

Discover a unique investment opportunity

The Brook at Byford is the ideal investors opportunity - allowing an escape to nature without losing access to a single amenity with schools, a growing retail hub, transport, professional services and more. Perfect for families in search of a more tranquil, laidback lifestyle in a community-focused suburb.



The Brook at Byford suburb profile

-1.2%

Annual suburb growth

\$390,500

Median house price

\$350/week

Median rent

5.3%

Rental yield

+\$326/month

Estimated cash flow

Sources: realestate.com.au and reiwa.com.au

The right location

Located in the growing suburb of Byford, on the edge of the Darling Range National Park, just 40 minutes from the Perth CBD, Brook at Byford Estate is ideally positioned to suit almost any lifestyle.



Population growth

Byford has recently been named one of the 'Top Ten Family-Friendly Suburbs' in the nation with an estimated population growth of

120.16%

(between 2018 and 2036).

The Shire of Serpentine Jarrahdale is one of the fastest growing communities in the country, set against the unique landscape of the Darling Scarp. In the heart of the natural environment while remaining in close proximity to a major metropolitan area, the Shire is truly an ideal place to invest.

Strong employment hub

Boasting large population growth, the Shire of Serpentine Jarrahdale has approximately

26,873

residents living in

9,642

dwellings across 13 suburbs.

2,020

actively trading businesses, an increasing number of local jobs, 5,798 with 13,882 employed residents, and a gross regional product of \$881 million.

Source: City of Armadale

DISCOVER

A PLACE WHERE NATURE MEETS URBAN

The Brook at Byford is your chance to discover your ideal lifestyle; full of natural beauty, a welcoming community and all the amenities a growing family needs.



Nature on your doorstep

Discover the beauty of the Darling Scarp, explore Beenyup Brook and wander the many walking trails in the beautiful bushland.



Parks and recreation options

A number of expansive parks and playgrounds, including both a nature and an adventure playground, along with the gorgeous Pavilion Park, leaves you spoilt with outdoor recreation choices.



'Retail hub' of The Shire

Live 500 metres from The Byford Town Centre, an established hub with shops, cafes, restaurants, medical facilities and other essential services, with Armadale Shopping Centre only 8km away.



Close to transport links

Enjoy close access to important transport links with just 37 minutes to Perth Airport, 11 minutes to Armadale train station and 16 minutes to Tonkin Highway along with other major arterial routes.



Walk to School

Close to a variety of established local schools, from primary to high school, children can safely walk to school, or use one of the many easy public transport options.



Train line extension

The planned Byford Extension will soon be underway, connecting Byford with the Armadale train line and increasing the transport options for easy city access.

Sources: mediastatements.wa.gov.au and pta.wa.gov.au

INVEST IN A QUALITY DEVELOPMENT

The Brook at Byford is proudly developed by Cedar Woods Properties, a national developer of residential communities and commercial developments. Cedar Woods has established a reputation for generating long-term shareholder value underpinned by its disciplined approach to acquisitions, the rigour and thoughtfulness of its designs, and the creation of dynamic communities that meet the evolving needs of its customers.



With over 47% of the estate sold, don't miss this prime investment opportunity.

Call Kaylene McTernan on 1300 295 809 or visit thebrookatbyford.com.au

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