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Media release

House and land packages for under \$260,000 at The Glades at Byford

House and land packages* are now available at The Glades at Byford for under \$260,000** (***Subject to survey and First Homeowners' Boost eligibility*).

"Consisting of a three bedroom, two bathroom house on a 366m² homesite, this house and land package represents some of the best value buying in Perth," The Glades Sales Manager Guy Alderson said.

"We expect this package to appeal to astute first time buyers who recognise the added value that they get purchasing in a master planned community such as The Glades."

All homesites at The Glades come with a Modern Living Package that includes:

- Eco-logical front yard landscaping
- Colorbond fencing to side and rear
- A stormwater drainage connection pit, negating the need for soakwells (thereby reducing site costs significantly)
- A 2,000 litre rainwater tank installed under the eaves of the home
- Telstra Smart Community Package which includes rebate on Telstra account applied over the first 12 months, valued at \$1,500, 12 months high speed Broadband internet connection, FREE digital set top box and access to Foxtel.

The Glades at Byford will eventually be home to 10,000 people, with a village centre, proposed primary and secondary school and a proposed K-12 Catholic school.

Development at The Glades is already beginning to take shape, with work beginning on the construction of the largest display village in the south eastern corridor.

At completion, the display village will feature 22 house designs from 20 of Perth's leading builders, providing a 'one stop shop' for people looking to build their dream home.

The Display Village will include house designs from builders such as Dale Alcock, Commodore Homes, Homebuyers Centre, Content Living and WA Housing Centre. Many of the builders are showcasing new designs that aim to reflect the unique 'modern village living' ambience of The Glades.

"The Glades at Byford is designed to create a new benchmark in modern village living, and the interest from builders has been a strong endorsement of the quality of the project," Guy said.

"Many people are looking for a more balanced lifestyle. The Glades is an opportunity to enjoy a more tranquil lifestyle of a semi-rural area with all the modern amenities of an urban environment right on your doorstep".

At completion, The Glades will include a diverse range of homesites, from 350m² cottage lots to 1,500m² lifestyle lots, ensuring that there is a place for everyone – an essential ingredient for creating a vibrant community.

Based on traditional neighbourhood planning principles, The Glades will have strong links to the existing Byford town.

"The idea of connection has been central to the design of The Glades – connection with neighbours, with Byford, with the natural environment and with employment hubs such as Armadale, Mandurah, Rockingham and Perth," said Guy.

At the heart of The Glades will be the village centre, which LWP Property Group has committed to developing up-front.

Located to the west of Byford town centre, The Glades is bordered by Abernethy Road, Hopkinson Road, Cardup Siding Road and Soldiers Road.

Walkability is a big feature of the development, with the village centre being within easy reach of every one of the planned 3,500 homesites.

Forty six hectares of The Glades will be Public Open Space, and corridors of natural pathways and cycle routes integrate everything, both within The Glades and with Byford town centre itself.

There are currently 25 titled homesites available at The Glades, ranging in size from approx 330m² to around 600m² and priced from \$148,000.

The Glades is being developed by LWP Property Group. The company is best known for Ellenbrook, a joint venture with the Department of

Housing and Works, that has become Australia's most awarded new town.

For more information about The Glades at Byford, contact Sales Manager Guy Alderson on 9525 4444.

**Conditions apply. Offer subject to change without notice. 3 Bedroom 2 Bathroom House and Land package on 366m²*

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For further information:

Helen Waddell, LWP Property Group 9297 9900

Louise Richardson, Louise Richardson + Associates 0411 141 842