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## Welcome



**29 Clianthus Way, Koongamia**

**UNDER OFFER**

2  1  1 

**UNDER  
OFFER**

Multiple Offers Received.

### SCHOOL CATCHMENTS

Swan View Senior High School (550m)

Clayton View Primary School (2.9km)

### RATES

Water: \$825.60

Council:

### FEATURES

#### General

- \* Build Year: 1965
- \* Residence: 83sqm
- \* Total Built Area: 160sqm
- \* Complete Custom Renovation
- \* Jarrah Floors
- \* Ducted Evaporative Air-Conditioning
- \* High Ceilings
- \* New Ceilings
- \* Pot Belly Wood Stove

#### Kitchen

- \* 600mm Oven (Beko)
- \* 4 Burner Electric Stove (Beko)

- \* Jarrah/Polished Concrete Benchtops
- \* Custom made Cabinetry

#### Bathroom

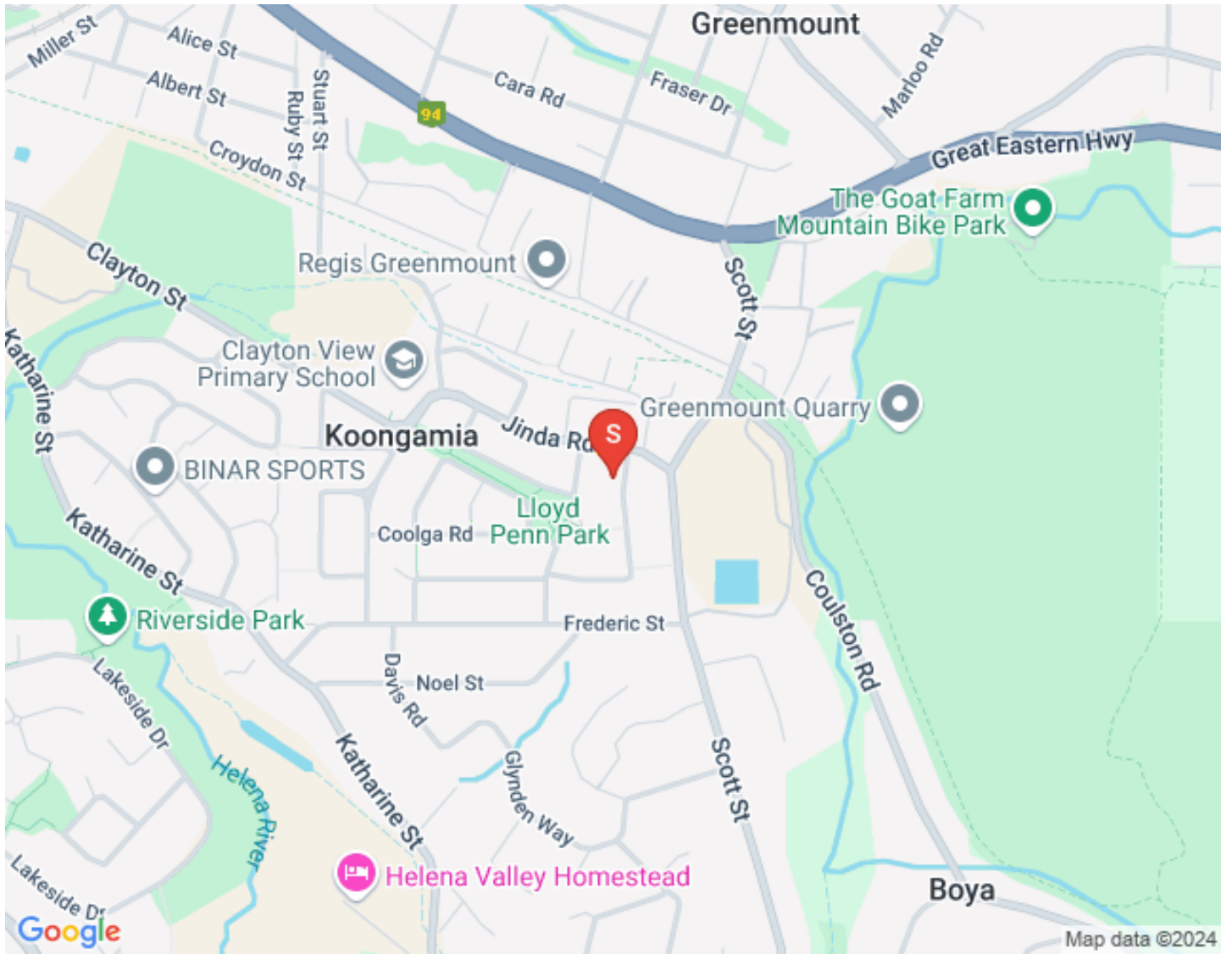
- \* Iron Bark Cladding
- \* Exposed Aggregate Shower
- \* Frameless Shower Screen

