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THE BROOK  
AT BYFORD



## The Brook at Byford

### **MADE TO DISCOVER**

The Brook at Byford is a beautifully crafted place, with the town centre right on its doorstep, that has been designed especially with discoverers in mind.

Rich with history, surrounded by shared spaces, beautiful retained bushland, a natural brook to explore, and set against a picturesque hills backdrop, it's a special pocket of Byford where a new discovery is never far away.





# DISCOVER

## A PLACE WHERE NATURE MEETS URBAN LIVING.

Located at the base of the Darling Scarp, just 33 kilometres south-east of the Perth CBD, The Brook at Byford offers the perfect balance of a tranquil, laid-back lifestyle surrounded by nature, while still being close to everything you need including schools, shopping centres, transport and medical and professional services.

The vibrant town centre is within walking distance from The Brook, so finding quality goods and services nearby will not be a problem. The Byford Town Centre is an established hub with shops, medical facilities and other essential services. There's an IGA and Coles supermarket, and other specialty stores as well as fresh produce from local suppliers all over the region.

It's a place where you'll discover the ultimate in natural beauty and serenity including The Scarp, a natural brook, walking trails and lots of shared spaces and parks for adventurers of all ages.

If you're ready to embrace the opportunity to explore what's possible, in the realm of a safe and beautiful environment, then The Brook at Byford was definitely designed for you.







# DISCOVER

## SOMEWHERE COMPLETELY UNIQUE.

The Brook at Byford is a place where conversations that start over a shared barbecue at The Pavilion continue for the rest of your life. And where the act of just having a laugh together at the park turns into a forever friendship.

The community can be described as passionate, warm and welcoming, with all the facilities and activities you need to indulge your everyday urge to discover and do.

Byford, as a township, was originally gazetted under the name 'Beenup' in 1906. A distortion of the Aboriginal name Beenyup, meaning 'place of water', the town changed its name from Beenup to Byford in 1920.

Byford and the surrounding area have a rich and diverse history featuring Aboriginal communities and areas of significance along with brickmaking and many aspects of agriculture. The land that makes up the Brook at Byford was previously a part of Beenyup Farm, originally an orchard and eventually a dairy farm – of the first to successfully supply fresh milk to Perth. The farm passed through a number of families before eventually being sold by Keith Lovegrove in 1985.







