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## Welcome



### 187 Beachside Parade, Yanchep

#### Contemporary Coastal Living

4  2  2  **Under Offer**

Under Offer by Ronnie Singh!!!

Fulfill your dreams of living close to the ocean in this modern family home just minutes from the glistening Yanchep Beach. This modern family home offers high end finishes, spacious open plan living, and an unmatched coastal lifestyle. Experience the tranquillity and natural beauty of Yanchep at the Lagoon, and the iconic Crystal Caves, just minutes away. Adventure with the family to nearby camping grounds, Yanchep Treetop Adventures, and one-of-a-kind parks and playgrounds.

When you aren't out exploring, you will be enjoying the stylish interiors and open concept living. In the heart of the home is the vast kitchen, family, and dining area. Filled with natural light, this welcoming space feels bright and calm. The centrepiece is the well-equipped kitchen, with white gloss cabinetry both under bench and overhead for extra storage, finished with black hardware to complement the black stone benchtop. The breakfast bar can be used for casual dining after you have prepared your meals on the 5-burner stove top, and in the 900mm oven. Complete with a built-in pantry, double sink, and white tiled splashback, this kitchen offers practicality as well as polish.

The open plan living and dining provides a large flexible space ready for you to make your own. The split system air-conditioning keeps the space temperature controlled, and the large sliding doors allow for the ease of indoor-outdoor dining in the alfresco area. As well as this large living space, is a separate theatre room that can be used as a home cinema for family movies, or converted to a playroom, or secondary living area to suit your family's needs.

The master suite offers a feeling of luxury with plush carpet underfoot, a his and hers walk in

wardrobe, and an elegant ensuite. The ensuite features a spacious shower recess, with matte black tapware, and a statement tile that beautifully ties in the vanity. The common bathroom exudes the same style, with the addition of a built-in bath and additional vanity space. The secondary bedrooms are all carpeted with built-in wardrobes, and the added comfort of ceiling fans. Each room has large double windows, letting in that beautiful sun, and allowing you to open them up to the ocean breeze.

With a low maintenance backyard, you will have plenty of time to explore Yanchep and its surrounds. Spend Summer between the beach and the lagoon, Spring exploring the National Park, Autumn camping and Cave exploring, and Winter enjoying the many restaurants, taverns and beach clubs on the water, watching the waves roll in. The ultimate family lifestyle is on offer, along with a beautifully designed family home!

#### SCHOOL CATCHMENT

Yanchep Beach Primary School (1.2km)

Yanchep Secondary College (3.1km)

#### RATES

Council: \$1950 approx

Water: \$1126 approx

#### FEATURES

- \* Built Year: 2020 Circa
- \* Open Plan Living
- \* Split System Air-Conditioning in Living Area (Haier)
- \* Separate Theatre Room
- \* Carpet Flooring in All Bedrooms
- \* Built-in Wardrobes in All Secondary Bedrooms
- \* Ceiling Fans in All Bedrooms
- \* Master Suite with Walk-in Wardrobe and Ensuite Bathroom
- \* 5 Burner Stove Top (Westinghouse)
- \* 900mm Oven (Westinghouse)
- \* Overhead Cabinetry
- \* Built-in Pantry
- \* Stone Benchtop in Kitchen with Breakfast Bar
- \* Outdoor Alfresco Area
- \* Flower Beds
- \* Hot Water System (Leda 270L Capacity)

