

The greater metropolitan region of Perth comprises more than 350 suburbs. These suburbs are then regionalized into 30 local government areas. For this fact sheet we have identified pockets of those areas that are generally popular with expat families.

A Nuss consultant will be able to provide further specific advice as required.

REGIONS OF PERTH

Perth is broken up into regions and as such public transport, real estate, shopping, and schooling are referred to usually in relation to the region in which they are situated. The common terms used for grouping suburbs in relationship to the Swan River are either “north of the river” or “south of the river. As implied all suburbs on the south side of the Swan River are collectively known as “south of the river” and conversely all those on the north side of the Swan River are collectively known as “north of the river.

Inner City

The inner-city region spans a 6-kilometre radius from the central business district and includes suburbs such as **Northbridge, East Perth, West Perth, North Perth, Mount Lawley, Subiaco, Shenton Park and Leederville.**

East Perth is an evolving suburb. Once a light industrial area, the transformation into an elite, stylish, “European” feel suburb has taken place. Development along the Swan River has been substantial in recent years. Many opulent townhouse/penthouse developments have been built along the river (facing towards Burswood Resort) and the man-made canals. Rental rates reflect their opulent style. Some warehouses no longer in use have been renovated into Warehouse style apartments. Landscaped parks and water features have been developed to enhance the area.

West Perth is largely an extension of the CBD with many offices in the area. Company offices and doctors’ rooms are common in this area. Shopping facilities cater to this fact. Most properties are apartment style. Fully furnished/equipped apartments are common in this suburb.

Subiaco, within easy commuting distance to the city (train, bus, and cycle), offers proximity to all desired amenities, including Kings Park. Urban residential developments have included contemporary, architecturally styled, townhouse and apartment complexes. Most properties are renovated character homes that have on-street parking.

North Perth and Mount Lawley tend to be more family orientated suburbs. Housing is of the Federation era and large blocks with substantial properties are common in Mount Lawley. Easy access to the city, 6km distance, and the Beaufort Street “cappuccino strip” are popular features. Private primary and secondary schools are within driving distance. **Leederville** features restaurants, cinema, and proximity to Lake Monger.

The inner-city suburbs offer a cosmopolitan lifestyle and are popular because of the abundance of restaurants, cafes, boutiques and specialty stores, proximity to the city, theatres, and cinemas.



South of the River

Applecross, Mount Pleasant, Ardross, and Booragoon located close to the Swan River are sought after suburbs south of the river, approximately 8-13 kms from the CBD. The tree-lined streets of Applecross are a popular attraction to many expatriates. Public transport to the city is available with access made easy using the Narrows Bridge. Housing is a mixture of older period style homes, contemporary stylish properties, flats, modern apartments, and townhouses. Excellent shopping facilities are located at Garden City Shopping Centre.

Further south of the river, accessed by Leach highway, are the suburbs of Murdoch, Winthrop and Kardinya. Murdoch University is situated centrally in this area, as is the new St John of God Murdoch Hospital. Access to the coast and the cosmopolitan Fremantle area is gained using Canning or Leach Highway. The city is accessed via the Kwinana Freeway.

South Perth is a well-established suburb straddled along the Swan River, 4km from the city centre. Commuting is possible not only by bus and car (Narrows Bridge or Causeway), but also by ferry from Mends Street. The Perth Zoo is situated in South Perth, as are many parks and a golf course. Large period homes on big blocks are common. Tree lined streets make this a very attractive and sought after suburb. There is a mixture of townhouse and apartment developments ranging from ultra-modern to 1960's pale brick. Newly constructed complexes with riverfront vantage points tend to "be top of the market" in all design attributes. Water sports, cycling, and jogging are popular along the river. Shopping and dining facilities are situated in Mends Street and Angelo Street. Further south is the suburb of Como. Enjoying many of the features of South Perth this suburb tends to have lesser rental rates. Private schooling options are available.

Fremantle is situated 19km southwest of the city on the Indian Ocean. Fremantle is a port city full of cultural and architectural diversity. It has a cosmopolitan, artistic, atmosphere with many galleries, museums, restaurants, and shopping facilities all located centrally within the Fremantle district. Recent development in East, North and South Fremantle, along with North Coogee has seen the construction of stylish apartment/townhouse dwellings. In the established environs you will find historic stone cottages and semi-detached properties, nestled amidst flats and brick houses built more recently. A train service runs from Fremantle to Perth City. Drive time to the city from the southern suburbs will range from 20 – 35 minutes. These times will be extended in peak hour traffic.

