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## Welcome



**12/42 Kinsella Street, Joondanna**

**Joondanna's Crown**

2  1  2  **\$570,000**

There is something very special about Joondanna Rise. Only 6 times in the last decade has an opportunity arisen to join the ranks of those who enjoy this incredible lifestyle. Number 42 Kinsella Street is the Crown of the Joondanna, and number 12 is the prize gem of that Crown. Flawlessly set on the top floor, poised high above the tree tops, you will be able to observe the comings and goings of all those who pass through your kingdom. Follow me through the elegant landscape and be impressed by the grand open space of your on your way to being elevated to your residence of over 127sqm.

Currently subject to a periodic lease.

### SCHOOL CATCHMENTS

Tuart Hill Primary School (1.3km)

Bob Hawke Primary School (5.2km)

Dianella Secondary College (5km)

### RATES

Council: \$1612.49 / year

Water: \$1071.11 / year

Strata: \$1145.10 / quarter

### FEATURES

\* Amazing Views!!!

\* 20sqm Alfresco Balcony

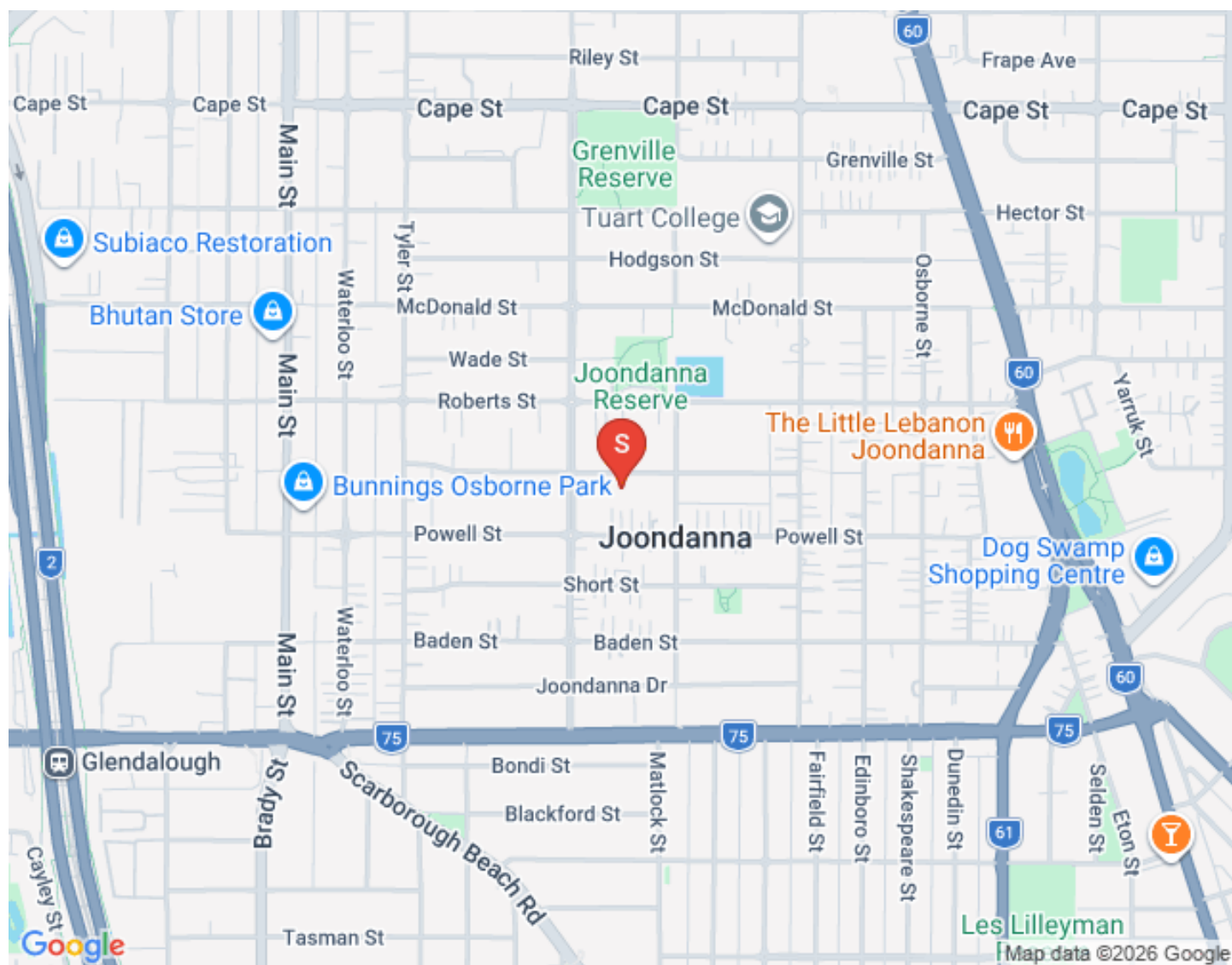
\* City Vista (from kitchen/balcony)

