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Welcome



1265 Kintore Road, Parkerville

END DATE SALE

4  2  3 

**End Date
Process**

All offers presented on or before 6pm Tuesday 19th of November 2024.
(The sellers reserve the right to accept offer before the end date).

RATES

Council:

Water: \$282.6

SCHOOL CATCHMENTS

Parkerville Primary School (1.6km)

Eastern Hills High School (8.7km)

FEATURES

- * Build Year: 1984
- * Residence: 188sqm
- * Total Build Area: 430sqm
- * Construction: Double Brick
- * Tin Roof (2004)
- * Raked Ceilings (5m)
- * Slow Combustion Wood Fire
- * Ceiling Fans (all bedrooms)
- * Renovated Ensuite
- * Attic Space (lined/insulated)
- * Ducted Vacuum
- * New Wool Carpets (bedrooms)
- * NBN Connected

* Double Glazed High-line Windows

Kitchen

* 5 burner Gas Stovetop (Westinghouse)

* 600mm Oven (Westinghouse)

* 600mm Grill (Westinghouse)

* Engineered Stone Bench-tops

* Walk-in Pantry

* Soft-Close Cabinetry

* Dishwasher (Dishlex)

Outside

* Triple Carport

* Solar Hot Water System (Solarhart 2020)

* Flat area, ready for lawn or pool

* Established Vegetable Garden

* Grass Tennis Court (fenced/reticulated)

* Sensor Entry Lighting

* Alfresco Entertaining

* Patio Entrance (path over pond)

