

# Investing in WOODVILLE RD



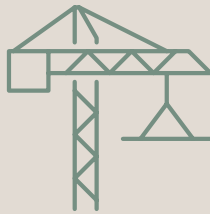
PEET

# A city full of life with world-renowned festivals, live performances, arts, sport and culture cherishing a health and wellness-driven lifestyle.

KEY INSIGHTS: ADELAIDE

# \$2b

**Defence Infrastructure spend over the next 4 years**  
*(Australia Bureau of Statistics 2021)*



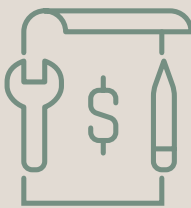
**Booming construction and amenities with public investment up 16% from nationwide average of 5%**  
*(Australia Bureau of Statistics 2021)*



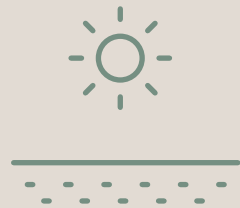
**Only capital city market with continued property sales growth in 2023**  
*(Real Estate Institute of South Australia)*



**A superior location supported by accessible transport options**



**Significant commitment and investment from local council into major infrastructure projects**  
*(City of Charles Sturt 2023)*



**Within 20 minutes of the beach, city, port, airport, retail precincts and sporting and event hubs**

KEY INSIGHTS: WOODVILLE

# Adelaide SA Snapshot



## Economy and Population

Rising substantially to claim the 12th most liveable city in the world according to The Economist's 2023 Global Liveability Index, Adelaide and South Australia continue to show prominence on the global stage.

With many of the state's key industries including manufacturing (\$43b annual output) and health care (\$16b annual output) experiencing further growth throughout 2021 – 11.4% and 4.1% respectively – the state is poised for future success.

The Greater Adelaide Capital City region (GCCSA) accounted for approximately 77% of South Australia's state population in 2021, totalling nearly 1.4 million people – a number that is expected to exceed 2 million by 2040.

## Infrastructure

The government continues to invest heavily in the states assets, with public investment up 16% compared to the nationwide average of 5.1% in 2020-2021, creating a multitude of local jobs and strengthening South Australia's position as a growing destination.

Additionally, in March 2023 South Australia was announced as a site for the construction of nuclear-powered submarines under the AUKUS partnership, which will result in an expected investment of \$2 billion over the next 4 years. Up to 4,000 workers will be employed to develop the required infrastructure, with a further 4,000-5,500 direct jobs created when the program reaches full operations in the 2040s. (DefenceSA, 2023)

Data sourced from Australia Bureau of Statistics, 2021.

**North-South Corridor**  
\$9.9b

**Queen Elizabeth Hospital**  
\$314m

**Adelaide Festival Plaza**  
\$1b (public and private investment)

**Adelaide Oval and the Oval Hotel**  
\$535m

**Casino Redevelopment**  
\$250m

**Lot Fourteen**  
\$1.7b



Artist's impression of the Queen Elizabeth Hospital redevelopment, just 5 minutes from Woodville Rd.



Artist's impression of the Lot Fourteen district.

# Woodville Overview



## WOODVILLE RD

### LOCATION HIGHLIGHTS

- |                            |                                  |
|----------------------------|----------------------------------|
| 1 Port Adelaide            | 7 QEH (Queen Elizabeth Hospital) |
| 2 Westfield West Lakes     | 8 St Margaret's Kindergaten      |
| 3 Grange Beach             | 9 Armada Arndale                 |
| 4 Golf Clubs               | 10 Regency TAFE                  |
| 5 Woodville High School    | 11 City of Adelaide              |
| 6 Woodville Primary School | 12 Adelaide Airport              |

### CONNECTED & CONVENIENT

- |   |                             |
|---|-----------------------------|
|  | 20 mins to Adelaide CBD     |
|  | 12 mins to the beach        |
|  | 15 mins to Adelaide Airport |
|  | 20 mins to Adelaide CBD     |
|  | 20 mins to Port Adelaide    |

## Location

Woodville resides in an immaculate position between the progressive Adelaide CBD to the South East and the cardinal port and harbour districts to the North West. Falling under the City of Charles Sturt Council, Woodville remains one of South Australia's most culturally diverse communities, championing a rich history of migrant families from all around the world.

With the beach, city, port, airport, retail precincts and sporting and event hubs all accessible by a short 20-minute train, bike ride or car, there are seldom more convenient and connected locations in South Australia.

In addition, Woodville will serve as an integral thoroughfare to the submarine construction site in Osborne to the North West from 2023.



# Woodville Overview

## Population

Woodville calls itself home to a vibrant multicultural community alongside the wider City of Charles Sturt. Take a stroll down the main strip of Woodville Road and you will be greeted by cafes and eateries derived from all corners of the world. A total of 10,258 local businesses trade in the area, supporting over 42,000 local jobs. *(City of Charles Sturt 2023).*



## Demographic

**MEDIAN AGE:** 42

**BACHELOR DEGREE OR ABOVE:** 26.9%

**AVERAGE PEOPLE PER HOUSEHOLD:** 2.3

**REGISTERED MARRIED:** 42.5%

**DE FACTO RELATIONSHIP:** 11.1%

**NOT MARRIED:** 46.4%

**TOP ANCESTRIES:** *English, Australian Italian, Scottish, Greek*



59.8% own their home, 37.9% rent



The median weekly household income is \$1,514



Both parents were born overseas for 44.4% of the population

*Data sourced from Australia Bureau of Statistics, 2021.*



Residents typically work in Health Care and Social Assistance (18.5%), Retail Trade (13.5%) or Construction (11%)

# Market Analysis

## Residential Market

Adelaide is the only capital city to see housing prices continue to rise against a national downward trend into 2023.