#### LIFESTYLE

650m  Spinifex Park

900m  Beachside Medical Centre

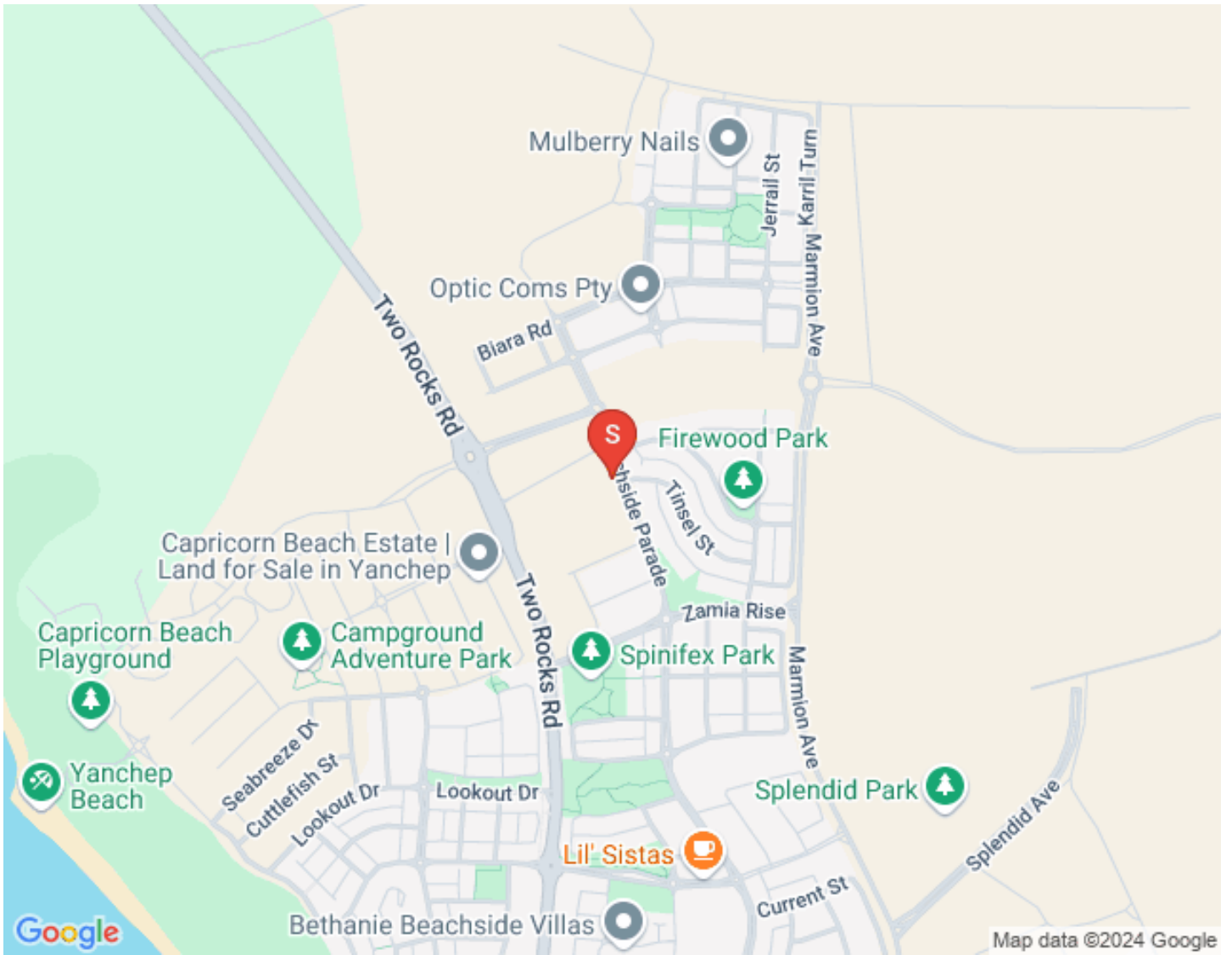
1.1km  Campground Adventure Park

1.6km  Splendid Park

1.8km  Yanchep Beach

2.0km  Orion Cafe

- 2.1km 📍 Yanchep Lagoon
- 2.1km 📍 Rancho Relaxo Park
- 2.2km 📍 The Bulrush Pub
- 2.2km 📍 Yanchep Pizza
- 2.4km 📍 Yanchep Village Shopping Centre
- 2.9km 📍 Yanchep Train Station
- 3.0km 📍 Sun City Country Club
- 3.6km 📍 The Spot Beach
- 6.5km 📍 Tavern at the Rocks
- 6.5km 📍 Shapcotts Campsite
- 6.6km 📍 Two Rocks Shopping Centre
- 7.9km 📍 The Yanchep Inn
- 7.9km 📍 Tree Top Adventures Yanchep
- 8.0km 📍 Yanchep Crystal Cave
- 8.0km 📍 Yanchep National Park
- 10.2km 📍 The Amberton Beach Bar and Kitchen
- 10.4km 📍 Oceans 27 Restaurant
- 11.3km 📍 Northshore Christian Grammar School
- 11.9km 📍 The Gateway Shopping Precinct Alkimos Beach
- 12.0km 📍 The Landing Alkimos
- 13.8km 📍 Alkimos Beach
- 29.3km 📍 Joondalup Health Campus



