

Property Package Fixed Price - Full Turnkey

The Glades

3160 Mead Street Byford WA 6122



\$665,505

The Glades

The Glades is a master-planned estate located in the heart of the thriving suburb of Byford.

The Glades at Byford is where location meets lifestyle, with an abundance of things to see and do in the Perth Hills region and nearby town centres. Getting to and from Byford is soon to be easier than ever, with direct access to the future Tonkin Highway extension and just minutes from the future Byford Train Station, set to open in 2025.

Whether your kids are just entering primary school, or you have teens ready to start high school, there are a number of well-established local

LAND PRICE \$255,000	LAND SIZE M ² 218.0
BUILD PRICE \$410,505	BUILD SIZE M ² 136.57
LAND REGISTRATION TITLED	EST. RENTAL RETURN P/W \$650



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FLOOR PLAN

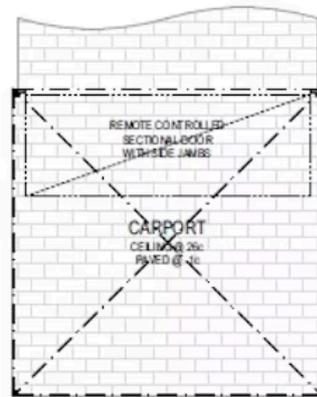
SINGLE DWELLING

Total Area 136.57 m²



PACKAGE HIGHLIGHTS

- Coveted Dual Residency design
- 600mm Stainless steel appliances
- 2 split system reverse cycle A/C's
- 4 bedrooms, most with ensuites
- Robes to all bedrooms
- 6 year structural guarantee
- Full turnkey ready for occupation
- Insulation throughout including garage
- Pantry cupboard (as drawn) with four white melamine shelves
- Timber floating flooring to all living areas, carpets to bedrooms
- Standard Building Permit & Water Authority Application Fees included
- Framed mirrors to full width of vanities
- 42 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
- Dishwasher plus recess with cold tap and power point
- Energy Rating Assessment for NCC/ Shire approval
- Engineers site report and contour survey



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.