* Lovely Lawns and Gardens

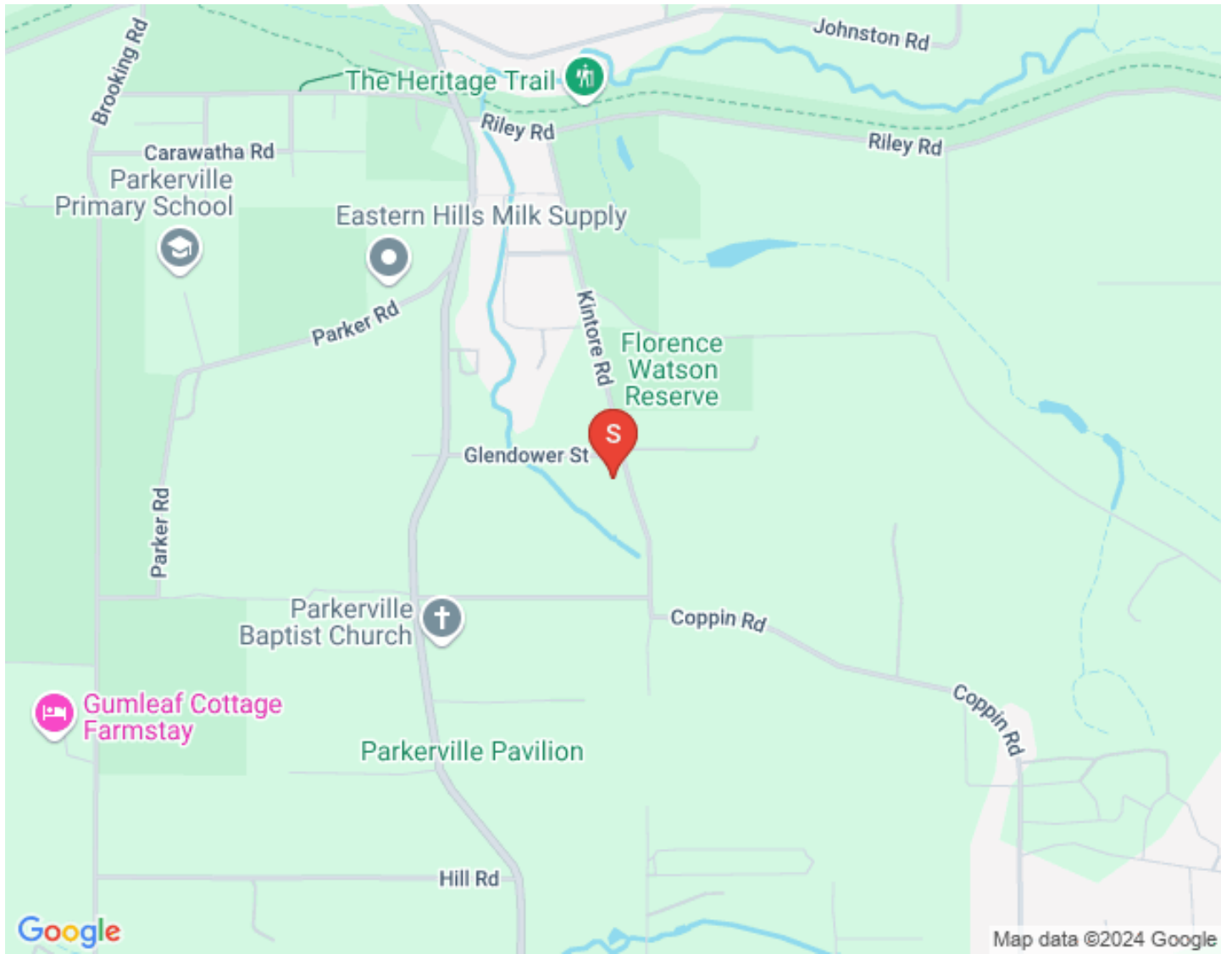
* Separate Fence Paddock

* Dual Access Corner Block

* Dam

Fruit Trees

Mango, lemon, lime, guava, pomegranate, orange, locate, fig, mulberry, plum, grapefruit, passionfruit vine



Floor Plan



1265 Kintore Road, Parkerville

Residence 188m² | Deck 5m² | Carport 54m² | Verandah 32m² | Porch 10m² | Patio 16m² | Alfresco 34m² | Workshop/Storage 91m²
Total Area 430m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements and any other information shown are an approximate representation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. This Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose.
www.clicreative.com.au

Comparable Sales



3 PARKER ROAD, PARKERVILLE, WA 6081, PARKERVILLE

Sold on: 16/07/2024
Days on Market: 12

Land size: 10100
\$640,000



10 DODINGTON PLACE, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 6 Car
\$990,000
Sold on: 17/06/2024
Days on Market: 20

Land size: 2080



7 TOWLE WAY, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 2 Car
\$1,075,000
Sold on: 17/04/2024
Days on Market: 37

Land size: 2182



895 KINTORE ROAD, PARKERVILLE, WA 6081, PARKERVILLE

5 Bed | 3 Bath | 2 Car
\$1,275,000
Sold on: 26/07/2024
Days on Market: 15

Land size: 19060.7



1015 DARTNALL ROAD, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 1 Bath | 10 Car
\$1,300,000
Sold on: 27/05/2024
Days on Market: 82

Land size: 14200

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

[Click to Download the Transfer](#)

