

A couple is walking hand-in-hand on a dirt path that winds through a wooded area. The path is surrounded by tall, golden-brown grass. The trees are lush and green, with sunlight filtering through the leaves, creating a warm and inviting atmosphere. The couple consists of a woman in a red dress and a man in a white t-shirt and khaki shorts. The overall scene is peaceful and scenic.

the glades

Byford's Premier Estate



Cardup Brook.
The final precinct
in Byford's
premier estate.

The Glades is divided into six residential precincts surrounding a vibrant village centre and picturesque lake. The final precinct, which sits south of Orton Road, is Cardup Brook.

The precinct is named after Cardup Brook Nature Reserve, which forms its southern boundary. 'Cardup' originates from 'kaarda', an Aboriginal word for 'place of the racehorse goanna'. In keeping with a name inspired by the natural world, the precinct is designed to connect you with the natural beauty of its pristine surrounds – all homes are within a five minute walk of the brook.

Cardup Brook offers the best of modern living - in a place you'll love, at a pace you'll love.



An established community in the heart of Byford.

Nestled at the foothills of the Darling Scarp, The Glades is a vibrant master-planned community with over 60 hectares of beautiful parklands, pathways, and cycle routes weaving through the estate.

The Glades has been purposefully designed to create a place where families thrive. It's a considered modern community that encourages a gentler way of life. A place dotted with parks and playgrounds, where retained mature trees shade the streets, and established shops are just a short drive away.





Fremantle

Perth CBD

Perth Airport 34 Mins

Tonkin Highway

Thomas Road

Lakeside Plaza Shopping Centre

Found.lab Brewery

Future Tonkin Highway Extension

Abernethy Road

Lake Allambee

Anzac Park

Woodland Grove Primary School

Kokoda Boulevard

Percy's Park

Veterans Park

Byford Village Coles & Speciality Stores

Armadale 12 Mins

Future Byford Metronet Station

Byford Marketplace Woolworths & Speciality Stores

Byford Secondary College

John Calvin Primary School

Perth Bunbury Railway

Future Commercial

Icaria Dog Park

Albizia Reserve

Doley Road

Beenyup Primary School

Warrington Road

Cardup Brook

Future District Open Space

Turner Road

Cardup Brook Nature Reserve

Orton Road

Soldiers Road

Future Orton Road Extension

Future Rail Crossing

Cardup Siding Road

South Western Highway



↑
To Perth CBD
To Aubin Grove
Train Station
15 mins

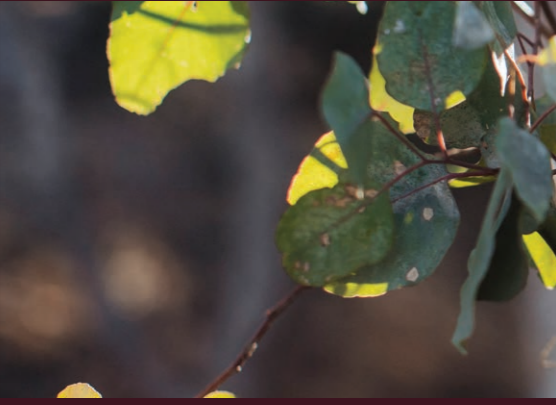
Proposed Byford
Metronet Station
↑
To Armadale
Town centre
Train station
12 mins

Future Tonkin Highway Extension



- 1 Found.LAB Brewery
- 2 Lakeside Plaza Shopping Centre
IGA, pharmacy, bottleshop, food outlets, childcare
- 3 Future community / civic centre
- 4 Serpentine-Jarrahdale Recreation Centre
- 5 Byford Village
Coles and specialty stores
- 6 Existing Byford town centre
Aldi
- 7 Byford Market Place
Woolworths and specialty stores
- 8 Salvado Catholic College
- 9 Byford Secondary College
- 10 John Calvin Primary School
- 11 Woodland Grove Primary School
- 12 Percy's Adventure Playground
- 13 Lake Allambee
- 14 The Glades Anzac Memorial Park
- 15 Cristonia Reserve
- 16 Albizia Reserve
- 17 Woodland Grove District Open Space
- 18 Orton Road District Open Space
- 19 Dog park

- Lifestyle & Amenities
- Schools & Colleges
- Drainage / Public Open Space



Space to play. Space to grow.

At the heart of Cardup Brook is the district oval, which spans 4 hectares and flows through to the adjoining nature reserve. With open spaces dotted throughout the precinct and 24 hectares of vegetation along and including the Cardup Brook to explore, you'll feel more connected with nature.

A lookout over the brook lets you immerse yourself in the unspoilt landscape and take in the panoramic views of the reserve. Winding landscaped streets and pathways weave through the precinct, perfect for early morning runs or sunset strolls.



The joy of living in an established community.

The Glades is an established estate, so there's no waiting for schools, supermarkets, or playgrounds to be built. They are already here, with more on the way. Spend your weekends exploring the more than 10 parks within the estate and nearby, including a fully fenced dog park for your furry friend to enjoy.

Set alongside scenic Lake Allambee, Lakeside Plaza Shopping Centre serves as the community hub. It's the perfect place to meet friends for a bite to eat at Found.Lab Brewery, pick up a tasty takeaway or stock up at IGA. For your larger weekly shop, Byford Village and Byford Market Place are only minutes away.

You're also spoiled for choice with schools. The Glades sits within several primary school catchments, including Woodland Grove and Beenyup Primary School and a number of secondary schools nearby, including Byford Secondary College and Salvado Catholic College.

The Glades is highly connected to Perth and the airport, with direct access to the future Tonkin Highway extension via Orton Road. Once the Byford Rail extension is completed in 2025, enjoy easier commutes with the new Byford Station located less than 5 minutes away.



The Satterley Difference.

Satterley is Australia's largest privately owned residential developer. We create master planned communities, built on a blueprint to cater to our residents' needs, now and into the future. Every community is developed to respond to every demand of modern life, all at an affordable price.

Since our establishment in 1980, more than 250,000 Australians have settled in a Satterley community. We have planned and created 170 individual estates, home to more than 70,000 happy households, and picked up more than 100 prestigious industry awards for quality, liveability and innovation. And we've been invested in making these places feel like home in every way, at every step.

Each community provides a range of essential services and amenities, including schools, shops, medical facilities, beautifully landscaped parks, and sporting fields, as well as easy access to employment and transport links.

Together with its investment partners, Satterley is committed to establishing Australia's most attractive and liveable family communities by purchasing broadacre land and developing it into home sites and friendly neighbourhoods.

It is this combination of experience and excellence that sets Satterley apart from the rest.

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 The Glades Byford

 **SATTERLEY**