

# Fast facts



## Welcome to The Glades at Byford.

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.

## Education

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

## Transport

- Planning of the Byford Rail Extension is underway. Estimated completion by late 2023.
- 5 minutes from Tonkin Highway and 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 on 9525 4444 or email [byford@lwpproperty.com.au](mailto:byford@lwpproperty.com.au)

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

