supply is dominated by camping products and Short Term Rental Accommodation (STRA), with a limited number of 3.5-4.5 star quality properties, particularly those of a larger scale to cater for bigger groups and larger numbers of visitors. Forecasts indicate Dwellingup will reach the 85% occupancy supply-constraint threshold by 2029, signalling commercially critical demand for new short-stay accommodation.

Pinjarra plays a complementary and increasingly strategic role. Just 20 minutes from Dwellingup, Pinjarra offers a central, well-serviced and highly accessible base for visitors exploring the wider region. Pinjarra is well-positioned to accommodate spillover demand from Dwellingup's trail tourism market while also meeting needs linked to events, family travel, business visitation and the expanding residential workforce.

Expanding the region's commercial short-stay supply is one of the Peel region's most immediate and high-value investment opportunities.

Fast Facts

Murray Tourism Visitors
652,000
2023-24

Dwellingup Visitor Growth
+25% since 2022
Projected to more than double (+102%) by 2032

Primary Markets
Perth Metropolitan approx. 70%
Peel and Regional WA

Interstate
Growing leisure, adventure and nature-based travellers

Pinjarra
280,000+
Visitors

82%
Domestic day trippers

17%
Domestic overnight

Dwellingup
330,000+
Visitors

60%
Domestic day trippers

40%
Domestic overnight

Accommodation Forecast
85%
Occupancy constraint by 2029

Opportunities

- ✓ Destination Holiday Park with family-friendly amenities
- ✓ Immersive Eco-Stays including eco-lodges, glamping, pods
- ✓ Wellness Retreats set within Jarrah Forest environments
- ✓ Low-Impact and Off-Grid Accommodation
- ✓ Town Centre Boutique Hotels
- ✓ Apartment-Style Short-Stay Units
- ✓ Mixed-Use Developments with Integrated Short-Stay
- ✓ Revitalisation and Expansion of Caravan Park Stock

View the Invest in Murray - Accommodation Investment Prospectus here.

Source: Forecast ID 2025, Australian Bureau of Statistics 2021



Equine

Anchoring Western Australia's equine industry

The equine industry is a major contributor to the Peel economy, supporting around 1,550 full-time equivalent jobs (5.5% of all jobs in the region) and generating an estimated $180 million in value added annually.

While those figures represent the Peel region as a whole, Murray anchors much of the sector's activity — home to the Pinjarra Park Thoroughbred Racing Club, the Pinjarra Paceway Harness Racing Club, and the Murray Regional Equestrian Centre.

These assets are State-significant, hosting year-round race meets, training and community equestrian activities, and drawing thousands of visitors. Together, they place Murray at the forefront of Peel's equine industry, with capacity to expand through facility upgrades, new services and stronger integration with tourism.

Fast Facts

Peel Region Jobs
1,550
5.5% of Peel employment

Peel Region Gross Regional Value Added
$180 million

Pinjarra Park
Thoroughbred racing
Western Australia's premier thoroughbred venue, 25+ meets annually

Pinjarra Paceway
Harness racing
Largest harness racing club outside Perth, 50 meets annually

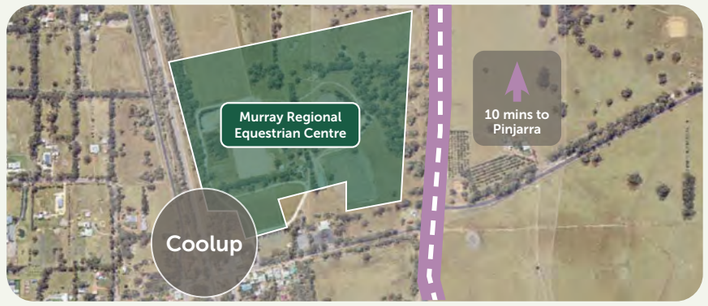
Murray Region Equestrian Centre
Equestrian
Regional-standard equestrian facility with master plan underway for upgrades

Opportunities

- Expansion of stabling, training and agistment facilities
- Veterinary and specialist equine services to support industry growth
- Event and spectator infrastructure to boost capacity and visitation
- Night racing and enhanced broadcast capability to reach new markets
- Linking equine events with tourism, hospitality and accommodation

Activity Plan





Legend	
Pinjarra Paceway	Pinjarra Paceway
Pinjarra Park	Pinjarra Park
Murray Regional Equestrian Centre	Murray Regional Equestrian Centre
Racecourse Road	
South Western Highway	
Pinjarra Road	
Greenlands Road	
Pinjarra-Williams Road	

Major Employment Precincts

Precincts that drive growth

Murray's economy is anchored by three complementary employment precincts that bring together industry, innovation and scale. Together they offer immediate, medium-term and long-term opportunities: shovel-ready industrial land today, innovation-led growth with a built-in cost advantage, and rare large-scale sites for future industries.

