

Yield the benefits of an idyllic setting

The Glades is located at the foothills of the Darling Scarp in the semi-rural suburb of Byford, south-east of Perth, Western Australia. Already home to over 10,000 residents, the estate is popular with young families who appreciate its abundant parks, established trees and proximity to nature. With the Byford rail extension now under construction, residents will soon be able to connect to the Perth CBD in under 45 minutes.



32km

Distance to city

Source: CoreLogic Suburb Profile Report



\$430 000

Median house price (Feb 22)



\$450/week

Median rent (Apr 22)



5.4%

Rental Yield



111.9%

5 year population growth

Source: REA (realestate.com.au)

Investment and expansion

In 2011, Byford was home to 7033* people. By 2036, its estimated over 35,000** people will live here. To meet the transport needs of this rapidly expanding area, the State and Federal governments are investing heavily in infrastructure.

As part of the \$885 million Metronet program, the Armadale rail line is being extended to Byford. The station is scheduled to open by late 2024. Roads are also getting a major upgrade, with \$775 million being invested to extend the Tonkin Highway. Byford is already well connected, being an easy 15-minute drive from the Freeway which spans Perth from north to south. With an investment of over \$1.5 billion in transportation links, it's only going to get even better.



byford.com.au



The Glades is a private 3300 lot residential estate that is over 55% sold out.



Growth Forecast

Byford is growing now, and will continue to grow. With the predominant age group being 0-9 years*, this is an area with at least a generation of expansion ahead of it. The laid-back lifestyle is a magnet for families, who make up 84.7%+ of all households. They love the space Byford affords them, with 72.8%+ of all homes having four bedrooms.



The current population forecast is

38,316**

These young families are likely to work in trades, and make mortgage repayments of \$1800-\$2400* per month. With the median house price being significantly below the Perth median of \$525 000#, they can achieve the dream of a large family home in an area surrounded by natural beauty, with easy access to established amenities.

With 84%* of properties in Byford being owner occupied, demand is strong for rental properties in this desirable area.

The Glades difference

The Glades is Byford's premier estate, with five residential precincts surrounding a vibrant village centre and picturesque lake. To protect the feel of its semi-rural location, many mature trees were retained and over 60ha of beautiful parklands, pathways and cycle routes weave through the estate.

Byford Village Shopping Centre

Located less than 5 minutes from the estate, the local centre is home to Coles, Priceline Pharmacy, a café and a number of specialty stores. Adjacent to the centre are Woolworths and Aldi ensuring full convenience for any grocery needs.

Schools & Childcare

Given its young population, the area is well catered for with established private and public schools. Residents have the choice of three childcare centres, seven primary schools and three high schools.

Renowned for creating great communities

LWP Group is a private, internationally awarded, urban developer. We bring communities to life by creating better places for people to live, work and play. Our multi-disciplinary team specialises in the development of master-planned communities with a balanced mix of residential, recreational and retail facilities. This approach has seen our largest development, Ellenbrook, become Australia's most awarded new town with 38 state and national awards.