#### Outside

- \* Secure Yard
- \* New Fencing / Roller Gate
- \* Weathertex Cladding
- \* Accoya Decking
- \* Reticulated Back Lawn
- \* New Zinaloom Roof (2021)
- \* Reverse Pitch Carport
- \* Garden Shed
- \* Secure Storage Area
- \* Grapevine

#### LIFESTYLE

- 550 - Koongamian Oval
- 600m - Fish and Chips
- 1.55km - Helena Recreation Grounds
- 1.6km - Boya Library
- 3.6km - Bunnings Midland
- 4.5km - Midland Gate Shopping Centre
- 5.1km - Midland Station
- 20km - Perth CBD





## Floor Plan

## Comparable Sales



### 63 SCOTT STREET, KOONGAMIA, WA 6056, KOONGAMIA

3 Bed | 1 Bath | 1 Car  
\$530,000  
Sold ons: 07/02/2024  
Days on Market: 17

Land size: 728



### 53 SCOTT STREET, KOONGAMIA, WA 6056, KOONGAMIA

3 Bed | 1 Bath | 1 Car  
\$575,000  
Sold ons: 05/08/2024  
Days on Market: 42

Land size: 728



### 15 COOLGA ROAD, KOONGAMIA, WA 6056, KOONGAMIA

3 Bed | 1 Bath | 1 Car  
\$592,000  
Sold ons: 25/07/2024  
Days on Market: 9

Land size: 693



### 3 COOLGA ROAD, KOONGAMIA, WA 6056, KOONGAMIA

4 Bed | 1 Bath | 1 Car  
\$600,000  
Sold ons: 11/09/2024  
Days on Market: 50

Land size: 577

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## Certificate of Title

[Click to Download the Certificate of Title](#)