Offer Documents

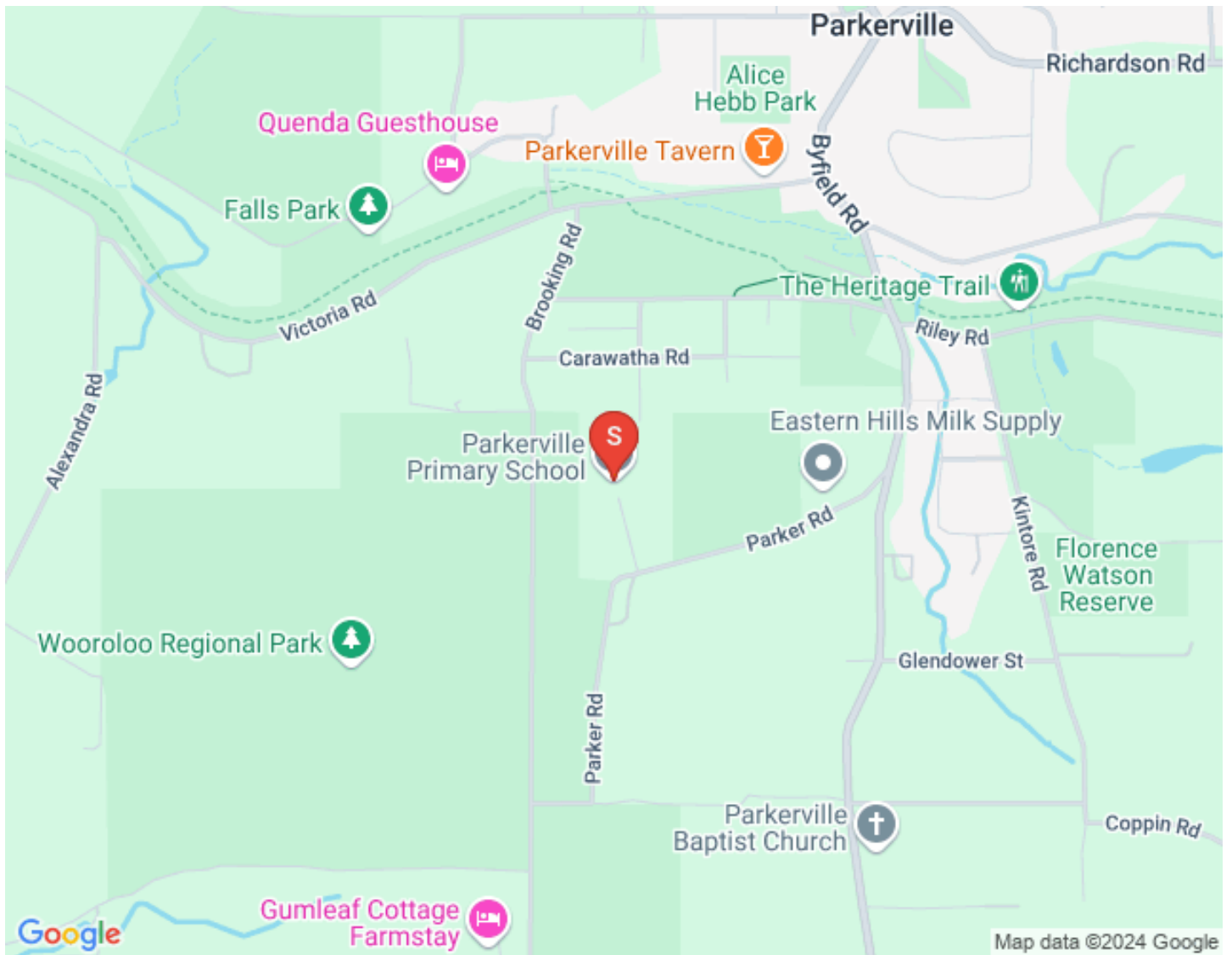
[Click to Download the Offer Pack](#)

