



Welcome to Simple Living Homes

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

Opportunities in High-Growth Corridors Across Victoria



# 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!*



# 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.

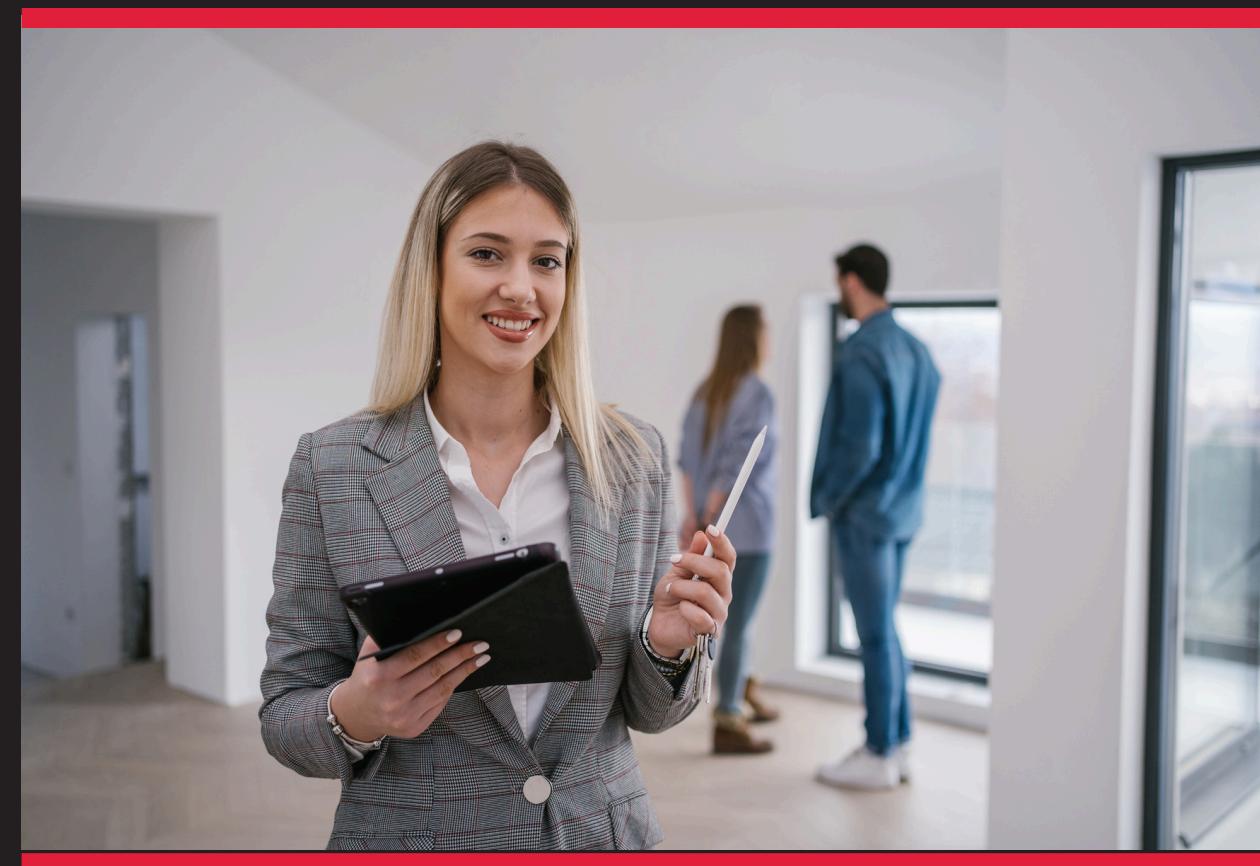
03

### 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

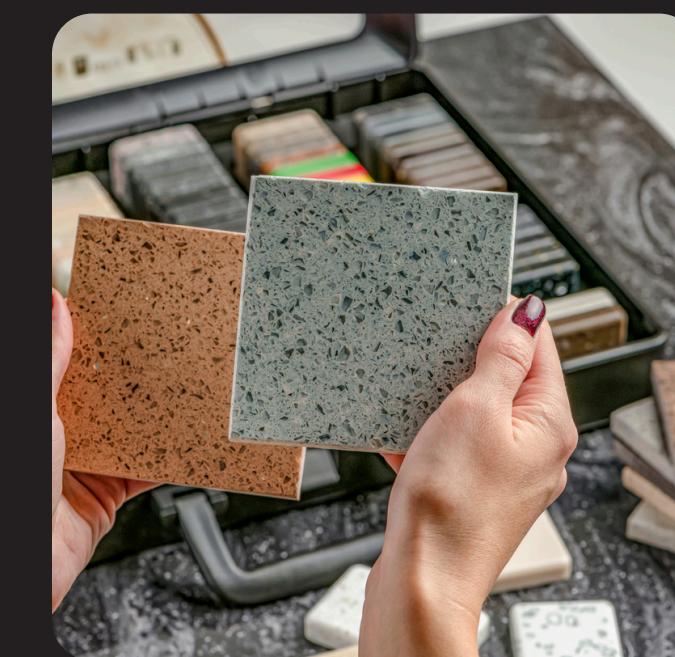
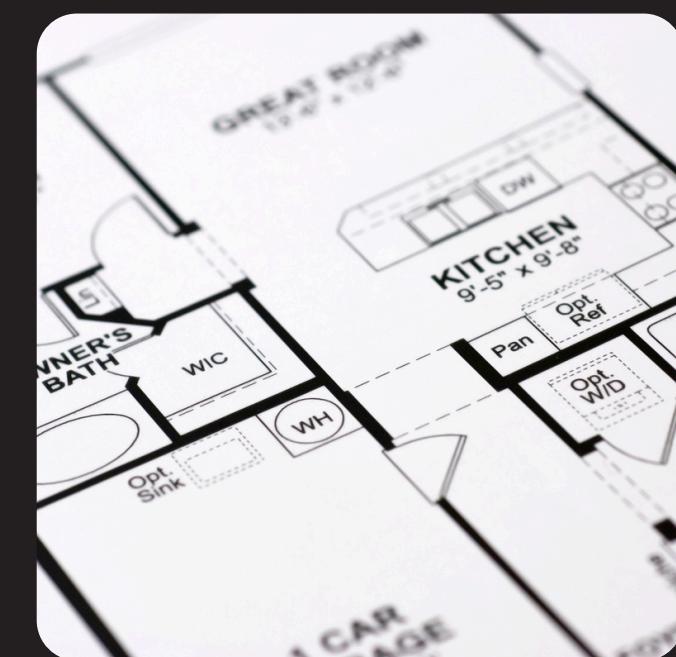
- **Established Track Record:** Operating since 2017 with extensive builder relationships.
- **Licensed Builders:** Only partnering with reputable, compliant builders.
- **One Point of Contact:** We manage the entire sales and communication process.
- **Over 40 Home Designs:** Single and double-storey 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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