

Southern comfort zone

Sandi Lovatt

LITTLE more than a decade ago, Southern River was mostly rural with a few pockets of housing and a kennel zone, according to City of Gosnells Mayor Olwen Searle.

In the mid-1990s, it had rapid development as housing demand pushed east from Canning Vale.

From a population in the hundreds, there were now thousands of additional residents in recently established estates, including The Boardwalk, which began in 2001 and Bletchley Park in 2006, Ms Searle said.

The population estimate is 6310 in 2017 households.

Growth has occurred against a backdrop of extra

infrastructure and an ever-expanding business community.

"Both estates have a lot to offer residents who are keen to enjoy an active lifestyle with stunning parks, playgrounds and path networks," she said.

"The city has worked closely with each estate developer to ensure these communities are supported by good infrastructure, such as the Amherst Town Centre, which has a library, community and youth areas, shopping and commercial services.

"Retail and shopping has also been encouraged along Ranford Rd with development of the Southern River Shopping Centre and numerous businesses. "Another large residential

SOUTHERN RIVER listings P37

development, Riverbank, off Southern River Rd, will be developed by Terranovis.

Work has begun with new roads and streetlights as the housing front continues along an eastern path.

"For prospective buyers Southern River offers well-structured residential development, lifestyle opportunities, quality infrastructure and good access to public transport, schools and shopping.

"Facilities include the development of a new state high school, many areas of

public open space, multi-ground sports facilities at Sutherlands Park on Southern River Rd and allocation of a 13ha sports ground at the corner of Passmore and Phoebe streets, as part of the city's Southern River Precinct 3 Local Structure Plan, which was endorsed by council and the WA Planning Commission in September 2009."

Cat and dog lovers will be pleased. There are breeders and boarding kennels in the older part of the suburb off Ranford Rd, and bordered by Matison, Phoebe and Passmore streets.

At the other end of the Ranford Rd boundary was the DogsWest building and competition grounds, home of the Canine Association of WA's headquarters.

The mayor acknowledged that preserving the many environmental assets of the suburb would be a challenge as there are seven Bush Forever sites in the suburb.

Ms Searle said there was great responsibility on the council to ensure that land was well maintained for future generations. She said significant commercial growth was expected along the City of Gosnells and City of Armadale sides of Ranford Rd, a road that already has many businesses.

A large commercial business park was planned for part of Southern River Rd.

And development of one of Perth's biggest single-owned land parcels was expected in the next 25 years, housing much of the forecast population.

Best kept secret

Location underestimated at just 25 minutes drive from the city and 20 minutes from Fremantle. Also close to major highways.

The vibe
"Growing, busy and vibrant", is how City of Gosnells Mayor Olwen Searle sums up Southern River.

Buyers
In the newer area of Southern River, buyers tend to be second and third-time buyer families with school-aged children and couples starting a family, which explains the 32 years average age of residents.

Schools
Bletchley Park and Southern River primaries, Thornlie Christian College.

Shopping centres
Southern River shopping centre on Ranford Rd, shopping in Amherst Town Centre, corner Warton and Amherst roads.

Public transport
No train stations, but buses go to Murdoch train station.

Nearest hospital
Armadale hospital. Nearest private is Murdoch Hospital and Fiona Stanley Hospital, still under construction.

MARKET SNAPSHOT

Average median house prices ● Southern River ○ Metro



Sales in past 12 months
Houses 76, Units 6

Median sales price
Houses \$540k

Median rent
Houses \$290

Gross rental yield
Houses 3.14%

Capital growth (past 12 months)
Houses 2.9%

Avg annual growth (over 10 yrs)
Houses 8.3%

TOP SOUTHERN RIVER SALES PAST 12 MONTHS

Houses			Source: RP Data		
ADDRESS	SOLD	PRICE	ADDRESS	SOLD	PRICE
4 Harlequin Pass	15/11/10	\$720k	3 Strutt Parthway	28/02/11	\$670k
9 Stortford Rd	21/12/10	\$690k	11 Big Springs Rd	20/11/10	\$660k
3 Barrett St	10/03/11	\$685k	19 Lucida Rd	04/02/11	\$655k
5 Verde Rd	12/10/10	\$673k	7 Abbotsdale Way	09/10/10	\$655k
14 Silkwood St	06/03/11	\$670k	17 Abbotsdale Way	11/06/10	\$655k