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

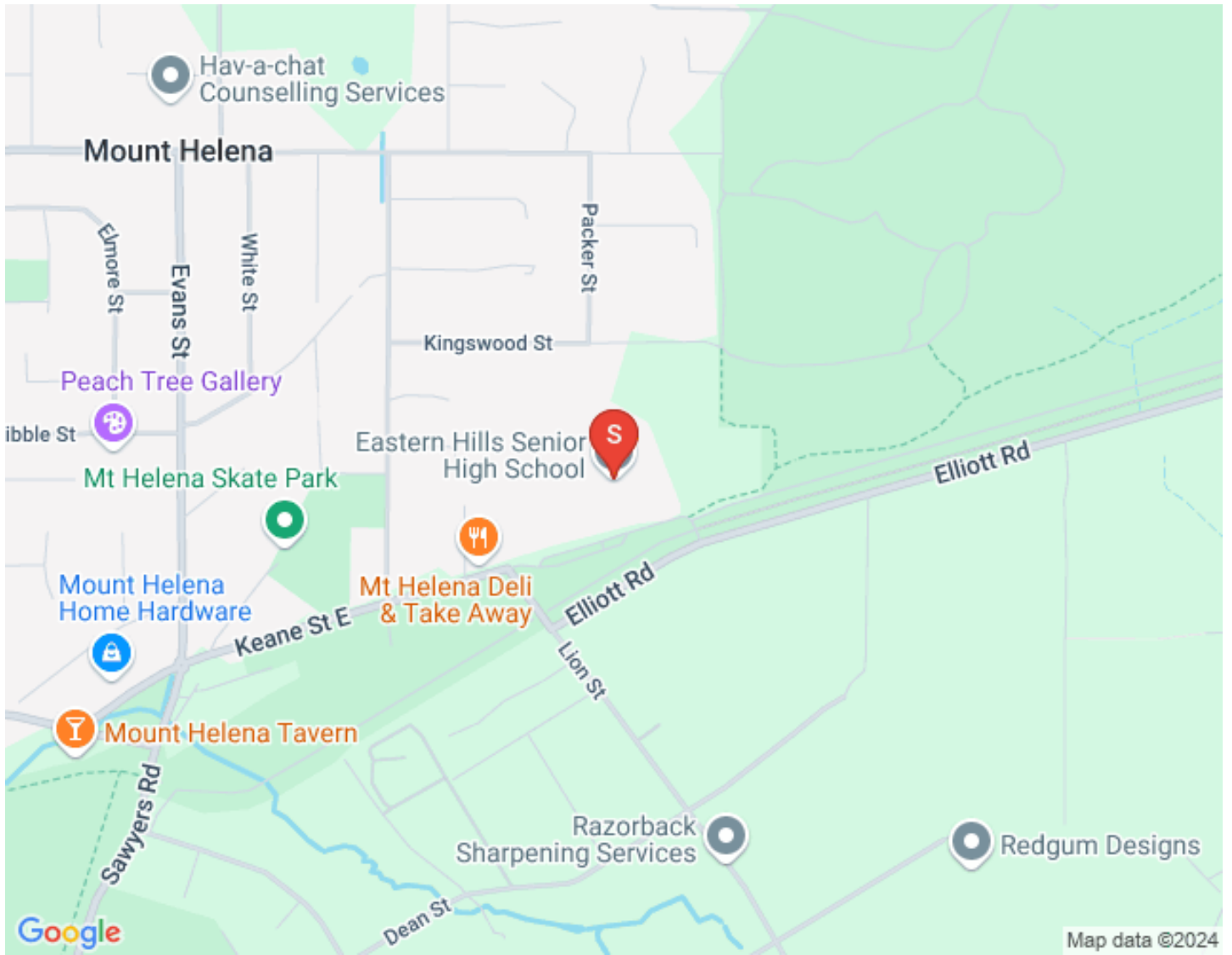
Local Schools



[Click Here to view Parkerville Primary School](#)



[Click Here to view Eastern Hills Senior High School](#)