Peel Business Park

Home to the Food Innovation Precinct WA and WA's first renewable industrial microgrid supplying >50% of power at up to 30% lower cost than standard tariffs. Fully serviced lots and direct freeway access make it ideal for agri-innovation, advanced/light manufacturing, clean-tech and logistics.

Keralup

A 1,600-hectare strategic employment area suited to industries that need separation, buffers and off-grid settings — renewable energy, circular-economy ventures, controlled-environment agriculture and RandD facilities — with flexibility for staged, long-horizon projects.

Pinjarra Industrial Area

An established manufacturing and logistics hub with shovel-ready, cost-effective lots and access to South Western and Forrest Highways. Best suited to advanced and light manufacturing, engineering, rural infrastructure supply and distribution serving Perth, the South West and export routes.





Peel Business Park

A future-focused industrial and agri-innovation hub

Peel Business Park in Nambeelup is one of Western Australia's most significant industrial developments — a 1,000-hectare precinct designed to drive the long-term goals of Transform Peel. It is purpose-built to diversify the regional economy, intensify land use, and support sustainable growth, with completion anticipated by 2050.

Stage 1 and 15 hectares launched in 2018, and Stage 2 is now also complete with a further 8ha, delivering fully serviced industrial lots with headworks in place — roads, power, gas, water, sewage, telecommunications and common-use facilities. Demand has been strong, with the majority of lots sold and developed or under construction, reflecting confidence in the Park's strategic location and infrastructure advantages.

The Park is anchored by the Food Innovation Precinct WA (FIPWA) and powered by WA's first renewable industrial microgrid, which supplies over 50% of electricity needs at up to 30% lower cost. Strategically positioned between Perth, Mandurah and Bunbury — and connected to the future Tonkin Highway extension and Kwinana/Bunbury ports — Peel Business Park is fast becoming the engine room of growth for the Peel region.

Anchor Investors

- Food Innovation Precinct Western Australia
- ARYZTA
- Sustainable Innovative Food Technologies (SIFT)
- Eden Towers
- Spinifex Brewing Co.
- Department of Fire Emergency and Services Bushfire Centre of Excellence
- Peel Renewable Energy
- Westurn Engineering

Fast Facts

Scale
1,000ha
Full build-out by 2050

Stage 1 and 2
Complete
Majority of lots sold/under option

Stage 3
Underway
Coming in 2026

Energy
Renewable industrial microgrid
WA's first – 1.2MW solar + 2.5MWh battery, >50% of power at 30% lower cost

Connectivity
Convenient
Minutes to Mandurah and Pinjarra, direct access to Kwinana Freeway, Forrest Highway, and future Tonkin Highway extension

Activity Plan



Opportunities

- **Agri-innovation and food processing:** Value-added food production, packaging and export.
- **Advanced and light manufacturing:** Scalable land for engineering, fabrication, and processing.
- **Clean energy and circular economy:** Bioenergy, renewables and waste-to-energy ventures building on the microgrid model.
- **Logistics and distribution:** Strategically positioned to service Perth, South West and export markets.
- **Research and training partnerships:** Leverage Murdoch University and FIPWA to link industry, research and workforce development.

Contact

Land sales and lot enquiries:
DevelopmentWA
developmentwa.com.au



Keralup

Strategic employment area for innovation and scale

The Keralup Strategic Employment Area covers 1,600 hectares in the southern portion of the Keralup landholding, strategically located adjacent to the Kwinana Freeway, north of Peel Business Park and within the Peel Food Zone. The land is earmarked for large-scale, long-term leases to support innovation-led and lowintensity land uses that cannot be accommodated in conventional industrial areas.

