



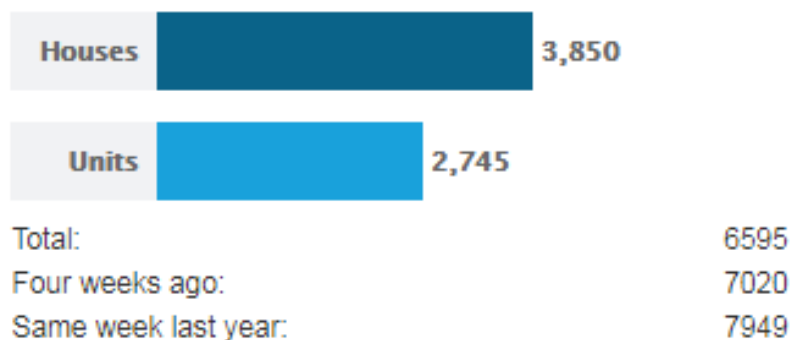
Volume 76

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Welcome to our monthly Newsletter where you will get the latest news on real estate, what's happening in the local community - PLUS see who our Tenant of the Month is! You are most welcome to contact our office should you ever need any real estate advice or assistance.

Perth Market Snapshot

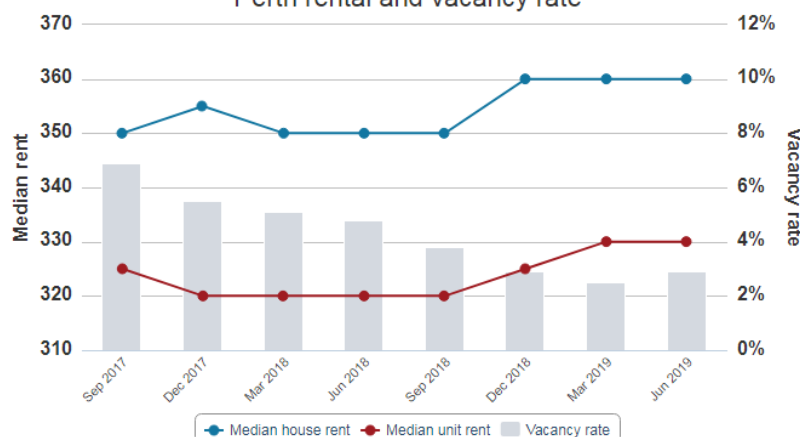
Properties available for rent



REIWA members reported there were 6,595 properties for rent in Perth at the end of this week, which is two per cent less than last week.

This week's rental listings figure is six per cent lower than levels seen four weeks ago and are 17 per cent lower than levels seen a year ago.

Perth rental and vacancy rate



Perth rental and vacancy rate average sits at around three per cent. Close to two percent lower than this time last year.

Professionals Cannington vacancy rate is currently sitting at three percent (unfurnished department).

A 10 year vision for Canning City Centre



The City of Canning are making transformative changes within the City Centre, The City's vision and long term investment will create a vibrant city centre, jobs, homes and much increased urban amenity.

The City of Canning has approved the implementation of a robust environmental, social and economic platform - The City Centre Regeneration Program. This is a Council endorsed 10 year program of public amenity improvements.

The first three phases will assist to:

- Attract quality development and investment
- Improve lifestyle, employment, recreational and entertainment opportunities in Perth's middle ring and the fast growing south-east corridor.

The bottom line is that over the expected 30 year lifespan of the project jobs, homes and increased urban amenity will be created for up to 25,000 new residents in the city centre.

So what's next??

Currently there are works on *Cecil Avenue*, where they will be creating a dedicated bus lane and bus shelter infrastructure, widening of side walks and increased median landscaping offering shaded sidewalks, along with improved road safety to reduce traffic congestion.

Other developments in the pipeline include, Lake Street Urban Stream where it will create an urban parkland for the community and provide a welcoming entry point to the Canning City Centre from the Cannington Bus/Train Station and then there's Wharf Street Basin where the City will transform the current inaccessible drainage basin and turn it into a publicly accessible park for the local community.

With so much buzz around the Canning City Centre developments, the Canning Council want to ensure that all residents understand their vision and given the City of Canning has the largest multicultural society in Perth with approx. 70% of residents born overseas The City has taken the initiative to provide translated brochures for Chinese, Hindi, Indonesian and Malay.

Feature Property Proudly Presented by Lim



Fabulous Family Home - Truly A Must To Inspect!

4 Firetail Place, KENWICK

AMAZING VALUE RIGHT HERE! MAKE AN OFFER!!

Professionals Cannington are proud to present this perfectly positioned home to the market. Located in the convenient and tranquil cul-de-sac enjoying the benefits of total privacy, this 4 bedrooms 2 bathrooms with multiple living areas home is presented beautifully, ready for you and your family to move in and start to your new chapter!

As you step into the home, you will be impressed with its perfectly proportioned floor plan flows. The living areas and bedrooms are completely separated offering that quiet space when you need it. The hub of the house is the spacious family, dining and kitchen areas with plenty of natural light, it comes with seamless outdoor access which lead to outdoor patio entertaining area that overlooks the huge backyard.

<http://www.bwbackhouse.com.au/real-estate/property/1075063/4-firetail-place-kenwick-wa-6107/>

Professionals Cannington Tenant of the Month



Congrats!

This month we would like to congratulate and thank our Tenant's of the month winners who have been awarded with movie tickets and a certificate of appreciation for their immaculate presentation of interior and exterior of the property;

- J Piva of South Perth
- P Kurunthasalam of Cannington
- A Farid of Queens Park
- J Avinash & F Siew Yan Lai of Beckenham

Community Events



Tails on the Trail is an event to celebrate 'dogs' and inspire it's participants to celebrate a happy, healthy balanced life with their pets.

A small insight to the event includes 2 selected trail walks of 2km and 4km around Shelly Foreshore, After the walk enjoy what 'event base' has to offer at the Foreshore including a multitude of stalls / activity's/ competitions/ stage shows/key note speakers and more!

<https://www.experienceperth.com/event/tails-trail>

The Perth Royal Show is an annual agricultural show held in Perth, Western Australia at the Claremont Showground. It features informational exhibits, agricultural competitions and display animals, a fairground and rides, and showbags!

<https://www.perthroyalshow.com.au/>



Perth's first fried chicken battle and you will go crazy for it; fried chicken lovers will gather from all over Perth and beyond to indulge in one big hot bed of fried chicken talent and vote for the best. WHO WILL BE CROWNED CHAMPION!