Lifestyle

Parkerville Tavern



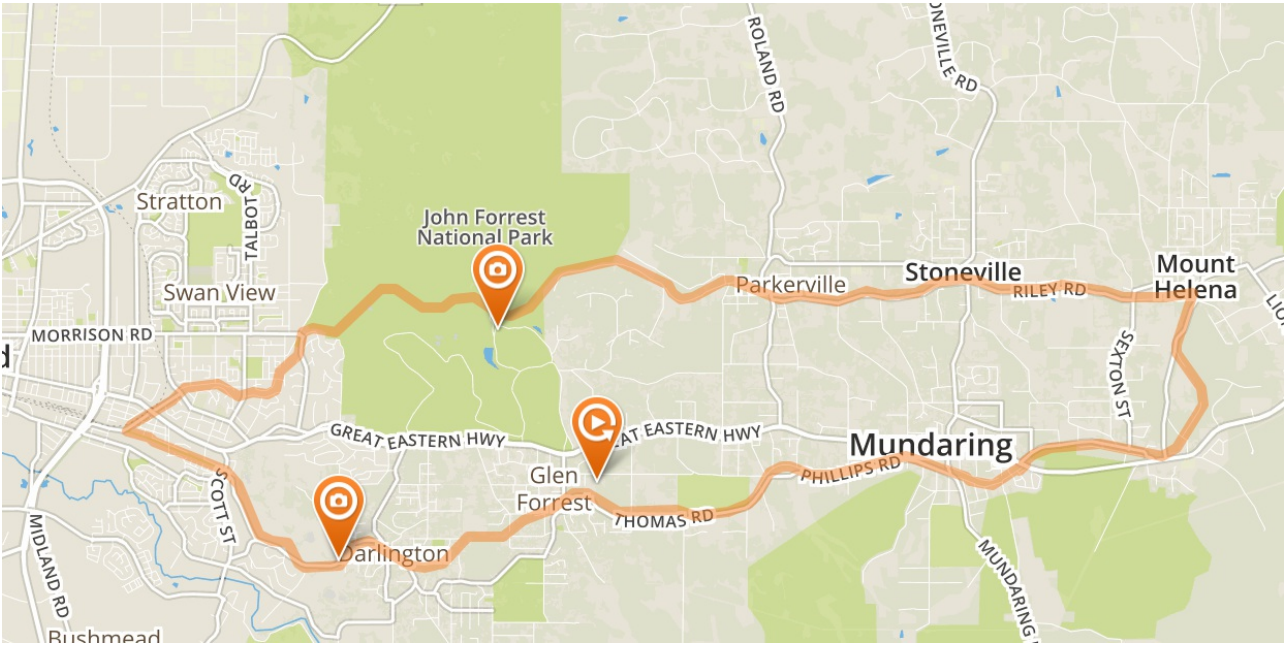
John Forrest National Park



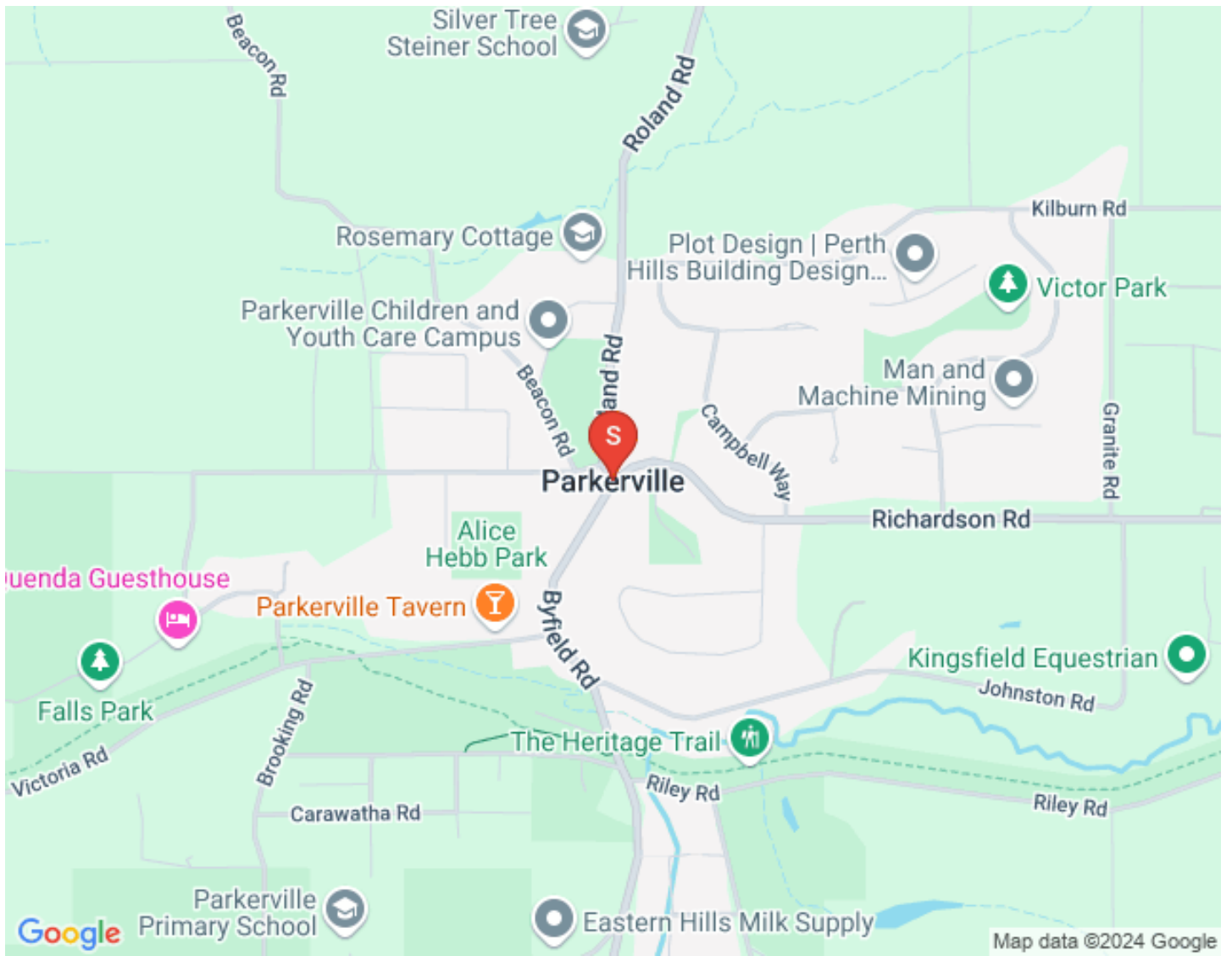
Malmalling Vineyard



Heritage Trail







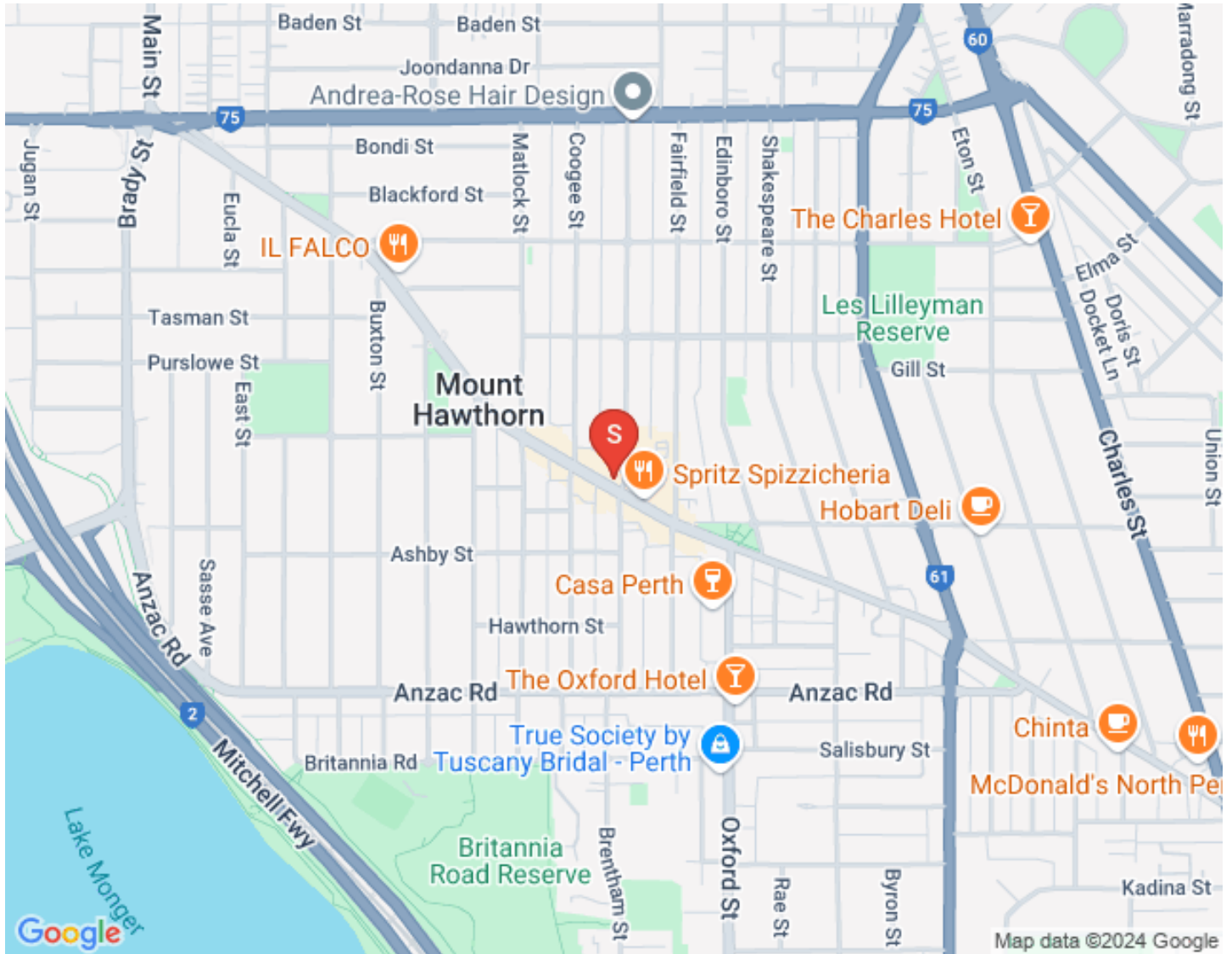
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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

0417900315

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

0432 269 444

dmartin@fngenesis.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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesis.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

njayant@fngenesis.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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesis.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.

GARY SINGH

SALES CONSULTANT

gsingh@fn genesis.com.au

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset – welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

rentals@fn genesis.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

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 in the Area



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



9 Campbell Way, Parkerville

4 Bed | 2 Bath | 1 Car

Land size: 1530sqm

End Date Process

9 Campbell Way, Parkerville

4 Bed | 2 Bath | 1 Car

Land size: 1530sqm

End Date Process

36 Marnie Road, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 1782sqm

UNDER OFFER



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



50 Sexton Street, Sawyers Valley

4 Bed | 2 Bath | 1 Car

Land size: 3705sqm

UNDER OFFER



61 Dalry Road, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2001sqm

UNDER OFFER



5 Edith Street, Darlington

5 Bed | 2 Bath | 2 Car

Land size: 2140sqm

UNDER OFFER