Unlike urban or in-ground agriculture development, Keralup is designed for activities that are off-grid, scalable, and environmentally sensitive. The precinct's size, buffers and natural assets make it well suited to agri-industry, sustainable food systems, circular economy enterprises, renewable energy generation and storage, and research and development initiatives Keralup represents a unique opportunity to deliver projects of scale that contribute to Peel's employment self-sufficiency and economic diversification, while maintaining and enhancing its significant ecological values — including wetlands, riverine habitat, and native vegetation.

Anchor Investors

› C-Wise

Fast Facts

Size
1,608ha
Full build-out by 2050

Delivery model
Long term leases
70-500ha lots, staged

Connectivity
Convenient
Minutes to Mandurah and Pinjarra, direct access to Kwinana Freeway, Forrest Highway, and future Tonkin Highway extension

Opportunities

- ✓ **Agri-innovation and closed-loop food systems:** Large-scale, sustainable and controlled-environment agriculture.
- ✓ **Circular economy enterprises:** Waste-to-resource, recycling and low-impact processing.
- ✓ **Renewable energy generation and storage:** Solar, battery, bioenergy or hybrid systems requiring buffer land.
- ✓ **Research and development:** Test bed for new technologies in food production, environmental management and off-grid systems.
- ✓ **Large-scale ventures:** Activities that require separation, buffers or rural setting not compatible with urban/ industrial zones.

Activity Plan



Legend	
Keralup	Keralup
Peel Business Park	Peel Business Park
Kwinana Freeway	
Lakes Road	
Gull Road	

Contact
Land sales and lot enquiries:
DevelopmentWA
developmentwa.com.au



Pinjarra Industrial Area

An established hub for manufacturing and logistics

The West Pinjarra Industrial Area is one of the Peel region's most established industrial precincts, with more than 240 hectares of zoned land for advanced manufacturing, logistics, engineering and processing. With flexible lot sizes and prices well below metropolitan estates, it offers a cost-effective base for businesses needing to establish or expand today.

The precinct already benefits from proximity to the South Western and Forrest Highways. Its competitiveness will be further enhanced by the planned Pinjarra Western Deviation, which will create a more direct and efficient link to both highways. For industrial operators, this means faster freight times, safer heavy vehicle movement, and reduced transport costs through streamlined access to Perth, Bunbury and regional WA.

Contact

Land sales and lot enquiries:
DevelopmentWA
developmentwa.com.au

Anchor Investors

- Murray Engineering (Byrnecut Group)
- Western Power
- Raywell Contracting
- Impact Engineering
- Peel Resource Recovery

Fast Facts

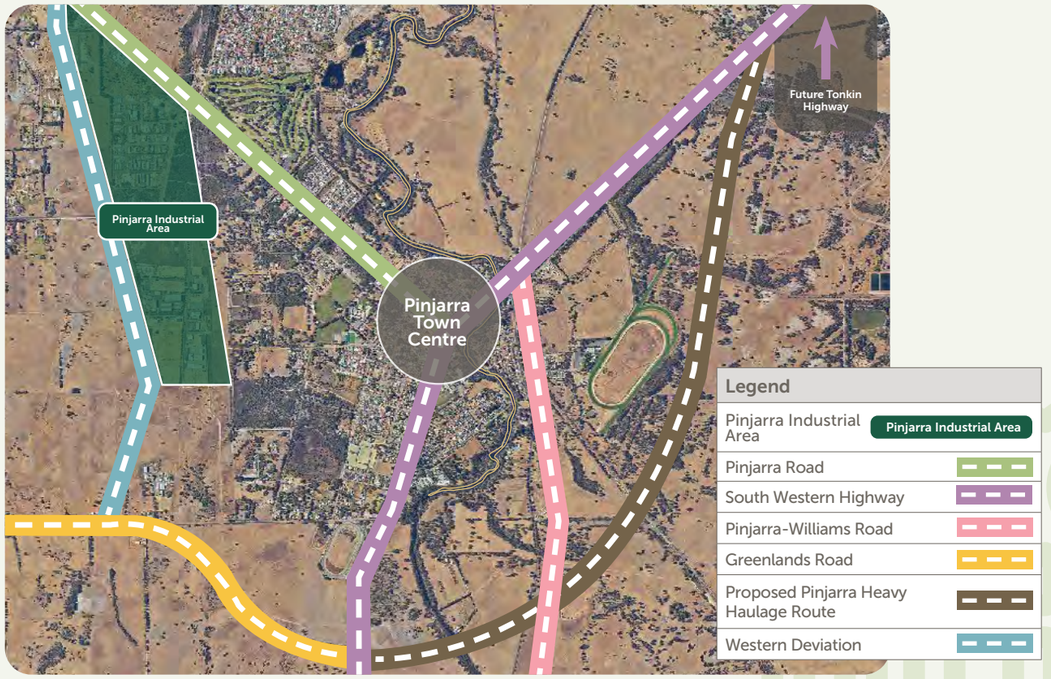
Size
140ha
Zoned with potential for 100 hectare expansion