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

## Offer Documents

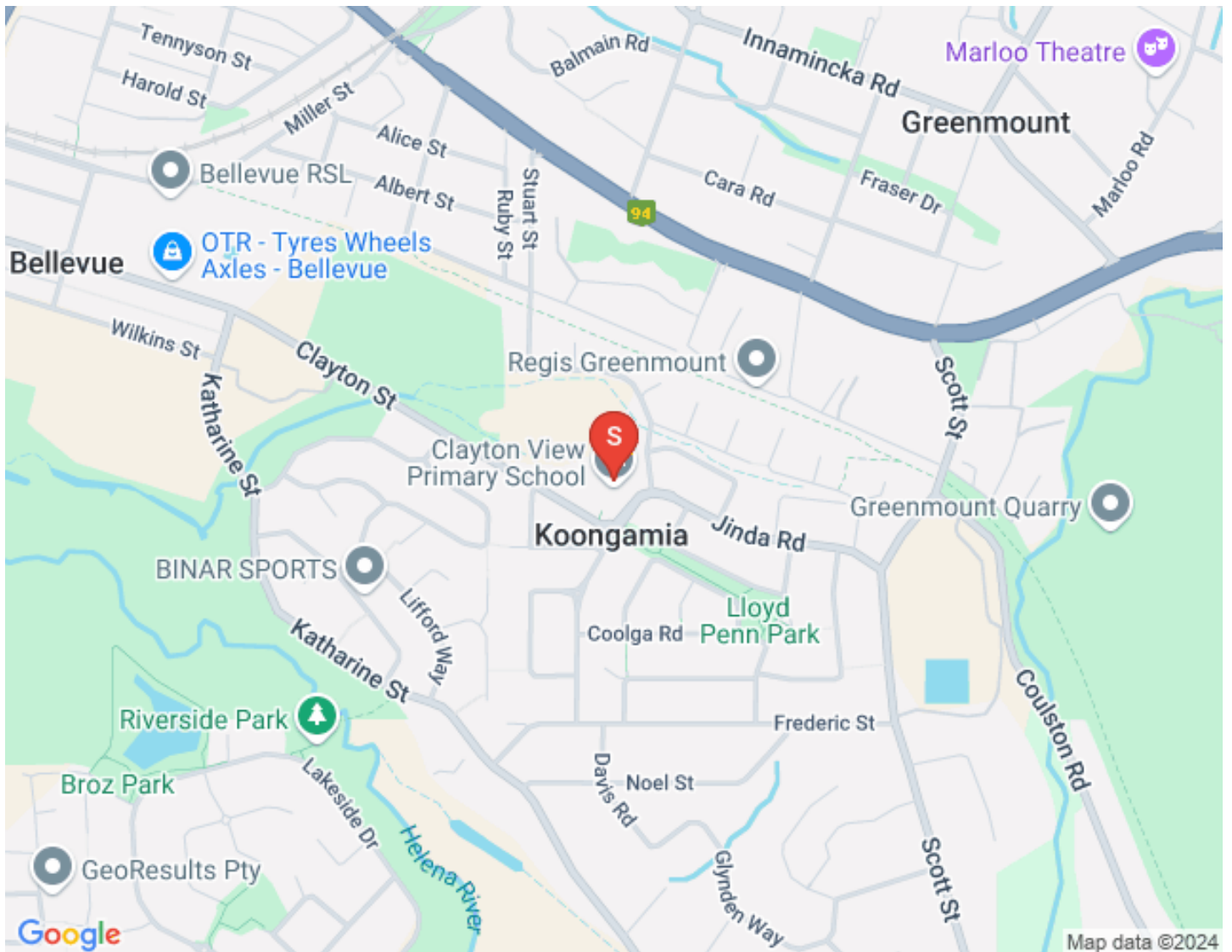
[Click to Download the Offer Pack](#)

[Click to Download the Multiple Offers form](#)

## Local Schools



[Click Here to view Clayton View Primary School](#)

