

indi

YANCHEP

THERE'S A PLACE FOR EVERYONE AT INDI

With continued growth in Yanchep's amenities, Indi puts parks, shops and planned infrastructure right on your doorstep.

As the community builds, it marks a bold new chapter for this coastal pocket, blending freedom by the Indian Ocean with everyday convenience. Indi celebrates independence, diversity and individuality, offering choice in home and lifestyle, from shopping and golf to bushwalking trails and snorkelling the lagoon.

Stake your claim and be part of this flourishing new community.



ENCHANTMENT PARK

Enchantment Circuit, 148 Toreopango Ave, Yanchep

A PARCEL COMMUNITY

Indi is proudly delivered by Parcel Property; an experienced WA developer known for creating communities that balance liveability, connection, and long-term value.

Parcel focuses on designing neighbourhoods where streets feel welcoming, parks become gathering places, and communities grow naturally.

When you choose Indi, you're not just buying land, you're joining a community that celebrates all, and feeds off the energy of the Indian Ocean coastline.

4.1%[^]

GROSS RENTAL YIELD

\$760,000[^]

MEDIAN SALE PRICE

10.7%[^]

SALES PRICE GROWTH

\$630[^]

MEDIAN HOUSE RENT

Data Sourced: [^]REIWA 2026, ^{*}REA 2026



DevelopmentWA

parcel.

RA64283



Estimated distance.

LOCATION

Head north up the freeway and you'll arrive at Yancheop, a coastal suburb on Perth's northern fringe, 56km from the CBD. Once a small crayfishing settlement, Yancheop is now a sought-after place to live, known for its stunning coastline, swimming beaches, wide open nature spaces and the famous Yancheop National Park.

THE AMENITIES THAT MATTER

Alongside beachside living, Yancheop offers Yancheop Central Shopping Centre, four schools (with five more within 10km), parks and playgrounds, aged care facilities, restaurants and cafés.

The train connects directly to Joondalup City Centre and Edith Cowan University, with multiple retail and commercial hubs along the corridor. Even more schools, shops, sporting and health facilities, businesses and services are planned as part of the future Yancheop City Centre.

THE YANCHEOP TRIBE

Yancheop's popularity has surged in recent years, driven largely by families. Over 32% of residents are aged 18 and under, with just over 43% aged 25-49.

This growing, family-led population continues to expand alongside new amenities, infrastructure and community investment shaping the suburb's future.

INVESTING IN YANCHEOP

With the Yancheop rail extension now officially open, the suburb's strong investment credentials are firmly established. Recently named one of Australia's top 20 locations for residential property investors, Yancheop has moved from future promise to present-day opportunity.

Major transport infrastructure – particularly new rail connections – is proven to reshape a suburb's investment landscape. Combined with established lifestyle drawcards, retail centres and ongoing development, Yancheop continues to strengthen as one of Perth's key northern growth corridors.

POPULATION EXPECTED TO GROW TO

37,948[^] BY 2026

19.1%^{*}
WORK IN TRADES

3.5^{*} Average people per household

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Data Sourced:

[^] City of Wanneroo - Population Forecast 2025

^{*} Australian Bureau of Statistics 2021, Yancheop News Online 2025

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