Connectivity
Convenient
One hour from Perth, access to South Western and Forrest Highways; future direct access via Pinjarra Western Deviation

Opportunities

- **Advanced and light manufacturing:** Scalable lots for engineering, fabrication and processing businesses.
- **Logistics and distribution:** Direct access to major freight routes servicing Perth, South West and ports.
- **Rural infrastructure manufacturing:** Sheds, plant and equipment to service WA's agricultural and mining industries.
- **Expansion potential:** Land availability to accommodate growth in population-driven industries.

Activity Plan

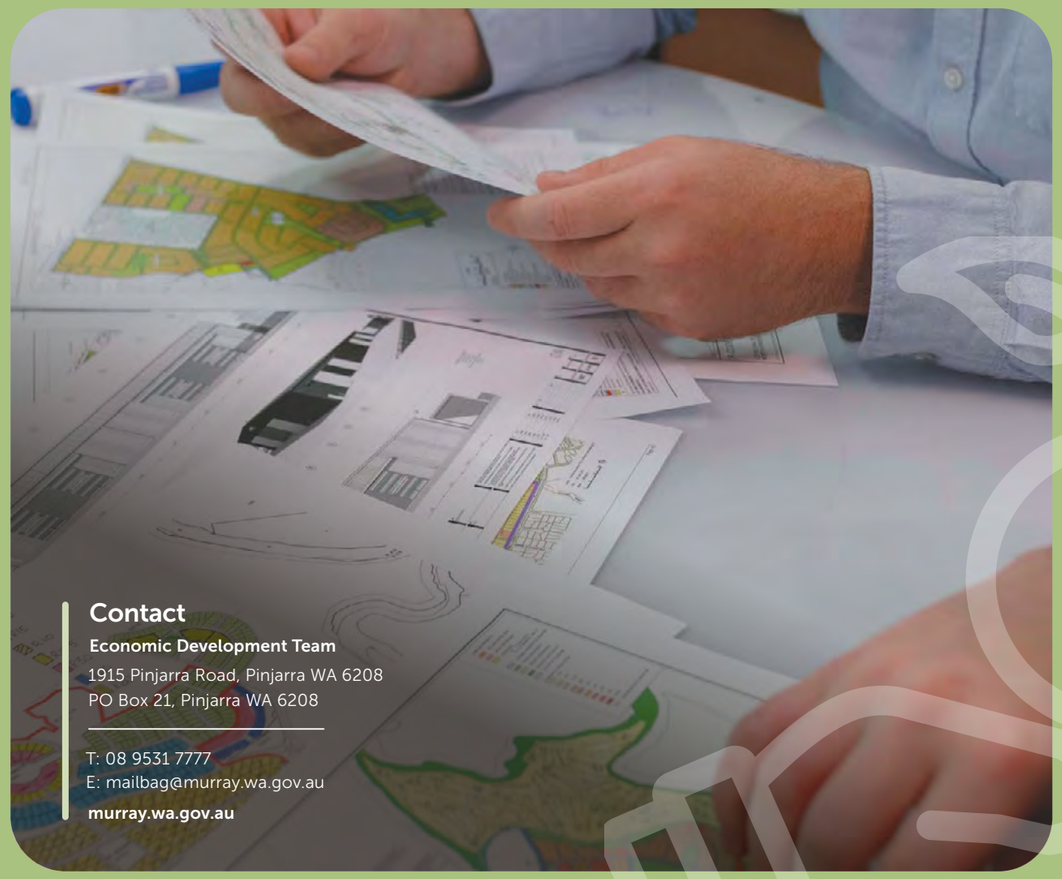


Investment Support and Resources

A proactive local government

The Shire of Murray is committed to supporting investors, project partners and business operators looking to establish or expand in the region.

