



Welcome to Simple Living Homes

***Investor Presentation: House & Land Opportunities
in Melbourne and Regional Victoria***

Opportunities in High-Growth Corridors Across Victoria



Simple Living Homes does not provide financial or investment advice. Information is general only and current as of May 2025. Seek independent professional advice.

About Us

Established in 2017, Simple Living Homes is your trusted Australian partner in delivering high-quality house and land investment opportunities. We work with investors, reputable builders, and property managers across Melbourne and Victoria, ensuring a seamless investment experience.

Our role is to simplify the property investment journey: from property selection and documentation to builder liaison and handover. We act as the communication bridge, offering support every step of the way.

Our Motto

Simple Living, Made Easy!

Important Disclaimer

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Why Invest in Melbourne's Greenfield & Regional Victorian Markets



Strong Population Growth

- Victoria's population is forecast to reach **10.3 million by 2051**, up from 7 million in 2025.
- Growth driven by international migration and interstate movement.



Government Housing Initiatives

- The Victorian Government plans to deliver **180,000 new homes** in greenfield areas across Melbourne over the next decade.
- Policies encouraging housing in high-growth corridors and regional hubs.



Lifestyle Migration Trend

- Cities like Geelong and Ballarat attract strong internal migration for their affordability and liveability.
- Greater Geelong now leads Australia with **9.3% of net internal movement** as of early 2025.



Regional Victoria

- Median weekly rent in regional Victoria is **\$495**, with annual growth of **6.5%**, exceeding the long-term average.
- Regional Victoria has a **high-demand rental market**, with attractive entry prices and consistent investor interest.

Why Invest in Melbourne's Greenfield & Regional Victorian Markets



Melbourne Greenfield Suburb Performance

- Median weekly rent in Melbourne's greenfield corridors (West, North, Southeast) ranges from **\$450–\$520**, with yields between **3.7%–4.4%**.

Suburb	Median Price	Rental Yield
Melton	\$464,000	4,4%
Tarneit	\$650,000	4,4%
Werribee	\$590,000	4,1%
Mickleham	\$650,000	4,1%
Sunbury	\$672,000	4,2%
Cranbourne	\$607,000	3,7%
Pakenham	\$585,000	3,8%

Target Investment Areas

Melbourne Greenfield Corridors

01

Western Corridor

- Melton
- Tarneit
- Wyndham Vale

02

Northern Corridor

- Mickleham
- Kalkallo
- Donnybrook

03

Southeast Corridor

- Clyde North
- Cranbourne
- Pakenham

Note: Melbourne's western corridor has been among the fastest-growing regions in Australia over the past decade.

Regional Hotspots

01

Geelong

Strong population growth and infrastructure projects enhancing livability.

02

Ballarat

Affordable housing with increasing demand from Melbourne commuters.

03

Bendigo

Diverse economy and educational institutions attracting residents.



Our Services for Investors



Property Sales & Marketing

- Curated house and land packages tailored for rental appeal.
- Local area analysis and builder vetting included.



Communication & Documentation

- Liaison between investors, builders, and legal entities.
- Ensuring all documentation and compliance requirements are met.



Post-Handover Services

- Ensure documentation, warranties, and final inspections are complete.
- Coordinate handover from builder to licensed property manager.

Investment Highlights



Stable Returns

Consistent rental yields with potential for capital growth.



Government Support

Initiatives aimed at boosting housing supply in targeted areas.



Lifestyle Appeal

Properties located in communities with growing infrastructure.



Complete Process

From acquisition to rental management transition.

Why Partner With Simple Living Homes

- **Established Track Record:** Operating since 2017 with extensive builder relationships.
- **Licensed Builders:** Only partnering with reputable, compliant builders.
- **One Point of Contact:** We manage the entire sales and communication process.
- **Over 40 Home Designs:** Single and double-storey options from 128–342sqm.
- **Full Turnkey Solutions:** Fencing, landscaping, blinds, and more.
- **Facade Options:** Multiple external designs with matching internal and external colourboards.



Next Steps



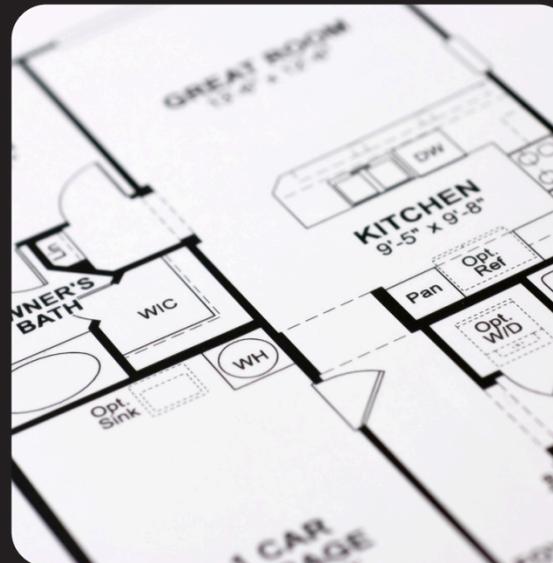
- **Consultation:** Schedule a meeting to discuss investment goals and preferences.



- **Package Selection:** Review curated property options aligned with investment criteria.



- **Engagement:** Initiate the process, including documentation, builder coordination, and ongoing updates.





Thank You!

Whether you're looking to diversify your portfolio or take advantage of Australia's property market, Simple Living Homes is here to support your success.

Contact Us

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