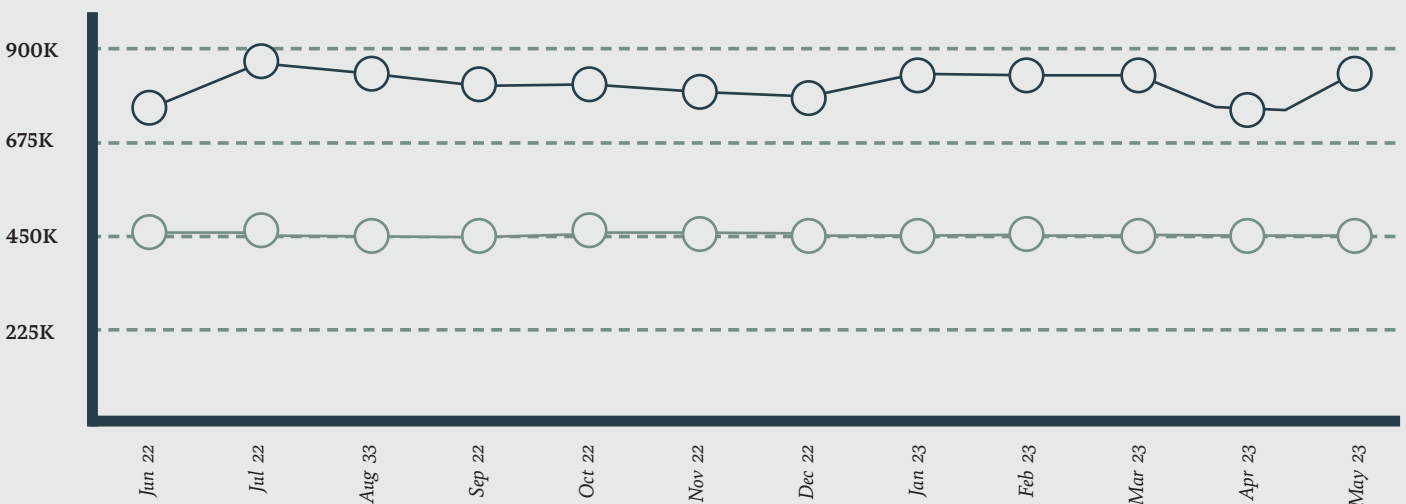
A high demand coupled with a low supply is resulting in prices being pushed up and lucrative opportunities for interstate investors (*Real Estate Institute of South Australia, 2023*).

The median sales price in St Clair – the suburb adjacent to Woodville in which the Woodville Rd site physically resides – sits at \$847,000 to May 2023, with an average annual growth of 2.70%. Houses on average spend 37 days on market. (*CoreLogic 2023*)



## St Clair Median Sale Price

○ Houses    ○ Units



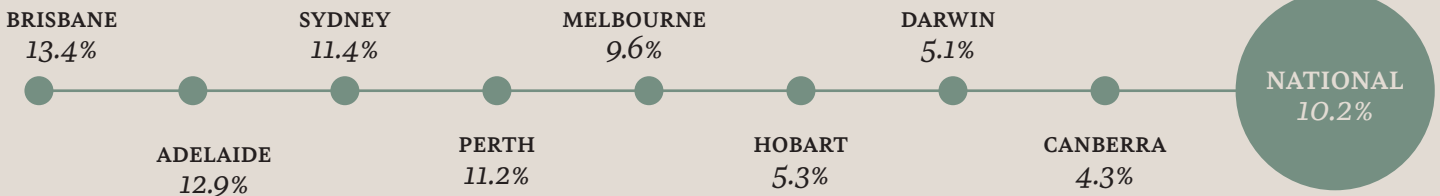
# Market Analysis

## Rental Market

Adelaide has seen the second highest increase in median rental value out of the capital cities over the last 12 months at 12.9%, whilst additionally recording the lowest vacancy rates in the country at 0.3%. (*CoreLogic Quarterly Rental Review 2023*).

Median rent in Adelaide sits at \$518 – the third lowest in the country – making it one of the most affordable and in-demand cities for renters. In St Clair alone, the median rental price for houses has seen a 14% increase and 9% for units over the last 12 months (*realestate.com.au 2023*).

With an array of major infrastructure projects recently completed and in development, the Woodville precinct is primed to be one of the star areas of Adelaide for years to come.





# Woodville Rd



Connected to everything and with transport to everywhere, Woodville Rd has all that you need to live a healthy active lifestyle. A key attribute of the project is creating meaningful connections that contribute to your quality of life, emphasized by the significant attention given towards developing green open spaces and parks alongside the existing playing fields and recreation centre. The site will include more than 30% open space when complete, with each and every home located within 200m of a high-quality landscaped park.

Woodville Rd will offer a total of 172 architecturally designed 2-4 bedroom Torrens Titled terrace homes and 1-2 bedroom Apartments a mere 8km from the Adelaide CBD.

Welcome to life, styled around you.



# The Peet Story



## At Peet, we create communities where people find their home, all across Australia.

We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our

communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live. People like you. People like us.

Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and almost 130 years of placemaking.

Where *you* belong

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# WOODVILLE RD

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