Our approach is proactive, solution-focused and collaborative, ensuring investment proposals are supported with the right information, pathways and connections.



Contact

Economic Development Team
1915 Pinjarra Road, Pinjarra WA 6208
PO Box 21, Pinjarra WA 6208

T: 08 9531 7777
E: mailbag@murray.wa.gov.au

murray.wa.gov.au

Investment Facilitation

The Shire provides support for investors, including:

- A dedicated Economic Development Team
- Pre-lodgement planning advice and coordinated discussions with internal technical teams
- Guidance on site selection, zoning and investment opportunities
- Assistance navigating approvals and development pathways
- Introductions to local partners, landowners, agencies and regional stakeholders

Data and Market Intelligence

To support due-diligence, feasibility and investment decision-making, the Shire can provide access to population, economic and industry data, including:

- Population and employment
- Economic and industry
- Tourism

Helpful public data resources include:

- **Population Data**
- **Economic Profile**

Feasibility Studies and Investment Resources

Where available, the Shire will provide access to relevant studies, plans and assessments to assist investors, including:

- Economic development strategies
- Market assessments
- Needs and feasibility studies
- Business cases
- Precinct plans and structure plans

Grant and Funding Opportunities

Investors may be eligible for Regional, State or Federal incentives and grant programs, including:

- Growing Regions Program (Federal Government)
- Thriving Suburbs Program (Federal Government)
- Urban Precincts and Partnerships Program (Federal Government)
- Regional Economic Development Grants (State Government)
- Tourism WA funding programs (State Government)
- Enterprise Support Program (State and Local Government)
- Pinjarra and Dwellingup Town Centre Façade Program (Local Government)

Current Opportunities

Keep up to date with any current commercial opportunities offered by the Shire **here**.

Live in *Murray*

Liveable Region

A region designed for living well

A region designed for living well Murray is more than a location – it is a region where quality of life comes first. With a Mediterranean climate, affordable housing and an environment that encourages active, outdoor living, Murray offers the rare combination of space, safety and opportunity. Families, professionals and retirees alike are drawn to its balance of peaceful lifestyle and access to the broader Peel Region and Perth. For investors, this liveability directly supports workforce attraction and long-term population growth.



SOUTH YUNDERUP

Climate designed for living

Murray enjoys a Mediterranean climate of warm, dry summers and mild, wet winters, providing ideal conditions for year-round outdoor activity. Residents and visitors alike make the most of this climate, from river kayaking and hiking in the jarrah forests to enjoying local markets and community events. The pleasant weather reinforces Murray's appeal as a destination for families, retirees and professionals seeking an active, balanced lifestyle.

Summer
12.7°c
Average minimum

29.8°c
Average maximum

Winter
5.5°c
Average minimum

15.1°c
Average maximum

Affordable with room to grow

Murray offers a compelling alternative to urban living, combining affordability with lifestyle and amenity. Families can access quality housing in welcoming communities, while those seeking more space can find rural properties within reach of city services. This mix continues to attract new residents, driving demand for residential estates and local services.

$403
Median weekly mortgage payment

$300
Median weekly rent

Proximity to major urban centres

Murray offers residents the tranquility of rural living with convenient access to urban amenities. This strategic location allows for easy commuting and access to broader employment, education, and healthcare services.

83 km
Distance to Perth

80 km
Distance to Bunbury

21 km
Distance to Mandurah

48 km
Distance to Rockingham

Natural beauty, every day

Set between the Darling Scarp and the Peel-Harvey Estuary, Murray's landscapes range from lush forests and rivers to expansive wetlands. This natural setting offers residents daily opportunities for hiking, cycling, paddling and horse riding, while also underpinning a growing visitor economy. Access to trails and waterways enhances lifestyle appeal while supporting investment in recreation, tourism and accommodation.

Purpose-built mountain bike trails
100km

Hiking trails
100km

Bridle trails
17km

Paddle trails
12km

4WD Track
105km

Waterways and canals
45km

Holiday at home

In Murray, residents don't have to travel far for a getaway. The Shire offers outdoor adventure, cultural experiences and peaceful retreats within minutes of home. This blend of lifestyle and tourism assets not only enhances resident wellbeing but also supports the region's growing visitor economy.