## Comparable Sales



### 33 SEAGRASS STREET, YANCHEP, WA 6035, YANCHEP

4 Bed | 2 Bath | 2 Car  
\$620,000  
Sold ons: 21/06/2024  
Days on Market: 51

Land size: 388  
**sale - sold**



### 18 WAVESKI STREET, YANCHEP, WA 6035, YANCHEP

4 Bed | 2 Bath | 3 Car  
\$625,000  
Sold ons: 17/04/2024  
Days on Market: 46

Land size: 375  
**sale - sold**



### 23 AVON ROAD, YANCHEP, WA 6035, YANCHEP

4 Bed | 2 Bath | 2 Car  
\$630,000  
Sold ons: 14/06/2024  
Days on Market: 81

Land size: 349  
**sale - sold**



### 12 SEASIDE AVENUE, YANCHEP, WA 6035, YANCHEP

4 Bed | 2 Bath | 2 Car  
\$670,000  
Sold ons: 22/08/2024  
Days on Market: 32

Land size: 377  
**sale - sold**



### 15 BROADGATE BOULEVARD, YANCHEP, WA 6035, YANCHEP

4 Bed | 2 Bath | 2 Car  
\$690,000  
Sold ons: 30/07/2024  
Days on Market: 33

Land size: 375  
**sale - sold**

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## Offer Documents

[Click to Download the Offer Pack](#)

