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Welcome



1/117 Stafford Road, Kenwick

Light and Bright Modern Home

3  2  2 

End Date
Process

All offers presented on or before 6pm Tuesday the 7th of January 2025.
(The sellers reserve the right to accept offer before the end date).

This contemporary 3 bedroom 2 bathroom home offers spacious open plan living, bright and airy bedrooms, and a low maintenance backyard. As well as the open plan living, kitchen and dining area, you can make the most of the separate living room. Ideal as a theatre room to enjoy blockbuster movies with window shutters closed and the downlights off for the full cinema experience. For the young families, you can convert this additional living area into an activity or playroom for the kids to enjoy.

In the heart of the home, the showstopping kitchen offers contemporary style combined with practicality that makes meal preparations a breeze. With a large built-in pantry, under bench and overhead cabinetry, you have plenty of storage for appliances, so you can enjoy the extensive bench space. Utilise the breakfast bar for casual style dining or enjoy family meals seated in the light filled dining area. You will feel comfortable all year round with the split system air conditioning in this space. Retire to the couch in the living area once meals are done or relax in the spacious master suite.

The master bedroom features a beautiful bay window with built-in bench seats, offering the perfect spot for a coffee in the morning sunlight looking over the front yard foliage, or for curling up to read in the evenings. The additional storage under the bench seat along with the generous walk-in wardrobe makes it easy to keep this space organised. The secondary bedrooms both feature built-in wardrobes, while the common bathroom is great for families with a built-in bath, separate shower recess, and large double window letting in the natural light. The laundry area offers expansive bench space and under bench cabinetry for even more sought-after storage, and the double garage is perfect to house bikes, scooters, and tools. The low maintenance backyard frees up your time to enjoy the local parks, golf courses, leisure

world, or take a short drive to Deep Water Point for a sunset swim in summer. Perfect for a young family, a first homeowner, or anyone looking for a contemporary home with a flexible floorplan, bright interior, and practical design.

SCHOOL CATCHMENT

East Kenwick Primary School (1.4km)

Thornlie Senior High School (4.3km)

RATES

Council: \$

Water: \$1229

FEATURES

- * Built Year: 2008 Circa
- * Open Plan Living and Lounge Area
- * Freshly Painted Home
- * Split-System Air-Conditioning in Living Area (Fujitsu)
- * Separate Theatre Room/Activity Area
- * Master Suite with a Walk-in Wardrobe and Bay Window
- * Bedrooms 2 and 3 with Built-in Wardrobes
- * Ceiling Fans in all Bedrooms
- * Contemporary Kitchen with Large Pantry
- * 4 Burner Stove Top (Whirlpool)
- * Oven (Tisira)
- * Microwave Recess
- * Overhead Cabinetry
- * Laundry Area with Cabinetry
- * Double Garage
- * Low Maintenance Backyard

LIFESTYLE

- 650m  Postling Park
- 1.1km  Maddington Doctors Practice
- 1.2km  Stretton Way Reserve
- 1.2km  Kenwick Shopping Centre
- 1.4km  Kenwick Train Station
- 1.6km  Maddington Shopping Centre
- 3.0km  Thornlie River Park
- 3.1km  Leisure World
- 7.7km  Whaleback Golf Course
- 9.7km  Curtin University
- 13.7km  Perth Airport
- 15km  Como Beach
- 15.6km  Deep Water Point Reserve



Floor Plan

Comparable Sales



2/117 STAFFORD ROAD, KENWICK, WA 6107, KENWICK

3 Bed | 2 Bath | 2 Car
\$550,000
Sold ons: 04/09/2024
Days on Market: 37

Land size: 271
sale - sold



1/9 HERON PLACE, MADDINGTON, WA 6109, MADDINGTON

3 Bed | 2 Bath | 2 Car
\$545,000
Sold ons: 31/07/2024
Days on Market: 33

Land size: 268
sale - sold



92 PANOZZA CIRCLE, MADDINGTON, WA 6109, MADDINGTON

3 Bed | 2 Bath | 2 Car
\$645,000
Sold ons: 23/10/2024
Days on Market: 7

Land size: 379
sale - sold



45 KAWANA AVENUE, MADDINGTON, WA 6109, MADDINGTON

3 Bed | 2 Bath | 4 Car
\$650,000
Sold ons: 15/11/2024
Days on Market: 10

Land size: 280
sale - sold

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 Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Easement](#)

Local Schools



[Click Here to View East Kenwick Primary School](#)



