



INVESTOR FAST FACTS

Byford is a south-eastern suburb located roughly 33km from the Perth CBD.

The population of Byford in 2011 was 7,033 people. By 2016 the population was 14,904 showing a population growth of 111.9% in the area during that time.

Households in Byford are primarily couples with children and are likely to be repaying \$1800 – \$2399 per month on mortgage repayments. In general, people in Byford work in a trades occupation. In 2011, 81.3% of the homes in Byford were owner-occupied compared with 82.6% in 2016. Currently the median sales price of houses in the area is \$386,250.

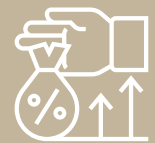


beenyupgrove.com.au



\$370_{pw}

Median House Rent



5.3%

Gross Rental Yield



0.40%

Vacancy Rate



\$386,250

Median Sale Price



111.9%

Suburb Growth

parcel.



LOCATION

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POPULATION

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HOUSEHOLD STRUCTURE

Households in Byford are primarily couples with children and are likely to be repaying \$1800 – \$2399 per month on mortgage repayments. In general, people in Byford work in a trades occupation. In 2011, 81.3% of the homes in Byford were owner-occupied compared with 82.6% in 2016. The top three lifestyles of people in Byford include established couples and families, older couples and families and maturing couples and families.

MEDIAN PRICES

Currently the median sales price of houses in the area is \$386,250 and the median rental price is \$370, per week.

AMENITIES

The suburb has two state schools, shops including Coles, Aldi and Woolworths, a range of parks and reserves, many areas for farming and activities for the family such as Cohunu Koala Park. Byford is great for families, retirees, singles and country lovers and has a very natural farm-like feel, offering semi-rural peace.

BEENYUP GROVE

The great outdoors is central to this nature-focused estate, with Harvest Green park an established community orchard comprising of lime, lemon, orange, mandarin, almond, olive, fig, pecan and black mulberry trees, and a \$1M adventure playground all situated within Beenyup Grove Estate itself. Located in this exceptional land estate is Beenyup Primary School, making Beenyup Grove the perfect place to raise a family.

Within easy access of Tonkin Highway and Abernathy Road, Beenyup Grove is located near five primary schools, a high school, healthcare, cafes, leisure and shopping precincts, making it the perfect choice for young families and downsizers.

**SEMI-RURAL
AND
BEAUTIFULLY
PEACEFUL**



33km
from Perth CBD



Easy access to
**Tonkin
Highway**



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