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

## Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

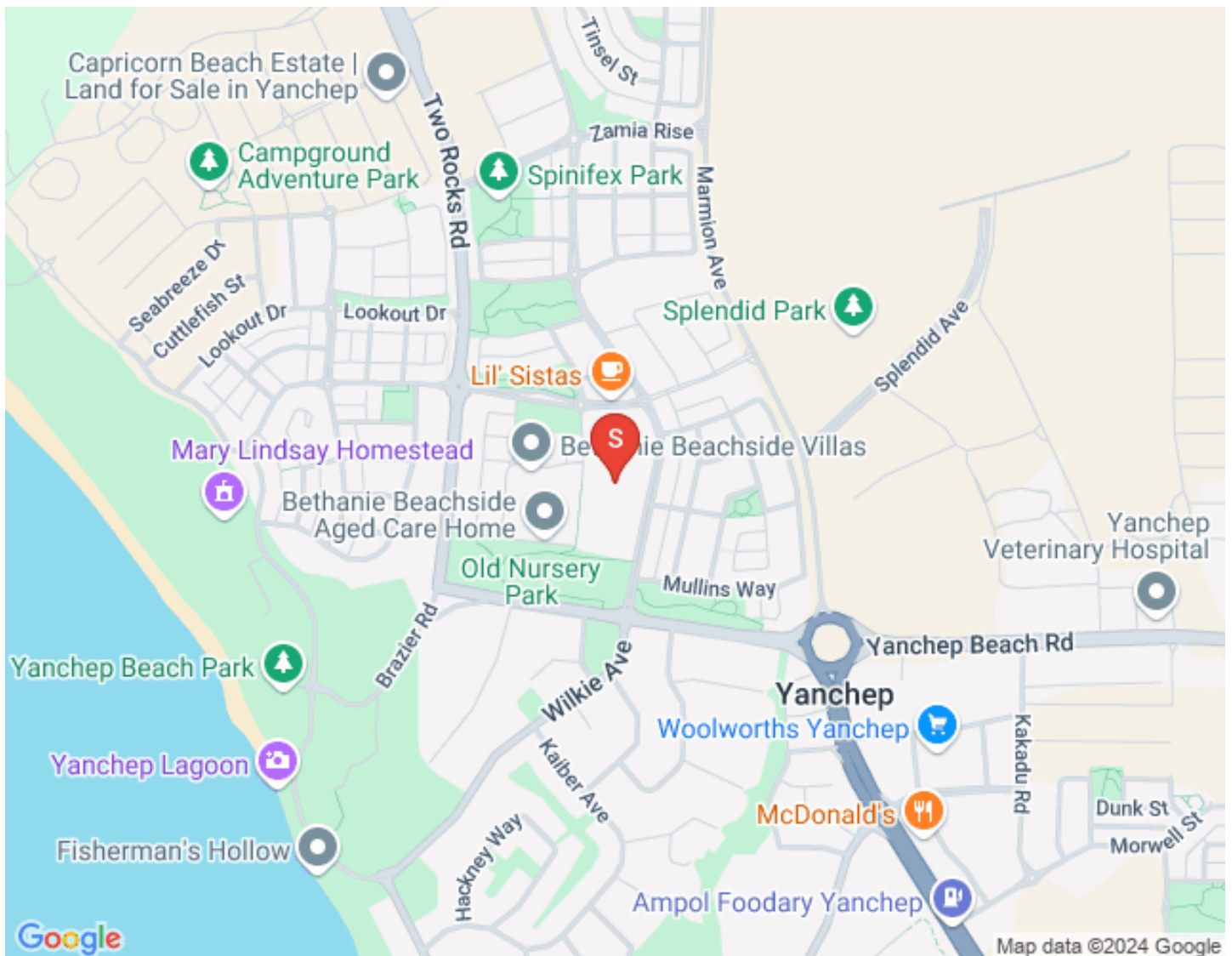
[Click to Download the Transfer](#)



## Local Schools



[Click Here to View Yanchep Beach Primary School](#)



[Click Here to View Yanchep Secondary College](#)