Visit Dwellingup, Australia's Top Tiny Tourism Town 2023

Explore 55,000 ha of nature in Lane Poole Reserve

Wander heritage and art trails

Travel the Murray River by houseboat



Place Profiles

Murray's towns, each with their own character

Murray is fast emerging as one of Western Australia's most liveable regional destinations, defined by the diversity of its towns. Each offers something uniquely different — from a thriving regional hub to an accredited trail town, vibrant riverside communities and rural heartland.

This variety makes Murray not only a great place to live, with the freedom to live your life your way, but also a region of opportunity for investors: different places, different markets, and strong demand across housing, services and tourism.



Pinjarra

The Peel Region's Secondary Centre

Pinjarra blends historic character with the growing services of a modern regional hub. Set along the Murray River and framed by the spectacular Darling Scarp, it plays a central role in the region's social and economic life while retaining a strong sense of community identity.

As Peel's designated Secondary Activity Centre, Pinjarra is experiencing sustained population and employment growth, driving increasing demand for new housing, retail, health, commercial and education infrastructure. The town's strategic location, expanding service base and strong lifestyle appeal position it as a high-growth market within the Peel region. For families, professionals and investors, Pinjarra offers a compelling mix of country lifestyle, urban convenience and emerging economic opportunity.

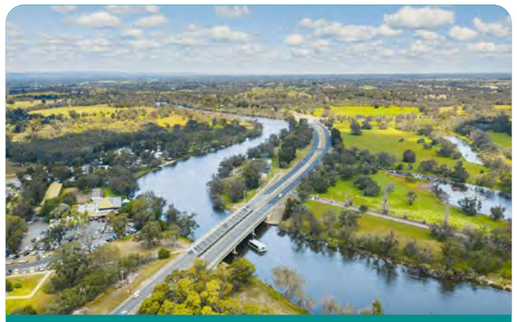


Dwellingup

WA's Accredited Trail Town

Dwellingup is where adventure and serenity meet. Surrounded by spectacular jarrah forest, river landscapes and one of Australia's premier trail networks, it offers residents a relaxed village atmosphere enriched by cafés, events and a strong creative spirit. Families, nature lovers and tree-changers are drawn to its balance of outdoor living, community connection and natural beauty.

As one of only two accredited Trail Towns in Western Australia and the winner of multiple awards — including Australia's Top Tiny Tourism Town — Dwellingup is experiencing significant growth in visitation and destination appeal. This rising profile is strengthening local business activity, supporting new investment, and reinforcing its position as both a thriving lifestyle destination and a community with strong long-term potential.



Ravenswood

Relaxed living on the river's edge

Ravenswood blends peaceful riverside living with excellent connectivity. Locals enjoy kayaking, fishing and waterfront dining, all just minutes from Pinjarra and Mandurah. Its strong sense of community and affordable riverside lifestyle make it attractive for families and retirees, while proximity to major centres underpins growth in residential housing. Ravenswood continues to grow as a sought-after riverside community.



Coolup

Murray's rural heartland

Coolup offers open skies, rolling farmland and a close-knit rural community, all within reach of Pinjarra and Mandurah. Its spacious blocks and country lifestyle attract families and tree-change buyers seeking affordability without losing access to services. Coolup's rural charm continues to appeal to new residents looking for space and community.



North Dandalup

Country charm near city convenience

At the base of the Darling Scarp, North Dandalup combines country living with quick access to Pinjarra, Dwellingup, Mandurah, Rockingham and Perth. Residents enjoy affordable housing, large lots and a relaxed pace of life, all within a strong and welcoming community. North Dandalup remains a welcoming country town, offering space to grow and a strong sense of belonging.



Yunderup

Peel's riverfront living at its best

North and South Yunderup are established canal and riverside communities where life flows with the waterways. Residents enjoy boating, fishing and a welcoming neighbourhood feel, while proximity to Pinjarra and Mandurah provides convenience. With its unique waterways setting, Yunderup remains one of Peel's most desirable places to live.

Vibrant Places

Heritage, creativity and celebration

Murray's identity is defined by its heritage, creativity and community spirit. Historic buildings, local art studios, festivals and riverfront dining bring people together, creating a region where the past is honoured, creativity is fostered and community life thrives.