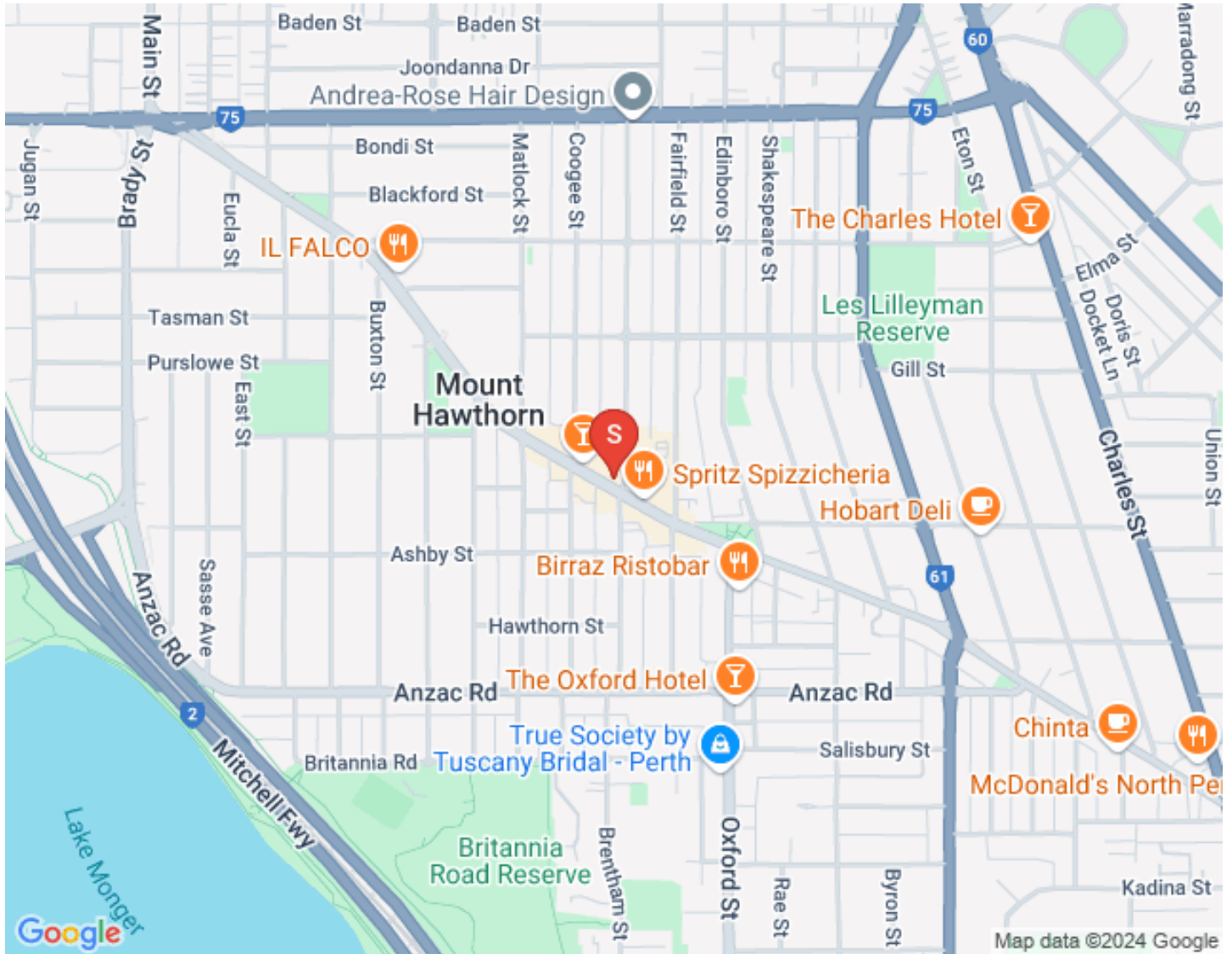
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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@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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fngenesis.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.



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.



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.



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.



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

admin@fn genesis.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.

Team Genesis Recent Sales



38 Kellogg Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



11 Southampton Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



141 Huntingdale Road, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

Under Offer



40 Firefalls Close, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



14 Calamocha Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



12 Hambly Crescent, Canning Vale

4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



2 Kelpie Way, Southern River

4 Bed | 2 Bath | 2 Car

Land size: 342sqm

Under Offer



6 Kelpie Way, Southern River

3 Bed | 2 Bath | 2 Car

Land size: 300sqm

UNDER OFFER



47 Millstream Drive, Southern River

4 Bed | 2 Bath | 2 Car

Land size: 510sqm

End Date Process



58 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



15 Dortmund Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



14 Marseille Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD



17 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



11 Isla Place, Piara Waters

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



1D Basalt Road, Harrisdale

4 Bed | 2 Bath | 1 Car

Land size: 260sqm

Under Offer



6 Carbeen View, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 396sqm

Under Offer



3A Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



51 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer