

# Price list

Current at 12:05 PM 03 November 2022



## Icaria - The Glades

Lot No.	Stage	Street Name	Area (m <sup>2</sup> )	Frontage (m)	Titles	Price (\$)	Notes
2408	8C	Corymbia Boulevard	680	19.0	Titled	\$255,000	(Resale)
2132	11A	Triflora Way	494	12.2	Titled	\$214,000	Side garage
2138	11A	Triflora Way	413	15.0	Titled	\$203,000	Side garage
2213	11A	Carinata Crescent	882	16.7	Titled	\$303,000 #	
4002	11A	Carinata Crescent	302	10.5	Titled	\$168,000	
2120	11B	Slender Way	438	13.7	Titled	\$195,000	
2131	11B	Hemiandra Street	404	15.0	Titled	\$199,000	
2207	11B	Carinata Crescent	525	15.0	Titled	\$220,000 #	
182	12B	Gordin Way	483	13.5	Titled	\$227,000	
2232	12B	Setosa Loop	528	8.2	Feb 2023	\$226,000 # *	
2233	12B	Setosa Loop	505	17.8	Feb 2023	\$223,000 # *	
2299	12B	Setosa Loop	427	9.7	Feb 2023	\$210,000	
2303	12B	Setosa Loop	450	15.0	Feb 2023	\$214,000 #	
2304	12B	Setosa Loop	375	12.5	Feb 2023	\$182,000 # *	
2305	12B	Setosa Loop	375	12.5	Feb 2023	\$182,000 # *	
2313	12B	Setosa Loop	449	14.1	Feb 2023	\$214,000	
2350	12B	Setosa Loop	490	12.5	Feb 2023	\$211,000 # *	
2351	12B	Tourmaline Boulevard	512	18.7	Feb 2023	\$210,000 # *	Left In Left Out
2352	12B	Tourmaline Boulevard	450	15.0	Feb 2023	\$213,000 #	Left In Left Out
2353	12B	Tourmaline Boulevard	375	12.5	Feb 2023	\$183,000 #	Left In Left Out
2354	12B	Tourmaline Boulevard	371	12.5	Feb 2023	\$181,000 #	Left In Left Out
2355	12B	Tourmaline Boulevard	445	20.3	Feb 2023	\$215,000	Left In Left Out
2356	12B	Stout Way	497	15.3	Feb 2023	\$225,000	
2372	12B	Tourmaline Boulevard	324	14.1	Feb 2023	\$163,000	
2375	12B	Tourmaline Boulevard	465	15.0	Feb 2023	\$220,000	Left In Left Out
2377	12B	Tourmaline Boulevard	450	14.5	Feb 2023	\$217,000	Left In Left Out
2378	12B	Tourmaline Boulevard	564	14.3	Feb 2023	\$236,000	Left In Left Out

# Price list

Current at 12:05 PM 03 November 2022



## Icaria - The Glades

Lot No.	Stage	Street Name	Area (m <sup>2</sup> )	Frontage (m)	Titles	Price (\$)	Notes
2379	12B	Tourmaline Boulevard	518	15.0	Feb 2023	\$230,000 #	Left In Left Out
2380	12B	Tourmaline Boulevard	544	15.0	Feb 2023	\$236,000 #	Left In Left Out
2381	12B	Tourmaline Boulevard	649	15.0	Feb 2023	\$240,000 # *	Left In Left Out

## Woodland Grove - The Glades

Lot No.	Stage	Street Name	Area (m <sup>2</sup> )	Frontage (m)	Titles	Price (\$)	Notes
356	11B	Devereaux Street	161	12.8	Titled	\$108,000	INSPIRED HOMES TWO STOREY H&L PACKAGE AVAILABLE
357	11B	Devereaux Street	163	12.8	Titled	\$108,000	INSPIRED HOMES TWO STOREY H&L PACKAGE AVAILABLE
182	12B	Gordin Way	483	13.5	Titled	\$227,000	

## The Glades

Lot No.	Stage	Street Name	Area (m <sup>2</sup> )	Frontage (m)	Titles	Price (\$)	Notes
182	12B	Gordin Way	483	13.5	Titled	\$227,000	

Price includes front yard landscaping and side & rear fencing.  
Prices shown are inclusive of GST and subject to change without notice.

# BAL rating applies

\* Quiet House Design requirement

Resale lots are excluded from any promotion or incentive with LWP may offer from time to time

Written finance pre-approval from a finance broker or financial institution is required prior to purchase. A \$1,000 deposit is required at time of signing an Offer & Acceptance.

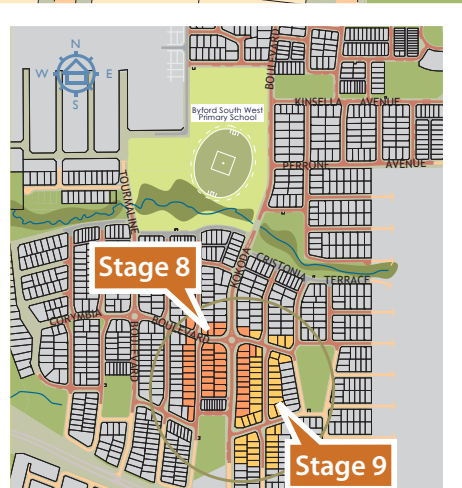
**Call Jason on 0475 560 570 or email [byford@lwpproperty.com.au](mailto:byford@lwpproperty.com.au)**

**byford.com.au**  
**0475 560 570**





Preliminary



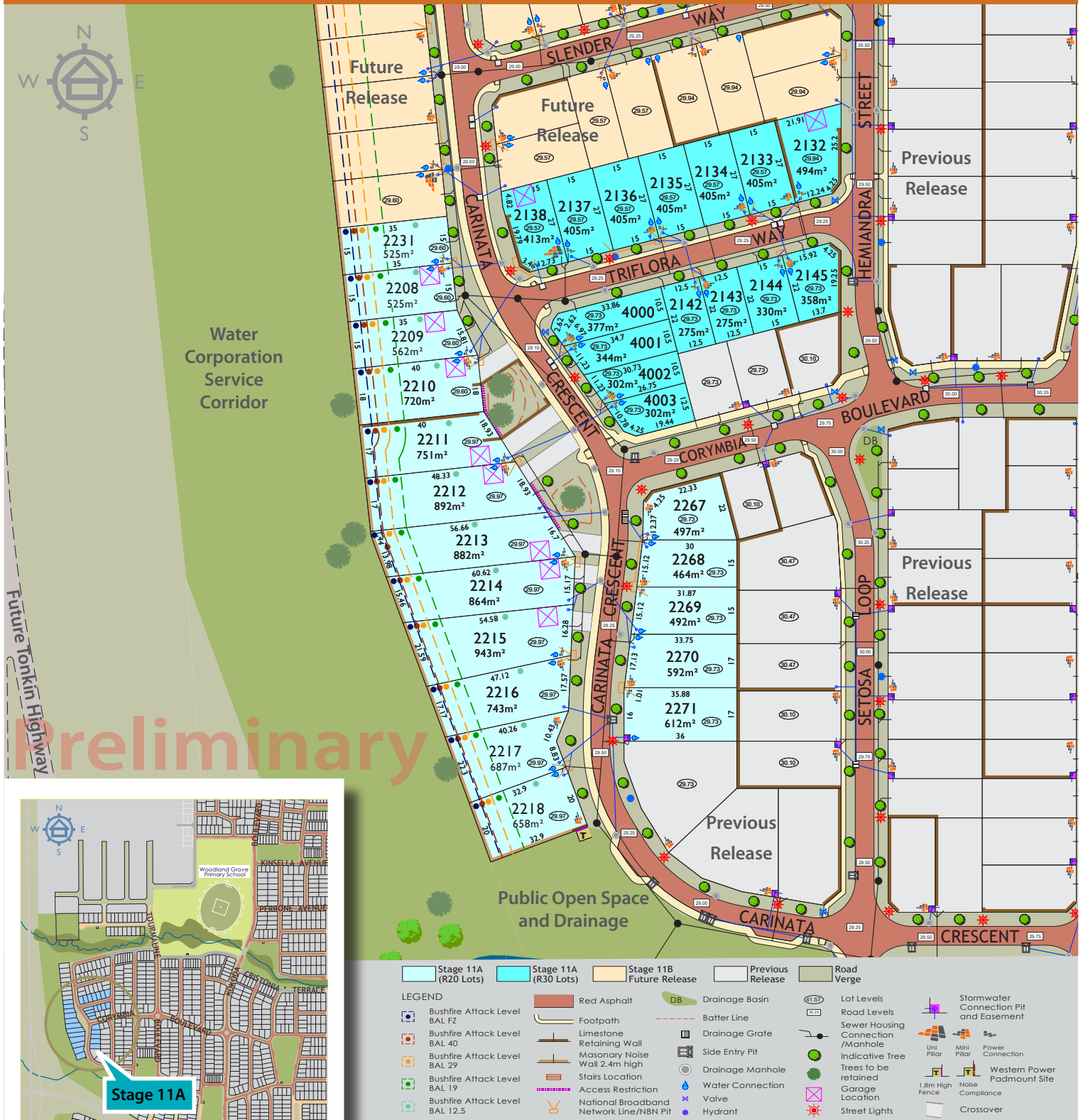
Stage 8A Release	Stage 8B Release	Stage 8C Release	Stage 8D Release	Stage 8E Release	Previous Release
Stage 9A Release	Stage 9B Release	Stage 9C Release	Stage 9D Release	Other Stages Future Release	