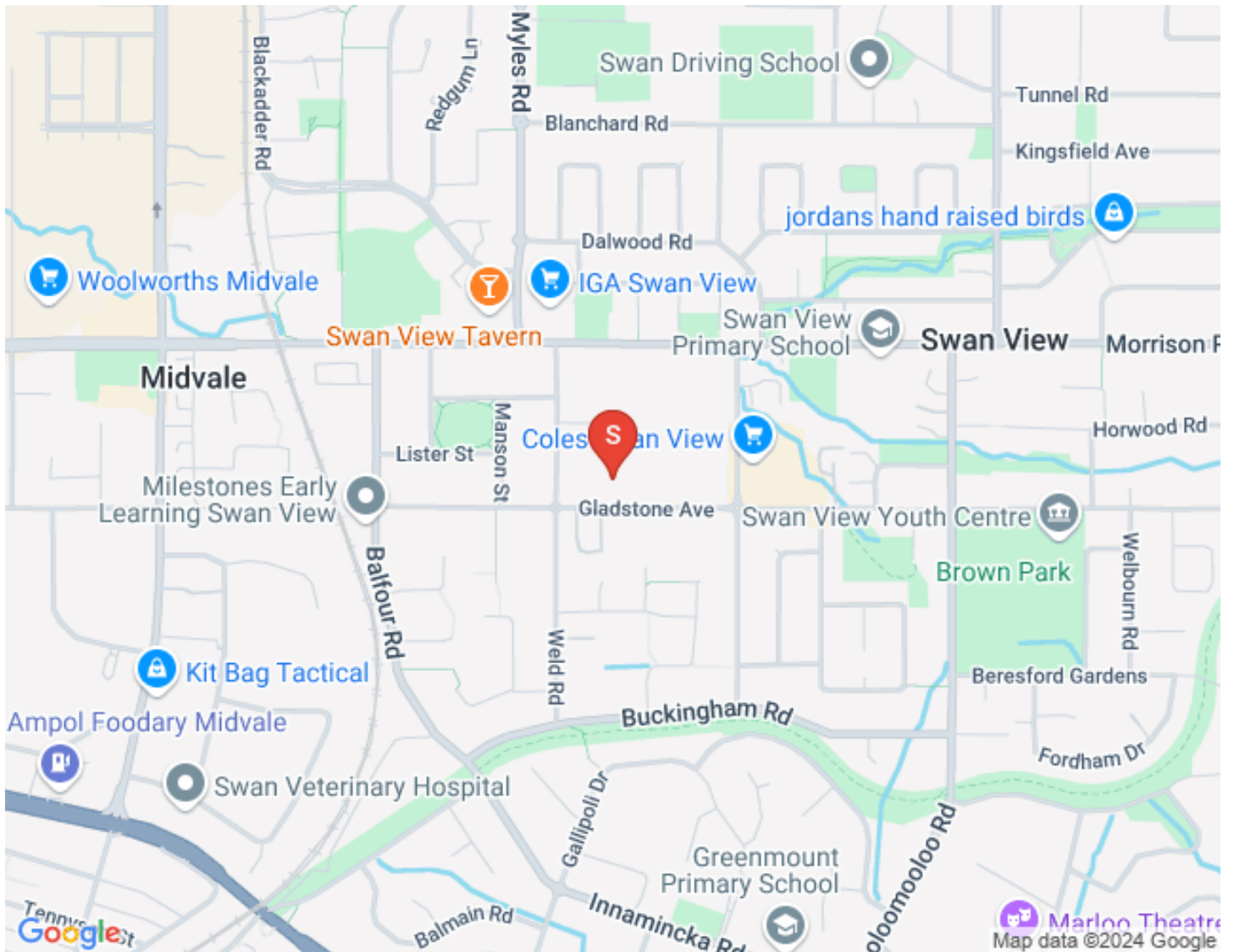




# Swan View

SENIOR HIGH SCHOOL

[Click Here to view Swan View Senior High School](#)





## Koongamia

### Greenmount National Park





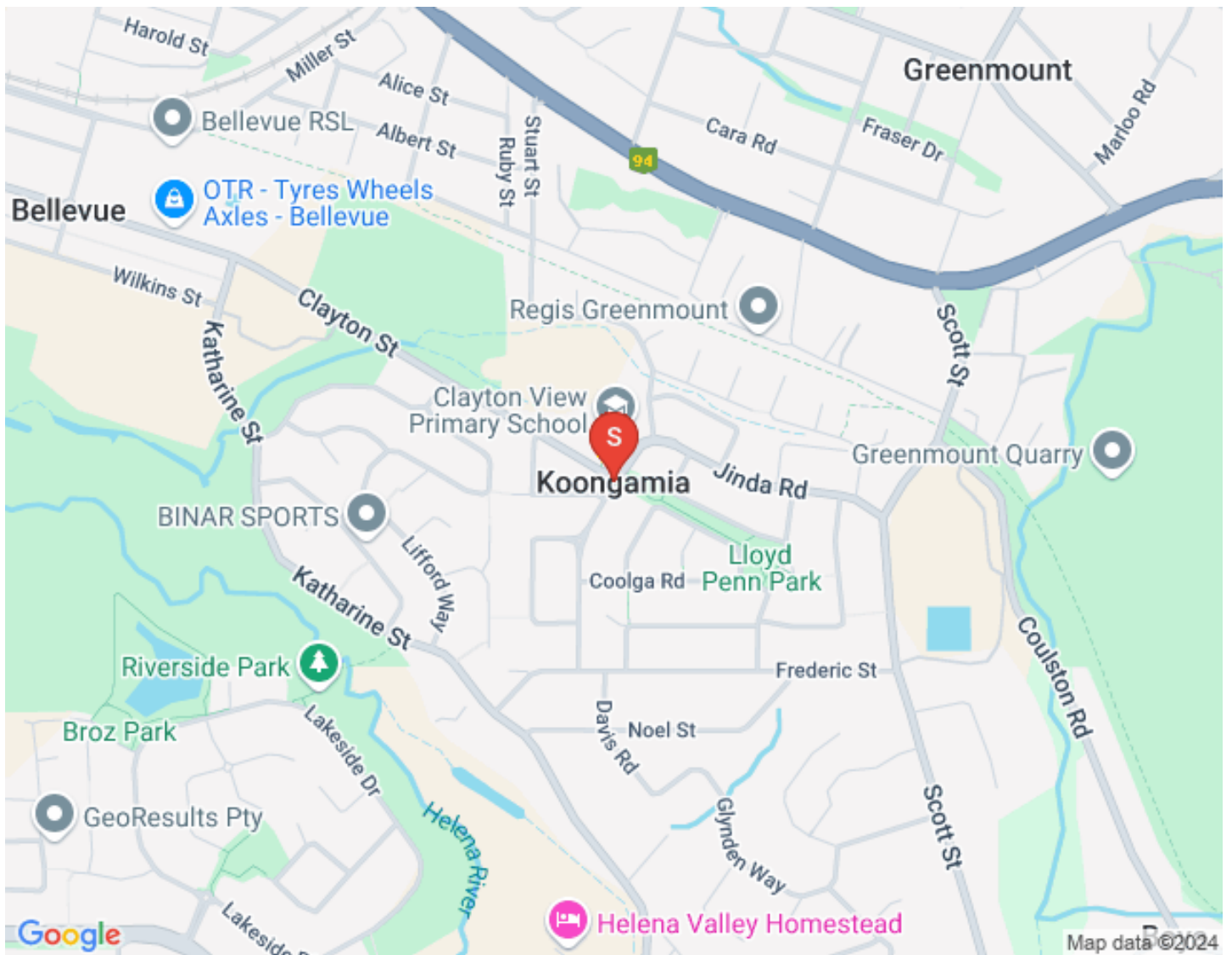


**Mountain Quarry**



**Boya Community Centre**





# Joint Form of General Conditions

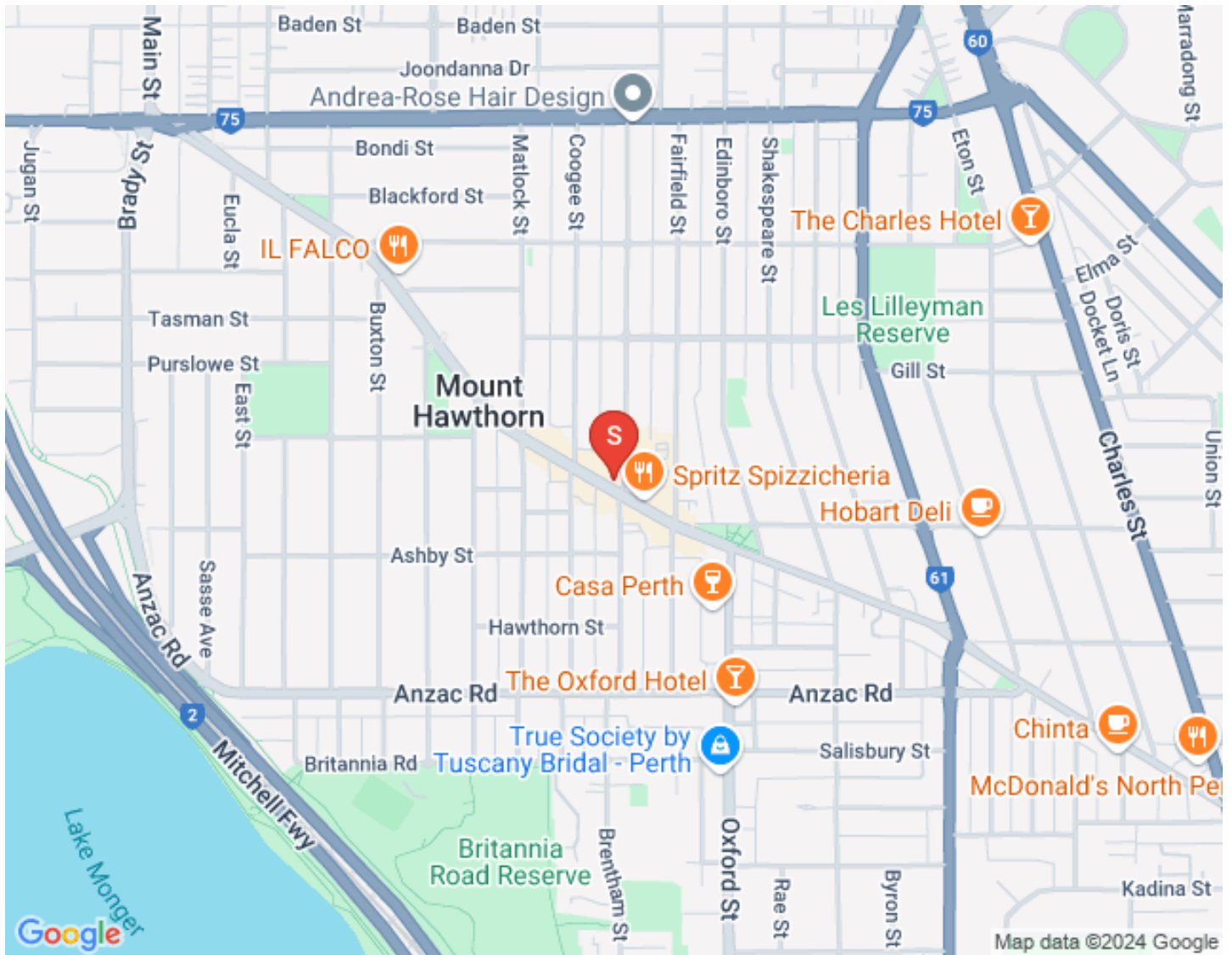
## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