WUNGONG  
RESERVOIR  
18KM

DARLING RANGE  
REGIONAL PARK  
18KM

JARRAHDALE  
STATE  
FOREST



BYFORD &  
DISTRICTS  
COUNTRY  
CLUB

BYFORD  
PRIMARY  
SCHOOL  
4KM

BYFORD VILLAGE  
SHOPPING CENTRE  
3KM

BEENYUP ROAD

PAVILION  
PARK

NETTLETON ROAD

COHUNU  
KOALA PARK

BYFORD  
MARKETPLACE  
COMING SOON

BYFORD  
SECONDARY  
COLLEGE

BYFORD TRAIN  
STATION  
COMING SOON

BRIGGS  
PARK

SOUTH WESTERN HIGHWAY

SALES  
OFFICE

PLAYING  
FIELD

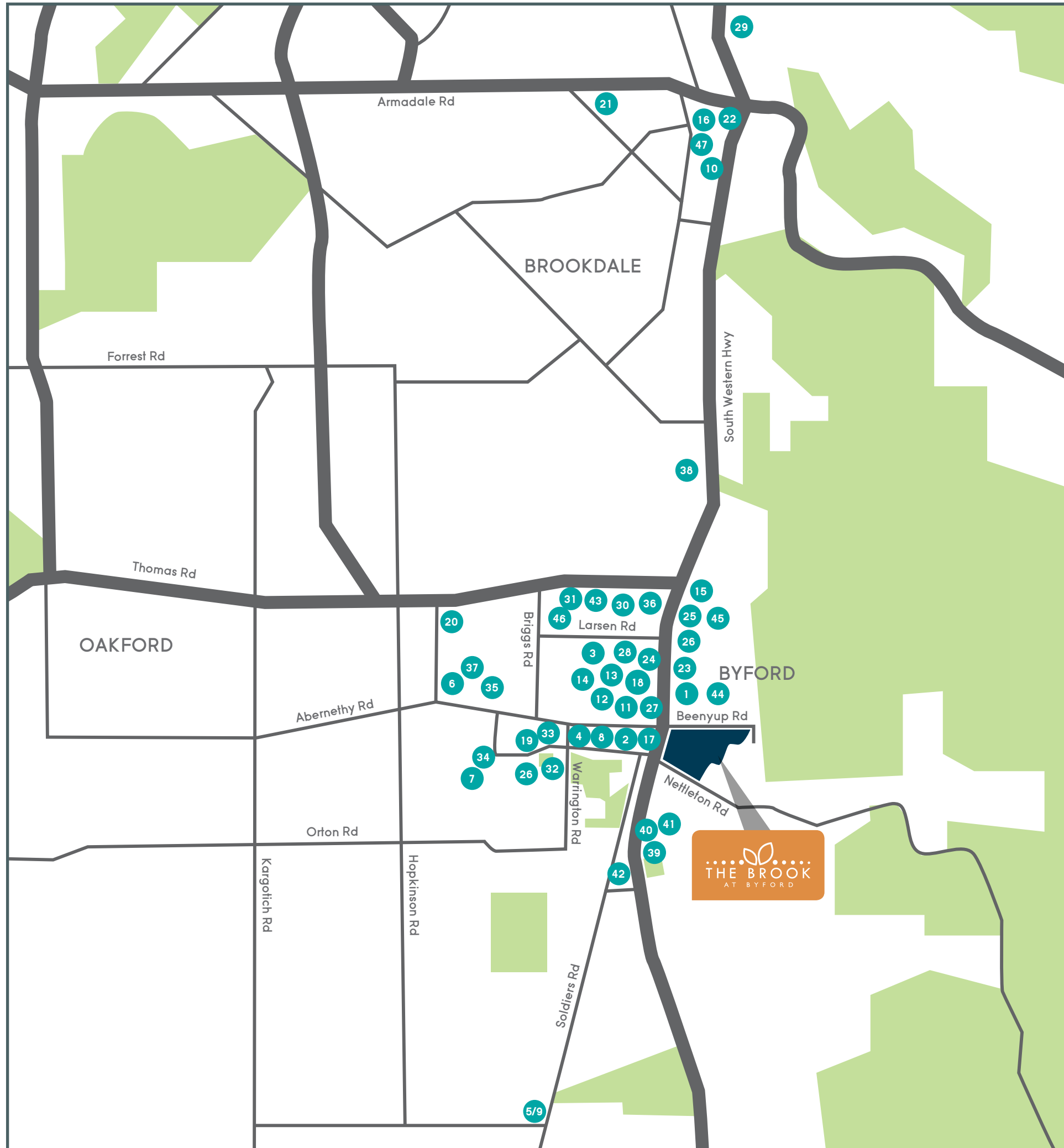
PERTH AIRPORT  
35KM / 37 MINS

TONKIN HWY  
17KM / 18 MINS

ARMADALE  
TRAIN STATION  
9.8KM / 11 MINS

SOLDIERS ROAD





PRIMARY SCHOOLS

1. Byford Primary School  
36 Clifton Street, Byford WA
2. Byford John Calvin School  
30 Soldiers Road, Byford WA
3. Marri Grove Primary School  
23 Larsen Road, Byford WA
4. Salvado Catholic College  
115 Abernethy Road, Byford WA
5. Serpentine Jarrahdale Grammar School  
Corner Bishop and Soldiers Roads, Mundijong WA
6. West Byford Primary School  
101 Kardan Boulevard, Byford WA
7. Woodland Grove Primary School  
15 McMillan Road, Byford WA

SECONDARY SCHOOLS

8. Byford Secondary College  
57 Abernethy Road, Byford, WA
9. Serpentine Jarrahdale Grammar School  
Corner Bishop and Soldiers Roads, Mundijong WA
10. Armadale Senior High School  
169 South Western Highway, Armadale WA



SHOPPING

11. Byford Town Centre  
867 South Western Hwy, Byford WA
12. Coles Supermarket  
20 Abernethy Rd, Byford WA
13. Byford Bakery  
Unit 7/837 South Western Highway Byford
14. Byford Market Place (coming soon)  
34 Abernethy Road, Byford WA
15. Byford Hardware  
738 South Western Hwy, Byford WA
16. Armadale Central  
Jull St & Third Road, Armadale WA



RESTAURANT

17. Byford Tavern  
881 South Western Highway, Byford WA



GYMS

18. Genesis Fitness  
3/821 South Western Highway, Byford
19. Serpentine Jarrahdale Community Recreation Centre  
Mead Street, Byford
20. Plus Fitness 24/7 Byford  
8 Kardan Blvd, Byford
21. Jelts Armadale  
Cnr Armadale & Eighth Roads, Shop 13, Lot 700 Haynes Shopping Centre, Armadale