LEGEND				
Red Asphalt	Drainage Grate	Street Lights	Road Level	Lot Level
Brick Paving	Side Entry Pit	Western Power Housing Connection	Hydrant	Stormwater Junction Connection
Future Road	Drainage Manhole	Garage Location	Valve	Sewer Housing Connection /Manhole
Footpath	Indicative Tree	Western Power Padmount Site	Limestone Retaining Wall	

Note 1 : Lots abutting laneways may be subject to a 1m x 1m Light Pole easement or road widening.

Note 2: This plan is indicative only and may be subject to change. All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain.

**All Engineering, Electrical, Cadastral & Encumbrances are still to be designed and are subject to change.**

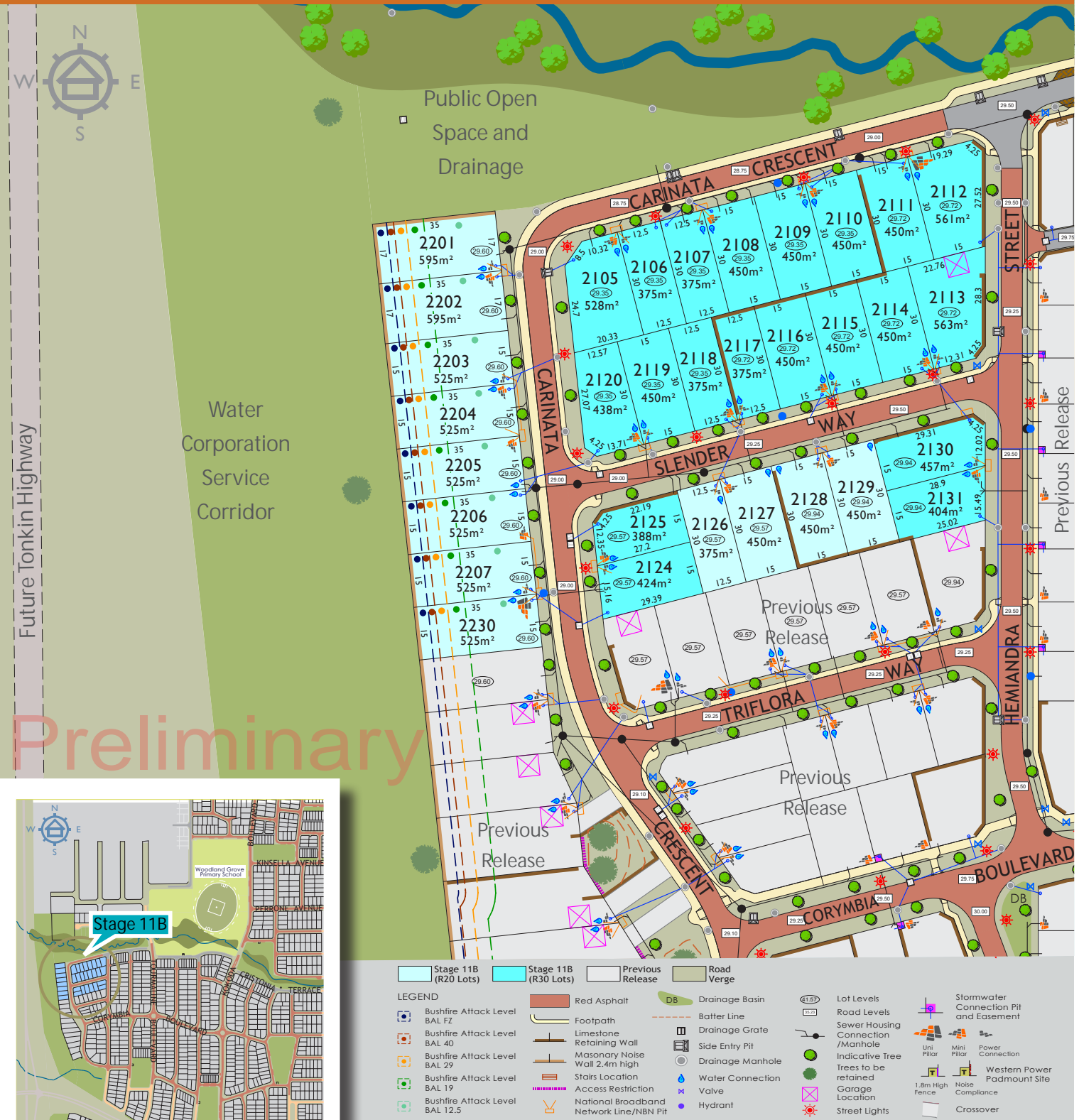


Preliminary



Note 1 : Lots abutting laneways may be subject to 1m x 1m Light Pole easement or road widening and/or Western Power, NBN, Water, ATCO Gas services or easements.  
 Note 2 : This plan is indicative only and may be subject to change.  
 Note 3 : Lots may be subject to Stormwater Connection Pit Easement.  
 All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain.

**All Engineering, Electrical, Cadastral & Encumbrances are still to be finalised and are subject to change.**



Preliminary



Note 1 : Lots abutting laneways may be subject to 1m x 1m Light Pole easement or road widening and/or Western Power, NBN, Water, ATCO Gas services or easements.  
 Note 2 : This plan is indicative only and may be subject to change.  
 Note 3 : Lots may be subject to Stormwater Connection Pit Easement.  
 All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain.

All Engineering, Electrical, Cadastral & Encumbrances are still to be finalised and are subject to change.



Preliminary



<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Stage 12B (R20 Lots)	<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Previous Release	<span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Other Stages Future Release
---	--	---

<b>LEGEND</b>	Drainage Grate	Western Power Mini Pillar & Connection	Limestone Retaining Wall	35.25 Road Level
Red Asphalt	Side Entry Pit	Western Power Uni Pillar & Connection	Masonry Noise Wall 2.4m high	35.95 Lot Level
Brick Paving	Drainage Manhole	Street Lights	Sewer Housing Connection / Manhole	Left In Left Out Access Lots
Future Road	Stormwater Junction Connection	Western Power Padmount Site	Indicative Tree	Quiet House Design
Footpath	Water Valve			Bushfire Attack Level BAL - 12.5
Water Hydrant				Bushfire Attack Level BAL - 29

Note 1 : Lots abutting laneways may be subject to a 1m x 1m Light Pole easement or road widening.

Note 2: This plan is indicative only and may be subject to change. All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain.