### **JONATHAN CLOVER**

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

[jclover@fnggenesis.com.au](mailto:jclover@fnggenesis.com.au)

Working within his father's real estate agency since the age of 16, Jonathan has done most roles within a real estate office including pushing a mop and broom around, analyzing marketing and property trends, managing client engagement...

"My dad owns a real estate office in Canada, my grandfather started what became the largest agency on Vancouver Island at the time, my uncle runs one of the largest commercial real estate agencies in British Columbia... it's a genetic disorder in our family" Jonathan remarks.

"A lot of people ask me why I am in real estate?" Jonathan says the answer is simple, "Aside from my faith and family there are 3 things that get me up in the morning. I love meeting and helping people, I value our shared community, and I am passionate about property. This is the perfect industry for me!"

The last decade has seen Jonathan progress from a business consultant within the real estate and business broking industry to the WA /NT State Manager of First National Real Estate, Australia's largest group of independent real estate agents. He is now the Director and Sales Coach of his very own First National Real Estate Office.



## **GUY KING**

SALES CONSULTANT

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0417900315

[gking@fngenesis.com.au](mailto:gking@fngenesis.com.au)

Guy brings more than ten years of real estate knowledge to the Genesis team and a lifetime of business experience. Highly talented, driven and energetic, Guy's deep knowledge of the Eastern Hills, Foothills and Swan Valley markets coupled with his passion to connect with people and his community as a long-term hills resident are just a few reasons why Guy is highly qualified to help you in one of life's more challenging periods; moving!

We are excited that Guy has joined Team Genesis and the wider First National Real Estate family.





## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

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0432 269 444

[dmartin@fn genesis.com.au](mailto:dmartin@fn genesis.com.au)

"When I first heard that Damian attained his Real Estate sales registration, I knew he would be a successful agent!" says Director Jonathan Clover. "As a defensive player of the year 6 times and 4 time Champion in the National Basketball League of Australia, Damian is used to sacrificing for his team and being dedicated to process. Real estate is no different. It's about making sacrifices and putting it all on the line for the client, and being dedicated to a proven process without cutting corners or letting ego get in the way"

Damian says "I joined First National Genesis because their values (People, Community, Property...in that order) align with my own. I also know how beneficial having the right coaches, trainers and support staff are to becoming the best version of yourself!" Damian also notes that partnering with the company director Jonathan Clover will be great to grow his knowledge of real estate and fine tune his negotiation skills.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

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0416304650

[mhutchings@fn genesis.com.au](mailto:mhutchings@fn genesis.com.au)

