



**Beenyup  
grove**



## INVESTOR FAST FACTS

Beenyup Grove is positioned within the thriving south-eastern suburb of Byford, approximately 33km from the Perth CBD. Byford has experienced strong population growth, increasing by 26.6% between 2016 and 2021, and is now home to more than 18,500 residents\*; supporting sustained housing demand.

The area is family-oriented, with many residents employed in trades and technical occupations. A high level of owner commitment (93.7% owner-occupied dwellings\*) reflects long-term stability, while typical households are couples with children with mortgage repayments commonly ranging between \$1,800 and \$2,399 per month.\*

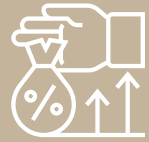
\*Data Sourced: ABS 2021

## A PARCEL COMMUNITY

Beenyup Grove is proudly delivered by Parcel Property; an experienced WA developer known for creating communities that balance liveability, connection, and long-term value. Parcel focuses on designing neighbourhoods where streets feel welcoming, parks become gathering places, and communities grow naturally. When you choose Beenyup Grove, you're not just buying land, you're joining a flourishing community in Byford.



**\$690<sup>^</sup><sub>pw</sub>**  
Median House Rent



**4.2%<sup>†</sup>**  
Gross Rental Yield  
(houses)



**\$770,000<sup>^</sup>**  
Median Sale Price



**13.2%<sup>^</sup>**  
Sales Price Growth

**parcel.**  
RA64283

Data Sourced: <sup>^</sup>REIWA 2026, <sup>†</sup>REA 2026



### LOCATION

Byford is a well-established south-eastern suburb located approximately 33km from the Perth CBD. Byford offers convenient access to major transport routes and essential services through Thomas Road and South Western highway.

### RESIDENT PROFILE

By 2021, Byford's population had grown by 26.6%, reaching 18,878 residents.\* Continued residential development supports steady population growth and long-term demand for housing.

### HOUSEHOLD STRUCTURE

Households in Byford are primarily couples with children, with most residents repaying \$1,800 – \$2,399 per month on mortgage repayments.\* The latest census data shows that 93.7% of homes were owner-occupied\* with their employment being largely concentrated in trade-based occupations.\*

### AMENITIES

Byford offers a comprehensive range of amenities including state primary schools, major supermarkets such as Coles, Aldi

and Woolworths, parks and reserves, and family attractions including Cohunu Koala Park. With its semi-rural character, open spaces and community-focused facilities, Byford appeals to families, downsizers, retirees and those seeking a relaxed lifestyle with modern convenience.

### BEENYUP GROVE

Beenyup Grove is a nature-focused land estate designed around outdoor living and community connection. At its heart is Harvest Green Park, that includes an established community orchard featuring citrus, nut and fruit trees, alongside a \$1 million adventure playground located within the estate.

Beenyup Grove is also home to Beenyup Primary School, making it an ideal location for growing families. With easy access to Tonkin Highway and Abernathy Road, the estate is close to multiple primary schools, a high school, healthcare services, cafes, leisure facilities and shopping precincts, positioning Beenyup Grove as a well-located, established estate in a high-growth corridor.

\*Data sourced: ABS Census 2021, REIWA 2026, REA 2026

**GREEN SETTING WITH SUBURBAN CONVENIENCE**



**33km** from Perth CBD



Easy access to **Tonkin Highway**



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