**All Engineering, Electrical, Cadastral & Encumbrances are still to be designed and are subject to change.**



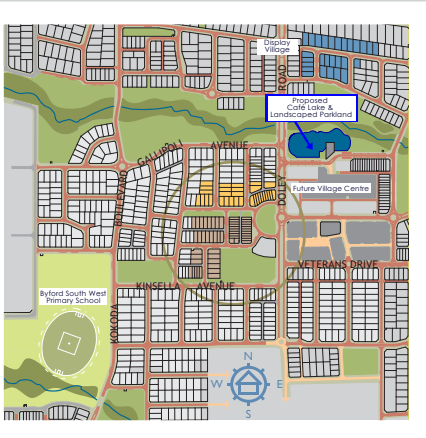
**LEGEND**

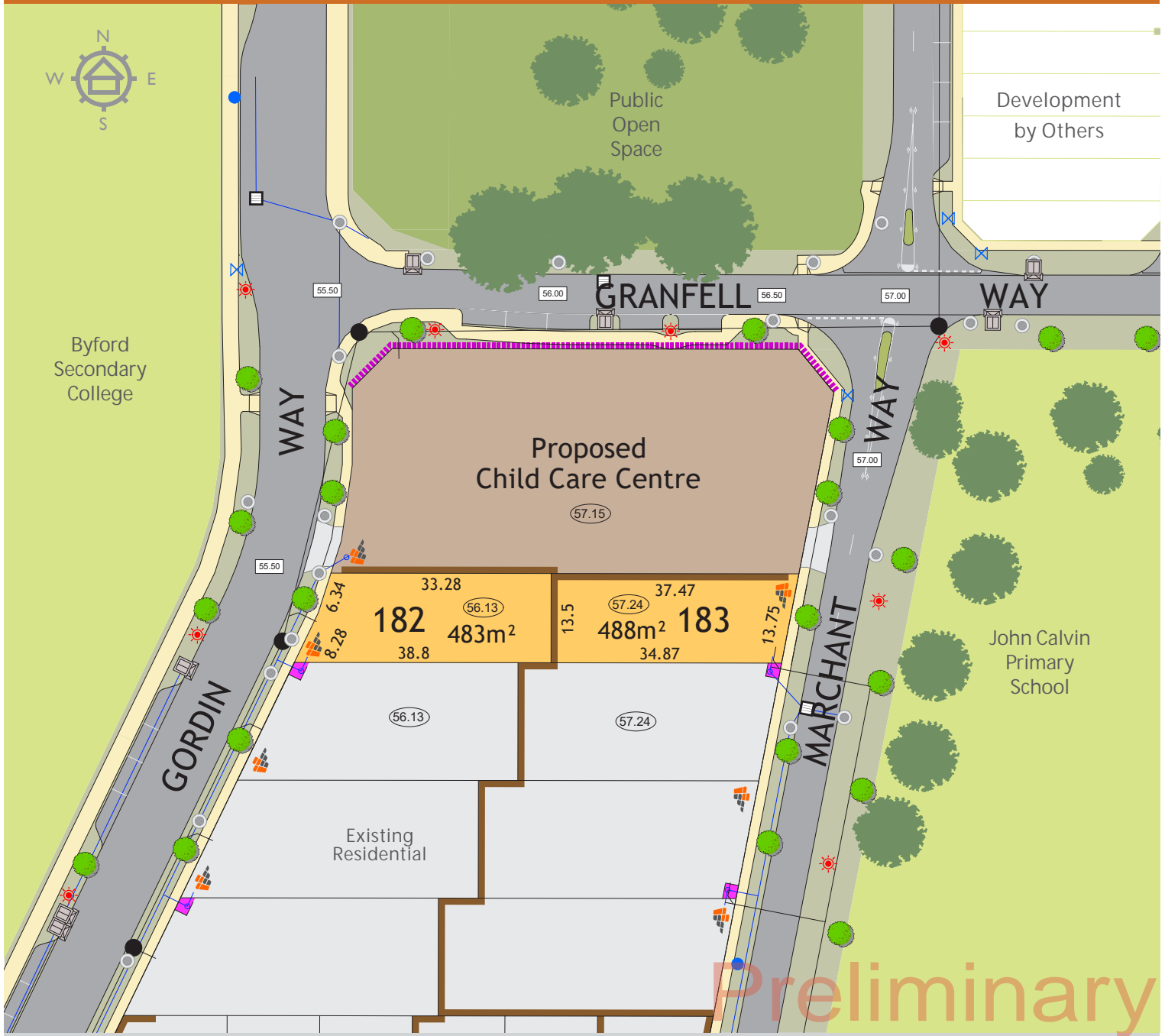
Stage 10 Lots	Stage 11 Lots	Previous Release	Other Stages Future Release
Red Asphalt	Drainage Grate	Street Lights	Road Level
Footpath	Side Entry Pit	Western Power Housing Connection	Lot Level
Dual Use Path	Drainage Manhole	Western Power Padmount Site	Stormwater Connection Pit and Easement
		Hydrant	Sewer Housing Connection / Manhole
		Valve	Limestone Retaining Wall
			Trees to be retained

Note 1 : Lots abutting laneways may be subject to a 1m x 1m Light Pole easement or road widening.

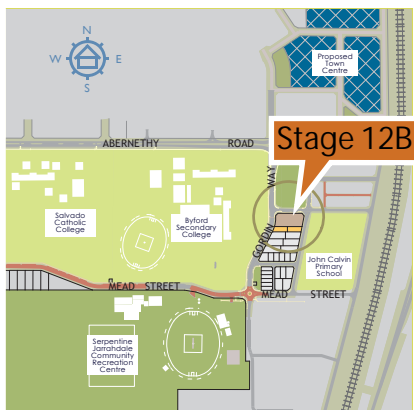
Note 2: This plan is indicative only and may be subject to change. All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain.

**All Engineering, Electrical, Cadastral & Encumbrances are still to be designed and are subject to change.**





Preliminary



LEGEND

Stage 12B	Existing Residential	School Site	Proposed Child Care Centre	Development by Others
Footpath	Drainage Grate	Street Lights	Western Power Housing Connection	Stormwater Connection Pit and Easement
Lot Level	Side Entry Pit	Water Hydrant	Access Restriction	Sewer Housing Connection /Manhole
Road Level	Drainage Manhole	Water Valve	Limestone Retaining Wall	
Cross Over				

Note 1 : Lots abutting laneways may be subject to a 1m x 1m Light Pole easement or road widening.