Mark Hutchings is First National Genesis' first pick in the 2024 draft! After a decade long AFL career, 9 years with our very own West Coast Eagles, Mark has decided to direct the same dedication and hard work to his career in Real Estate. "When we first sat down together, I could tell Mark had a strong business mind, asking good questions and was quick to understand marketing strategies", company Director Jonathan Clover noted. "A reputation of loyalty to his team-mates, commitment to the heavy training regime of being a professional athlete and a very competitive character to get the best outcomes all give me confidence that our clients are in good hands with Mark." Why real estate? Mark's "people first" ethos and keen interest in property have drawn him into the property industry and he has submerged himself gaining a huge amount of knowledge and experience as he works alongside veteran agent and company director, Jonathan Clover.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

[rsingh@fngenesisis.com.au](mailto:rsingh@fngenesisis.com.au)

Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



## **NISTHA JAYANT**

**PERSONAL ASSISTANT**

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[njayant@fngenesisis.com.au](mailto:njayant@fngenesisis.com.au)

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.





## **ILENA GECAN**

**ASSISTANT PROPERTY MANAGER**

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0412 175 528

[rentals@fngenesis.com.au](mailto:rentals@fngenesis.com.au)

Ilena found her true calling in the real estate industry in 2019, transitioning from a background in administration, reception, and real estate marketing. Now, as a dedicated Assistant Property Manager at First National Genesis, she thrives in the dynamic world of real estate. She brings a willingness to listen, understand, and work alongside you to achieve your real estate goals. Her strong ties to the local community inspire her commitment to delivering exceptional service. Whether you're a tenant or property owner, Ilena invites you to our Mount Hawthorn office for a friendly chat and valuable insights into the Genesis approach to property management. Outside of the office, Ilena enjoys her time spent in nature, hiking, photography, and the outdoors, moments of tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.



## **KAHLA PURVIS**

**RECEPTIONIST/MARKETING OFFICER**

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[reception@fngenesis.com.au](mailto:reception@fngenesis.com.au)

Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.

## Recent Sales by Team Genesis



### 1445 Coulston Road, Boya

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3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



### 4680 Old Northam Road, Chidlow

---

4 Bed | 2 Bath | 4 Car

Land size: 2.08ha

UNDER OFFER



### 22 Fischer Road, Darlington

---

4 Bed | 2 Bath | 2 Car

Land size: 1285sqm

End Date Process





## 8 Kuranda Place, Darlington

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4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



## 1535 Thomas Road, Glen Forrest

---

5 Bed | 3 Bath | 3 Car

Land size: 1.50ha

From \$1.18 mil



## 558 Great Eastern Highway, Greenmount

---

4 Bed | 1 Bath | 2 Car

Land size: 1265sqm

From \$349,000



## 1240 Martin Road, Mundaring

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6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



## 1435 Hidden Valley Road, Parkerville

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4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



## 1 Sedge Way, Helena Valley

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4 Bed | 2 Bath | 2 Car

Land size: 625sqm

End Date Process





## 5 Dongara Circle, Jane Brook

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4 Bed | 2 Bath | 2 Car

Land size: 680sqm

End Date Process



## 10 Hamlet Pass, Jane Brook

---

4 Bed | 2 Bath | 2 Car

Land size: 660sqm

\$655,000



## 45 Hartung Street, Mundaring

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3 Bed | 1 Bath | 1 Car

Land size: 1783sqm

UNDER OFFER



## 1780 McCallum Road, Mundaring

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5 Bed | 2 Bath | 6 Car

Land size: 11.93ha

\$1,500,000



## 985 Wedgetail Circle, Parkerville

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3 Bed | 2 Bath | 2 Car

Land size: 2.15ha

UNDER OFFER - Open Cancelled



## 655 Fagan Street, Sawyers Valley

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5 Bed | 2 Bath | 2 Car

Land size: 2.00ha

End Date Process





## 665 Helena Terrace, Sawyers Valley

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4 Bed | 2 Bath | 2 Car

Land size: 1.18ac

Best Offer Over \$700,000



## 37 Beresford Gardens, Swan View

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4 Bed | 2 Bath | 2 Car

Land size: 900sqm

UNDER OFFER