EDENVALE HERITAGE PRECINCT

A region steeped in history

Murray is one of Western Australia's oldest settled regions, with a heritage that reflects both its Aboriginal roots and colonial past. The enduring connection of the Bindjareb and Wilman Noongar people continues to shape the region's identity, alongside the legacy of European settlement in towns like Pinjarra, where 19th-century architecture remains part of the streetscape. Heritage sites such as Edenvale Homestead, the Exchange Hotel, Old Blythewood and the Marrinup POW Camp are woven into daily life and create opportunities for cultural tourism and adaptive reuse.

Bindjareb and Wilman Noongar people
Traditional owners

Coopers Mill (1843)
Oldest heritage building

Hotham Valley Tourist Railway
One of WA's longest-running rail experiences

Food and café culture

Murray's food scene blends heritage charm with modern flair, featuring cafés, boutique wineries and distilleries, pubs and scenic riverfront dining that reflect the region's relaxed lifestyle. Local menus highlight fresh, seasonal produce from surrounding farmland, creating opportunities for agri-tourism and hospitality ventures.

63 Accommodation and food services

67 Retail trade businesses

Unique events

A year-round calendar of events celebrates Murray's culture and lifestyle, drawing residents and visitors together. From large-scale festivals to markets and creative showcases, events are an important part of community life and the visitor economy.

View the Murray events calendar.

Pinjarra Festival
20,000+ visitors annually

Dwellingup 100
WA's premier mountain bike event

Plein Air Down Under
WA's biggest live painting festival

Christmas on the Murray
Community celebration

Creative spaces

Murray has a thriving arts and cultural community supported by distinctive venues and initiatives. In Pinjarra, the Edenvale Heritage Precinct hosts artisan studios, exhibitions and workshops. In Dwellingup, Lost Eden Creative blends gallery space with café culture, while the Forest Discovery Centre offers galleries, artist residencies and workshops in a unique bushland setting. Public art, along with annual initiatives such as Peel Open Studios and Plein Air Down Under, showcase local talent and enrich the region's identity.

Edenvale Heritage Precinct
Arts and heritage precinct

Forest Discovery Centre
Arts and education centre

Public Art Trails
Pinjarra and Dwellingup

Connected Communities

Active, inclusive and thriving together

Community is at the heart of Murray. With libraries, leisure centres, sporting clubs and volunteer groups, residents of all ages have countless ways to connect, learn and contribute.

Programs for youth and seniors, alongside opportunities for health, creativity and service, ensure Murray is a region where every resident feels included, supported and inspired to participate in community life. For investors and employers, this strong social infrastructure is a key factor in attracting and retaining a skilled and stable workforce.



Murray Library

The Murray Library in Pinjarra is a dynamic community hub that goes far beyond book borrowing. It provides digital literacy programs, 3D printing services, workshops and events for all age groups — ensuring residents have access to lifelong learning and creative opportunities.

- Rhyme and Story Time
- Digital tech help
- Book Club
- Knit ‘n’ Yarn
- Events and Programs



Murray Aquatic and Leisure Centre

MALC is a vibrant hub for health, fitness and community connection. It caters to everyone — from toddlers learning to swim, to seniors in hydrotherapy classes — providing opportunities to stay active and connected year-round.

- 25m heated lap pool
- Hydrotherapy
- Aqua fitness classes
- Learn2Swim
- 24/7 gym
- Group fitness
- Indoor courts
- Creche



Play, compete and connect

Sport is central to life in Murray, with high-quality facilities and active clubs fostering health, fitness and teamwork. From junior sport through to competitive leagues, the region’s sporting culture strengthens both community spirit and liveability.

40+ Sports clubs

11 Sporting reserves



Volunteering

Murray’s many volunteer groups provide residents with ways to contribute, connect and develop skills — whether supporting seniors, firefighting, arts and culture, or community events. This culture of participation builds resilience, pride and belonging.