POLICE

22. Armadale Police Station  
23 Prospect Rd, Armadale WA  
Phone: (08) 9399 0222



MEDICAL SERVICES

23. Byford Medical Centre  
4/8 Clifton St, Byford WA
24. Byford Dental Care  
809 South Western Highway, Byford WA
25. Marri Gum Family Dental  
814 South Western Highway, Byford WA
26. Beenyup Dental Centre  
826 South Western Highway, Byford WA
27. Byford Optometrist  
809 South Western Highway, Byford WA
28. Byford Family Practice  
807 South Western Hwy, Byford WA
29. Armadale Health Service  
3056 Albany Highway, Mount Nasura WA



PARKS & RESERVES

30. Peppies Crescent  
Peppies Cres
31. Bill Hicks Reserve  
Portwine Ave, Plaistowe Blvd, Spearmint Ave, Caraway Ave
32. Percy's Park  
Mead St, Aldred Turn, Vetrans Dr
33. Town Centre Precinct  
Truman Prom, Doley Rd, Gallant Turn, Olsen Gdns
34. ANZAC Park  
Doley Rd, ANZAC Cres
35. Beenyup Brook  
South Western Hwy, Dundatha Dr
36. Sunrays Park  
South Western Hwy, Sunrays St, D'vitale Loop, Hay Rd
37. Kalimna Oval  
Kardan Blvd
38. Wungong Brook  
Harwood Pass
39. The Lake  
South Western Hwy, Clondyke Dr, Burgess Dr, Coullerhand Cir
40. Vickers Pass  
Vickers Pass, Quiberon Link
41. Quiberon Link  
Quiberon Link, Gaddara Cnr, Cowara Way, Baraberry Way
42. Cardup Brook  
Culham Vsta, Cardup Siding Rd, Soldiers Rd
43. Marri Park Reserve  
Larsen Rd, Thatcher Rd, Kannamit Cres
44. Park Road Reserve  
John Cres, Park Rd, Byford Dr
45. Orana Place Reserve  
William St, Orana Pl
46. Byford Town Hall  
South Western Hwy, Clifton St



TRANSPORT

47. Armadale Train Station  
18 Commerce Ave, Armadale WA 6112

# DISCOVER

## HOW EASY IT CAN BE TO LIVE AT THE BROOK AT BYFORD.

There's no doubt that The Brook is a beautiful place, but the real beauty you'll discover is the sense of pride shared by the people who already call The Brook at Byford home.

Take a moment to run through our simple guide to buying the perfect block of land to build your next new home at The Brook at Byford.



### Budget

Speak to a finance broker or your bank to understand what you can afford. It's important to know exactly what you can and can't afford. At this stage you will be issued with a finance pre-approval letter.



### Block

Now the fun begins. Time to find a block of land within a community that best suits your lifestyle and budget. A Cedar Woods Estate Sales Manager can help you make an informed decision based on your requirements.



### Secure

Congratulations – you've found your perfect block, now it's time to secure it! You'll need to pay a 'land' deposit and sign a land contract.



### Builder

Now it's time to choose your home design and builder to help turn your dream into reality. Once chosen, you will need to sign a building contract and pay a 'building' deposit to your builder.



### Transfer

A settlement agent will help guide you through the legal process of transferring the land into your name. Remember to pass on the settlement agent's details to Cedar Woods and to keep in contact with your agent throughout the process.



### Finance

In your land contract, you have an agreed timeframe to confirm your finance approval. If there are any special conditions to be met, or delays for any reason, you must contact Cedar Woods to apply for an extension.



### Settlement

Settlement usually takes place 21 days from finance approval or 14 days after the title is issued. Your settlement agent will facilitate this process and arrange for payments to be made. Once settlement is achieved, the title to the land will be transferred into your name and you can start building your dream home.



### Congratulations!

For now, it's over to you and your builder while you construct your dream home. Let us know when your home is nearly complete so we can schedule your fencing and landscaping (if applicable). We look forward to welcoming you to The Brook at Byford.





Jackson Green – Clayton South (VIC)



Bushmead - Bushmead (WA)

## About Cedar Woods

Cedar Woods Properties is a leading, national developer of residential communities and commercial developments. Established in Perth in 1987, Cedar Woods has grown to become one of the country's leading developers.

Cedar Woods has established a reputation for creating dynamic communities that meet the evolving needs of its customers. From urban subdivisions, medium to high-density apartments and town homes, to retail and commercial developments, Cedar Woods properties epitomises a long-standing commitment to quality, and vibrant communities where people live, work and thrive.

Visit the Cedar Woods website at [www.cedarwoods.com.au](http://www.cedarwoods.com.au)







THE BROOK  
AT BYFORD

**Sales Office**

Clondyke Drive, Byford  
(just off South Western Highway).

**Opening hours**

Monday, Wednesday, Saturday and Sunday  
1pm - 5pm

1300 295 809

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