Western Suburbs

Nedlands Dalkeith Claremont (Mount Claremont) Cottesloe Swanbourne

Very popular with the expatriate community suburbs in this region include Nedlands, Dalkeith, Claremont (Mount Claremont), Cottesloe, Swanbourne, and Peppermint Grove. Easy driving access to the city is gained using Stirling Highway (10–15-minute commute, 6-12 km distance). Public transport is also readily available with a train station located in Claremont and Mosman Park. The tree-lined streets include some of the most expensive properties located in Perth. Those built near the river being the most expensive (multi-million dollar properties).

Being very well established many impressive traditional style homes, of substantial size, are to be found in Dalkeith and Peppermint Grove. Smaller residences are available nearer the Highway in both Nedlands and Claremont. As with older suburbs there are new properties that have been built after demolition of the original home. These vary greatly in architectural styles. Unrenovated properties are also available. New apartment complexes have also been built through the suburbs.

Shopping and dining facilities centre on The Grove, Napoleon Street, Bayview Terrace, and Hampden Road areas. Many of Perth's premier private schools are situated in this region. Good beaches are to be found at Cottesloe, Swanbourne and Leighton.



North of the River (Coastal)

The Sunset Coast stretches from Cottesloe up through the Northern suburbs of **City Beach, Floreat, Scarborough, Trigg, Sorrento, and Hillarys all the way to Quinns Rock**. The 50km of metropolitan coastline offers some of the best beaches to be found in the world. Suburbs in this area offer beachside shopping, cafes and restaurants in a superb setting. Properties close to the ocean in City Beach have virtually been built on sand dunes. Many are large impressive homes. City Beach is 10km from the city centre. Moving back inland, properties change in style, some being part of the older established sections of the Floreat, City Beach and Wembley Downs areas where wide tree lined avenues are found. In older areas blocks tend to be large with grassy back and front yards. In the newly built areas, the blocks are smaller and houses tend to dominate the block.

Churchlands is also a combination of new housing estates and older style properties. Popular because of closeness to good schooling, shopping and relatively closeness to the city this suburb offers an excellent range of good value rental options. **Scarborough** has a blend of surf/beach flats and modest homes, along with ultra-modern new apartment complexes. Meandering along the coast **Trigg and Sorrento** offer a good range of family homes with sporting, schooling and shopping facilities to support family requirements.

Hillarys has the Hillarys Marina, a well-known feature of this area. It offers shopping, dining, marine & water park activities, boat mooring, and access to the Rottnest ferry. Homes are modern, brick, and pools are very common in backyards. Most people commute to the city using the Mitchell Freeway. Commuting time can range from 20 to 40 minutes, allowing for peak time. A train system operates along the Mitchell Freeway from the city to Joondalup, with stops along the way. Inland from the coast, northern suburbs such as **Carine, Duncraig, Woodvale and Edgewater** offer a comfortable family environment in well-established modern suburbs, 15 – 20 km distances from Perth city.

Eastern suburbs

East of the city are the suburbs of **Victoria Park, St James and Kensington**. These well-established suburbs are in very close proximity to the city. Public transport is readily available, crossing the Causeway into the city. Shopping facilities are abundant with a combination of large shopping centres and traditional street strip shopping. Properties are most commonly double brick cottages (sometimes timber) built in the early 1910-20's. Many blocks of flats have been built in this area, and whilst some are a little "dated" many new complexes have been developed. Rental rates tend to be moderate. Travel to the Swan River is easily accessed via Canning Highway.

AVERAGE RENT (Australian dollars) note these are indication ranges only and may change.

Property Description	Inner City Price per week	South of the River Price per week	Western Suburbs Price per week	North of the River - Coastal Price per week	Eastern Suburbs Price per week
1 bedroom apartment	\$500 - \$750+	\$600 - \$750+	\$600 - \$750+	\$650 - \$850+	\$450 - \$600+
2 bedroom apartment	\$600 - \$900+	\$650 - \$900+	\$750 - \$1200+	\$850 - \$1100+	\$550 - \$750+
3 bedroom apartment	\$700 - \$1500+	\$900 - \$1600+	\$900 - \$1600+	\$1200 - \$1800+	\$700 - \$1000+
3 bedroom house	\$1500 - \$2200+	\$950 - \$1600+	\$1250 - \$1750	\$1000 - \$1500+	\$800 - \$1000+
4 bedroom house	\$1600 - \$2300+	\$1250 - \$2500+	\$1850 - \$3500+	\$1100 - \$2600	\$850 - \$1300+