Note 2: This plan is indicative only and may be subject to change. All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain.

All Engineering, Electrical, Cadastral & Encumbrances are still to be designed and are subject to change.





# Welcome to The Glades at Byford.

## Fast facts.

Designed to offer a connected and healthy lifestyle for around 10,000 residents, The Glades at Byford has the best of modern village living in a beautiful rural setting.

Set among 370 hectares of natural Australian landscape, The Glades at Byford is named for the twin corridors of natural parkland right in the heart of this busy community.

We've left more than 14% of the area as public open space with natural pathways and cycle routes making it easy to connect with everywhere in the estate and to nearby Byford.



60 hectares  
of nature



40 mins  
from Perth



5 mins to  
Tonkin Highway



Central Lake  
Allambee



Modern village  
centre



10,000  
residents

### Size and location

- Located in Perth's South Eastern Corridor.
- Set amongst 370 hectares of beautiful countryside, nestled at the foot of the Darling Scarp.
- Divided into 5 vibrant residential precincts (William's Place, Brickwood Chase, Woodland Grove, Coral Gardens and Icaria).
- A large range of lot sizes available.

### Parks and reserves

- More than 60 hectares of landscaped parklands and natural bushland (over 14% public open space).
- Percy's Adventure Playground.
- Parklands in Williams Place, Woodland Grove, Icaria and Village Centre, plus Anzac Memorial Park and Coral Gardens Open Space.
- Walking, cycling trails and public art.

### Shopping and facilities

- Strand Lakeside Cafe, overlooking Lake Allambee.
- Lakeside Plaza featuring Lakeside Fresh IGA, a major medical precinct and 15+ specialty stores.
- Nearby Byford Village features a brand new Coles, Priceline Pharmacy, Liquorland, Bakers Delight, Coffee Club and more.
- Byford Market Place is now open, featuring a Woolworths supermarket and 14 specialty stores.
- Plus, Aldi supermarket just off South Western Highway.

### Education

- Both primary and secondary schools are located within The Glades.

### Transport

- Construction of the Byford rail extension is underway. The station is scheduled to open by late 2025.
- The new Tonkin Highway extension will connect The Glades at Byford directly to the Highway.
- 15 minutes from Kwinana Freeway.
- 40 minutes from Perth.

### Community

- Serpentine Jarrahdale Community Recreation Centre located within The Glades.
- Local events like Christmas concerts, family fun days and movies in the park.

### For more information call Jason:

**Telephone** 0475 560 570

**Email** [byford@lwpproperty.com.au](mailto:byford@lwpproperty.com.au)

**Website** [byford.com.au](http://byford.com.au)

↑  
TO PERTH CBD  
TO AUBIN GROVE  
TRAIN STATION  
15 MINS

↑  
PROPOSED BYFORD  
METRONET STATION

↑  
TO ARMADALE  
TOWN CENTRE  
TRAIN STATION  
12 MINS

7 EXISTING  
TOWN CENTRE

FUTURE TONKIN HIGHWAY EXTENSION

WESTERN HIGHWAY SOUTH



- THE GLADES INFORMATION
- SCHOOLS & COLLEGES
- LIFESTYLE & AMENITIES
- DRAINAGE / PUBLIC OPEN SPACE

- 1 The Glades Information & Sales Centre
- 2 The Strand Lakeside Cafe'
- 3 Lakeside Plaza Shopping Centre (IGA, pharmacy, bottleshop, food outlets, childcare)
- 4 Future community / civic centre
- 5 Serpentine-Jarrahdale Recreation Centre
- 6 Byford Village (Coles and speciality stores)
- 7 Existing Byford town centre (Aldi)
- 8 Byford Market Place (Woolworths and speciality stores)
- 9 Dog park
- 10 Salvado Catholic College
- 11 Byford Secondary College
- 12 John Calvin Primary School
- 13 Woodland Grove Primary School
- 14 Percy's Adventure Playground
- 15 Lake Allambee
- 16 The Glades Anzac Memorial Park
- 17 Cristonia Reserve
- 18 Albizia Reserve
- 19 Woodland Grove District Open Space
- 20 Orton Road District Open Space

NOTE: This plan is indicative only and may be subject to change. All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Selected existing trees to remain. MNGRef: 93912a-1039c Date: 03/06/2022 ©Copyright



CARDUP SIDING ROAD