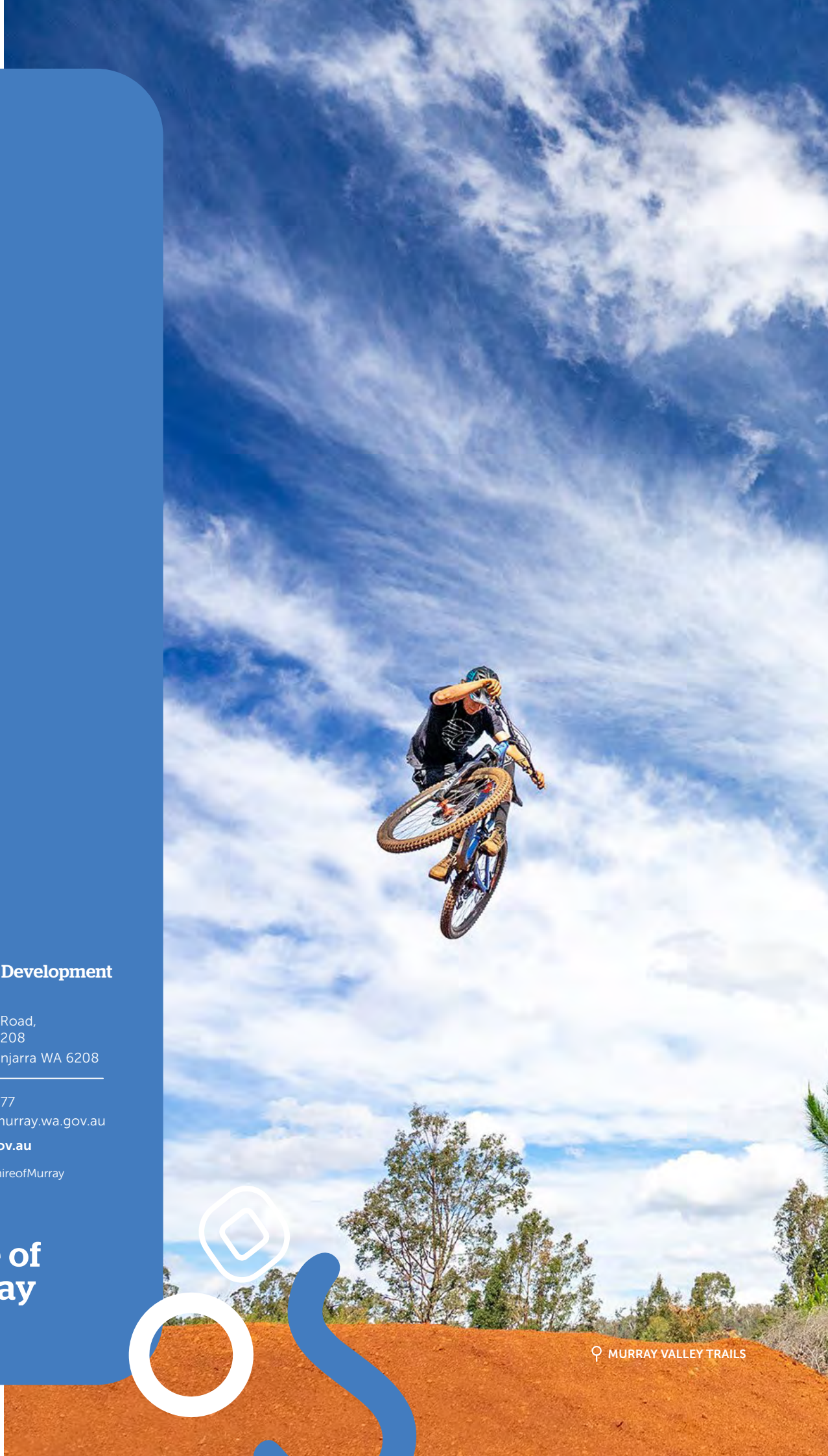
Empowering youth

Young people in Murray are encouraged to thrive, explore and lead. Programs such as skate park events, creative arts workshops and personal development programs give them outlets for expression and growth. Youth Forums provide a platform to influence decisions, shaping local events and initiatives and fostering the next generation of leaders.



Thriving seniors

Murray offers older residents countless ways to stay active, social and supported. Fitness classes, social programs, volunteering and cultural activities ensure seniors remain engaged and connected. Lifestyle options and community services provide a safe and supportive environment for ageing well.



Economic Development Team

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LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

PURCHASER 1 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

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Point of Contact: Property Advisor
Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

SEND WITH EOI

ID (front and back): ☐
Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

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