

SHARED SPACES DESIGNED WITH  
**DISCOVERERS**  
IN MIND.



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

THE BROOK  
AT BYFORD

**MADE TO  
DISCOVER  
NEW FRIENDS AND  
NEW ADVENTURES.**

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The Brook at Byford is a beautiful place offering the perfect balance of a tranquil, laid-back lifestyle surrounded by nature, while still being close to everything you need.

With an abundance of shared open spaces right on your doorstep, beautiful retained bushland and a natural brook to explore, living here is a chance to make a new discovery each and every day.

# DISCOVER OUR PARKS AND TRAILS.



Nature Park  
& Playground



Adventure  
Playground



The Pavilion



Retained  
Bushland



Disclaimer: This plan is indicative only and therefore subject to change. Trees are indicative only.

## THE PAVILION PARK.

Offering a great view across the park to the tree-lined brook, The Pavilion Park provides an attractive and welcoming space to meet and mingle. But the inspiration behind it runs much deeper, with an informed design that speaks to the region's history. The clever design features recycled bricks mixed with steel and timber giving the illusion that it's been a part of the Byford landscape for decades.

### FEATURES:

- ✓ A combination of purposefully designed tables, benches and seating platforms.
- ✓ Flanked by a gently sloping lawn area, perfect for a kick of the footy.
- ✓ Two BBQs making it ideal for a picnic with family & friends.



## ADVENTURE PLAYGROUND.

The Adventure Playground is just the place for little explorers, featuring a range of innovative, nature-play based equipment. There's literally hours of fun to be had down here, and lots of open space too.

### FEATURES:

- ✓ Yirra Tower, a high-rise climbing challenge with a triple wave slide.
- ✓ Sand play table, natural stepping and climbing logs & balance sleepers.
- ✓ A Whispering Dish: the first of its kind in Western Australia!

## RETAINED BUSHLAND WALKING TRAILS.

For the nature lovers and the adventurers, The Brook at Byford features beautiful walking trails right on your doorstep. This is a unique opportunity to escape into nature with friends, family or in perfect solitude.

### FEATURES:

- ✓ Over 1 kilometre of interconnected and signposted walk trails.
- ✓ Features native flora and fauna throughout.
- ✓ Just minutes from your front door.

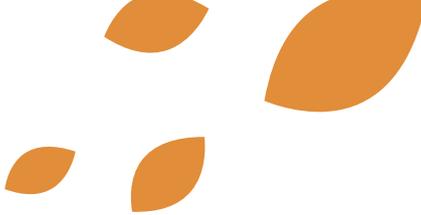


## NATURE PARK & PLAYGROUND.

Discover something really unique at the Nature Park and Playground, the largest park and playground at The Brook at Byford. Incorporating principles of environmentally sensitive design that promotes a healthy and active lifestyle, it's the perfect place to burn off any extra energy, or simply sit and soak it all in under the shady trees.

### FEATURES:

- ✓ Swings, adventure climb & nature play for all age groups.
- ✓ Plenty of open space.
- ✓ Undercover area with BBQ facilities.



# DISCOVER

## A PLACE WHERE NATURE MEETS URBAN LIVING.

The Brook at Byford is a beautifully crafted place, where nature meets urban 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.



Close to shops, cafés, gym, pub & medical centre.



Close proximity to South Western Highway.



33kms from Perth CBD.



Surrounded by nature.



Well-established community.

**BLOCKS  
NOW  
SELLING!**

Call **1300 295 809** or visit:  
**[thebrookatbyford.com.au](http://thebrookatbyford.com.au)**

**The Brook at Byford Sales Office**

Clondyke Drive, Byford  
(just off South Western Highway)

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



**THE BROOK**  
AT BYFORD

• **MADE TO DISCOVER.** •