# Joint Form of General Conditions

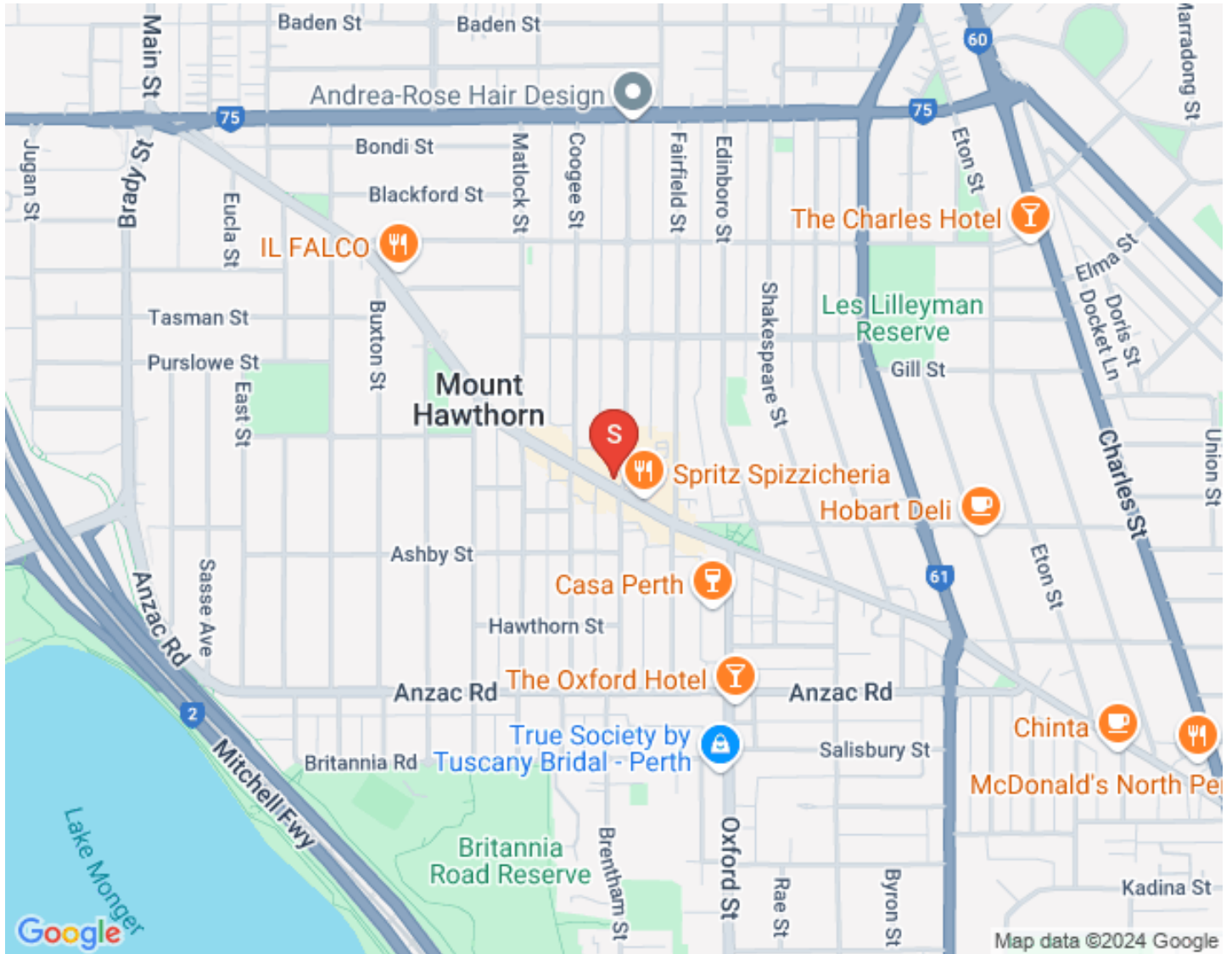
## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



### **RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesis.com.au](mailto: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

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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.





## **JONATHAN CLOVER**

**DIRECTOR / SALES COACH / AUCTIONEER**

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0439 688 075

[jclover@fngenesis.com.au](mailto: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.

## **GARY SINGH**

**SALES CONSULTANT**

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[gsingh@fngenesis.com.au](mailto:gsingh@fngenesis.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.





## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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.



## **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.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

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0416304650

[mhutchings@fngenesis.com.au](mailto: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.



## **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)

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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



### 1 Ingot Lane, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 446sqm

Under Offer



### 155 Gracefield Boulevard, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 438sqm

Under Offer



### 3 Counihan Bend, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 575sqm

Under Offer





## 56 Abercrombie Entrance, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 7 Gladalan Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 510sqm

\$710,000



## 38 Kellogg Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



## 11 Southampton Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



## 6 Limestone Rise, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 426sqm

Under Offer



## 2 Bayonne Corner, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer





## 60 Archdale Loop, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 22 Apatite Street, Treeby

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3 Bed | 2 Bath | 2 Car

Land size: 250sqm

Under Offer



## 141 Huntingdale Road, Huntingdale

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4 Bed | 2 Bath | 2 Car

Land size: 501sqm

Under Offer





## 40 Firefalls Close, Huntingdale

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4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



## 14 Calamocha Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 12 Hambly Crescent, Canning Vale

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4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



## 2 Kelpie Way, Southern River

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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

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4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



## 15 Dortmund Gardens, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



## 14 Marseille Gardens, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD