

A family of four is enjoying a sunny day at a playground. A young boy in a striped shirt and blue shorts is stepping on a wooden log stump. A young girl in a patterned top and grey shorts is also on a log stump. A woman in a purple dress and a man in a light blue t-shirt and sunglasses are watching and smiling. The playground features several wooden log stumps of varying heights on a white sand surface. In the background, there are large trees, a white canopy, and other playground equipment under a clear blue sky.

the glades

EXECUTIVE SUMMARY

Project Name

The Glades

Project Location

Truman Promenade, Byford WA 6122

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

The Glades is a vibrant, master-planned community in Byford, Western Australia, situated just 40 minutes south of Perth CBD. Known for its natural surroundings and modern amenities, The Glades is designed to offer a balanced lifestyle with convenient access to essential services, recreation, and education, all within a serene, family-friendly setting.

- Byford Secondary College and several local primary schools are within a short drive.
- New education facilities are planned to support the growing community.
- Byford Town Centre and Lakeside Plaza Shopping Centre are minutes away, offering supermarkets, specialty shops, cafes, and essential services.
- Future Byford Rail Extension will provide a direct train link to Perth, enhancing connectivity.
- Bus services currently connect residents to nearby suburbs and train stations.
- Byford Medical Centre and nearby pharmacies for everyday healthcare needs.
- Armadale Health Service, a major hospital, is only a 15-minute drive.

The Glades in Byford presents a balanced blend of natural beauty, modern convenience, and strong community focus, making it an ideal choice for families, professionals, and retirees looking for a sustainable and connected lifestyle in the Perth region.



FREMANTLE

PERTH CBD

PERTH AIRPORT 34 MINS

TONKIN HIGHWAY

THOMAS ROAD

FUTURE TONKIN HIGHWAY EXTENTION

ABERNETHY ROAD

Lake Allambee

Lakeside Plaza Shopping Centre

The Strand Lakeside Café

The Glades Information & Sales Centre

Future Community Centre

Anzac Park

Percy's Park

Salvado Catholic College

Byrford Secondary College

Woolworths & Speciality Stores

Byford Village Coles & Speciality Stores

FUTURE BYFORD METRONET STATION

ARMADALE 12 MINS

Existing Byford Town Centre

Woodland Grove Primary School

Serpentine Jarrahdale Recreation Centre

John Calvin Primary School

PERTH BUNBURY RAILWAY

Future Non-Residential Precinct

Albizia Reserve

DOLEY ROAD

Beenyup Primary School

WARRINGTON ROAD

TURNER ROAD

ORTON ROAD

FUTURE ORTON ROAD EXTENSION

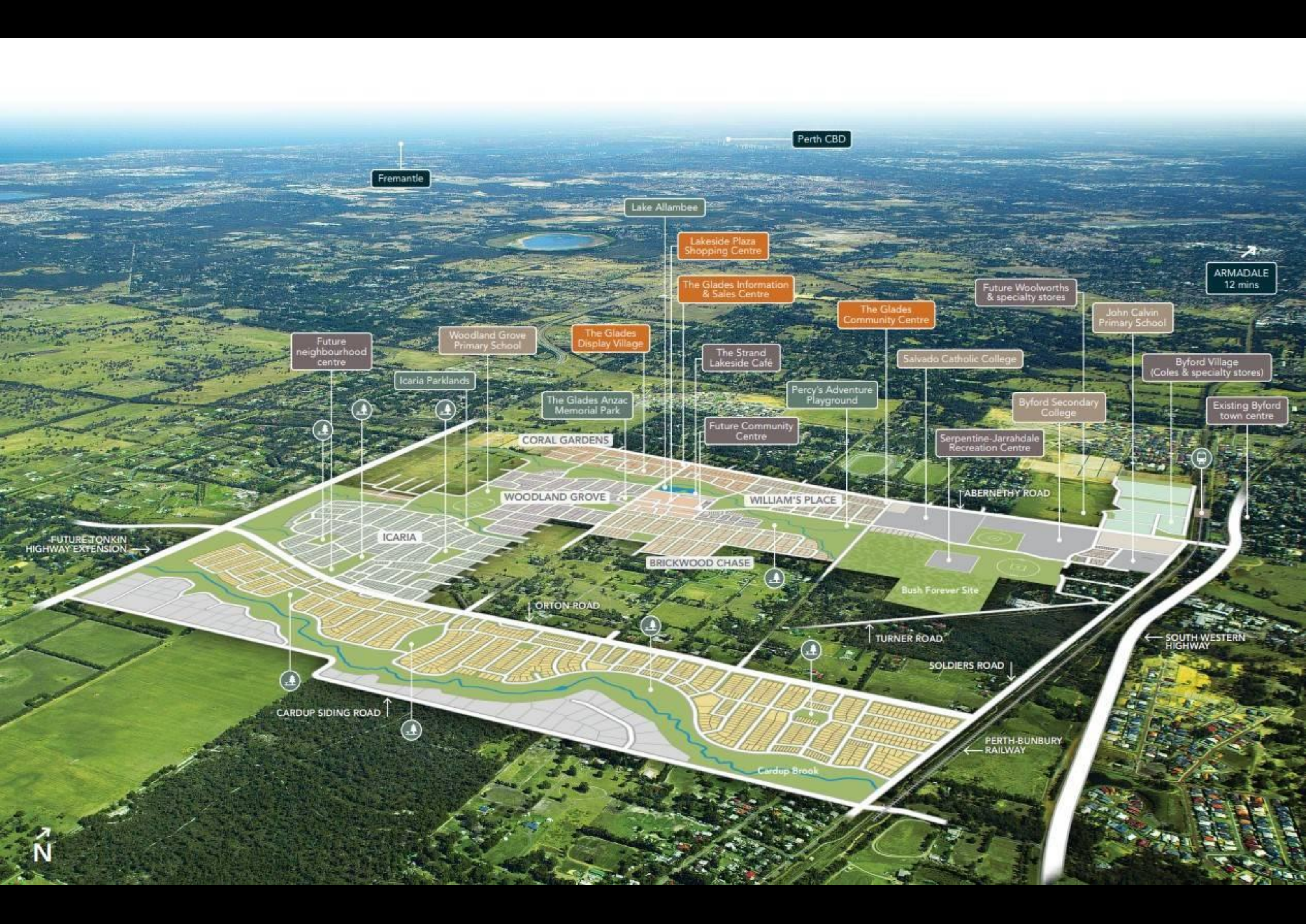
SOLDIERS ROAD

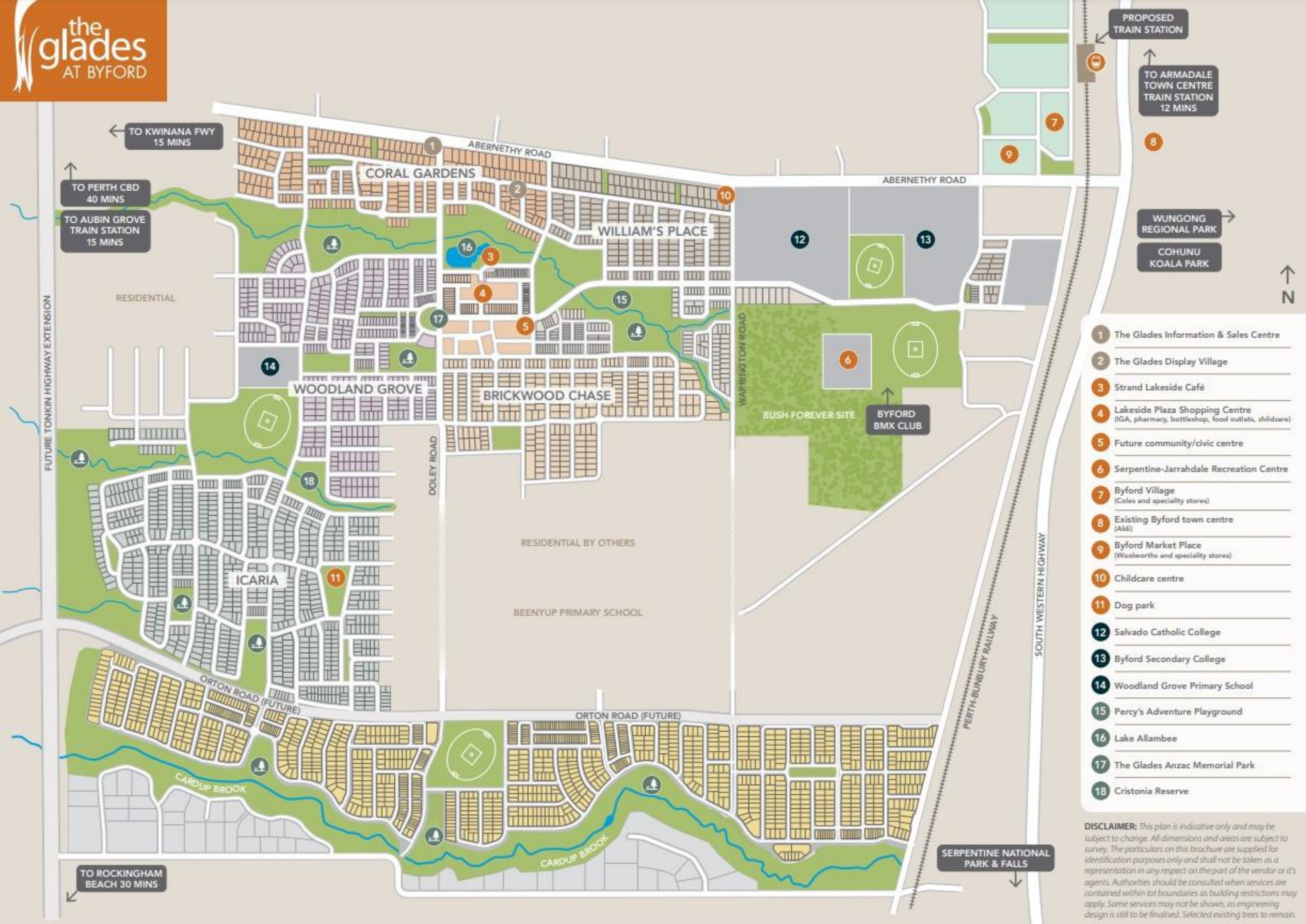
FUTURE RAIL CROSSING

CARDUP SIDING ROAD

SOUTH WESTERN HIGHWAY







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

DISCLAIMER: 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.



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Hopkinson Rd

Hopkinson Rd

Marble Rd

Abernethy Rd

PRY Rd

Brigg

Thatcher

Abernethy Rd

Galena Way

Larimar Parade

Zircon Dr

Kaslova Blvd

Doley Road

Warrington Road

Turner Road

North - Bunbury Railway

Orton Road

Soldiers Rd

S Western Hwy

Cardup Siding Rd

Cardup Siding Rd

Cardup Siding Rd

INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



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