\* Open Plan

- \* Split System Air-conditioning (DeLonghi)
- \* Dishwasher (Haier)
- \* 600mm Oven (DeLonghi)
- \* Double Sink
- \* Tiled Kitchen Splashback
- \* Gated Community
- \* Communal Pool Area
- \* Communal BBQ Area
- \* 2 Parking Bays!!

#### LIFESTYLE

- 160m - Public Transport
- 290m - Emmerson Cafe
- 400m - Joondanna Reserve
- 500m - Albert James Park
- 1.5km - Mount Hawthorn Cafe Strip
- 1.7km - Glendalough Station
- 1.9km - Little Lebanon Restaurant
- 5.6km - Perth CBD





## Floor Plan

## Comparable Sales



### 9/10 WADE STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car

sale - sold

\$529,000

Sold ons: 13/09/2024

Days on Market: 38



### 3/55 WATERLOO STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car

Land size: 64

\$550,000

sale - sold

Sold ons: 27/08/2024

Days on Market: 34



### 3/15 WATERLOO STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car

sale - sold

\$550,000

Sold ons: 19/09/2024

Days on Market: 52



### 3/37 KINSELLA STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 2 Car

sale - sold

\$570,000

Sold ons: 12/04/2024

Days on Market: -12



### 58B WATERLOO STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car

Land size: 224

\$572,000

sale - sold

Sold ons: 21/04/2024

Days on Market: 7



### 5/11 KINSELLA STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car  
\$580,000  
Sold ons: 02/08/2024  
Days on Market: 12

Land size: 76  
**sale - sold**



### 6/17 ELANORA STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car  
\$580,000  
Sold ons: 18/07/2024  
Days on Market: 38

**sale - sold**



### 4/17 ELANORA STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car  
\$585,000  
Sold ons: 15/06/2024  
Days on Market: 11

**sale - sold**



### 2/77 SHORT STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car  
\$620,000  
Sold ons: 13/08/2024  
Days on Market: 9

Land size: 78  
**sale - sold**



### 5/29 ORCHID STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car  
\$642,000  
Sold ons: 29/08/2024  
Days on Market: 9

Land size: 94  
**sale - sold**



### 3/7 SHORT STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car  
\$650,000  
Sold ons: 06/06/2024  
Days on Market: 9

Land size: 209  
**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 the Certificate of Title](#)

[Click to Download the Strata Plan](#)

[Click to Download the Transfer](#)

## Strata Documents

[Click here to view the Precontractual Disclosure](#)

[Click here to view the Strata Plan \(attachment 1 & 2\)](#)

[Click here to view the Strata By-Laws \(attachment 3\)](#)

[Click here to view AGM Minutes \(attachment 4 + 5\)](#)

[Click here to view Levies \(attachment 6\)](#)

[Click here to view Certificate of Currency](#)

## Local Schools



[Click Here to View Tuart Hill Primary School](#)

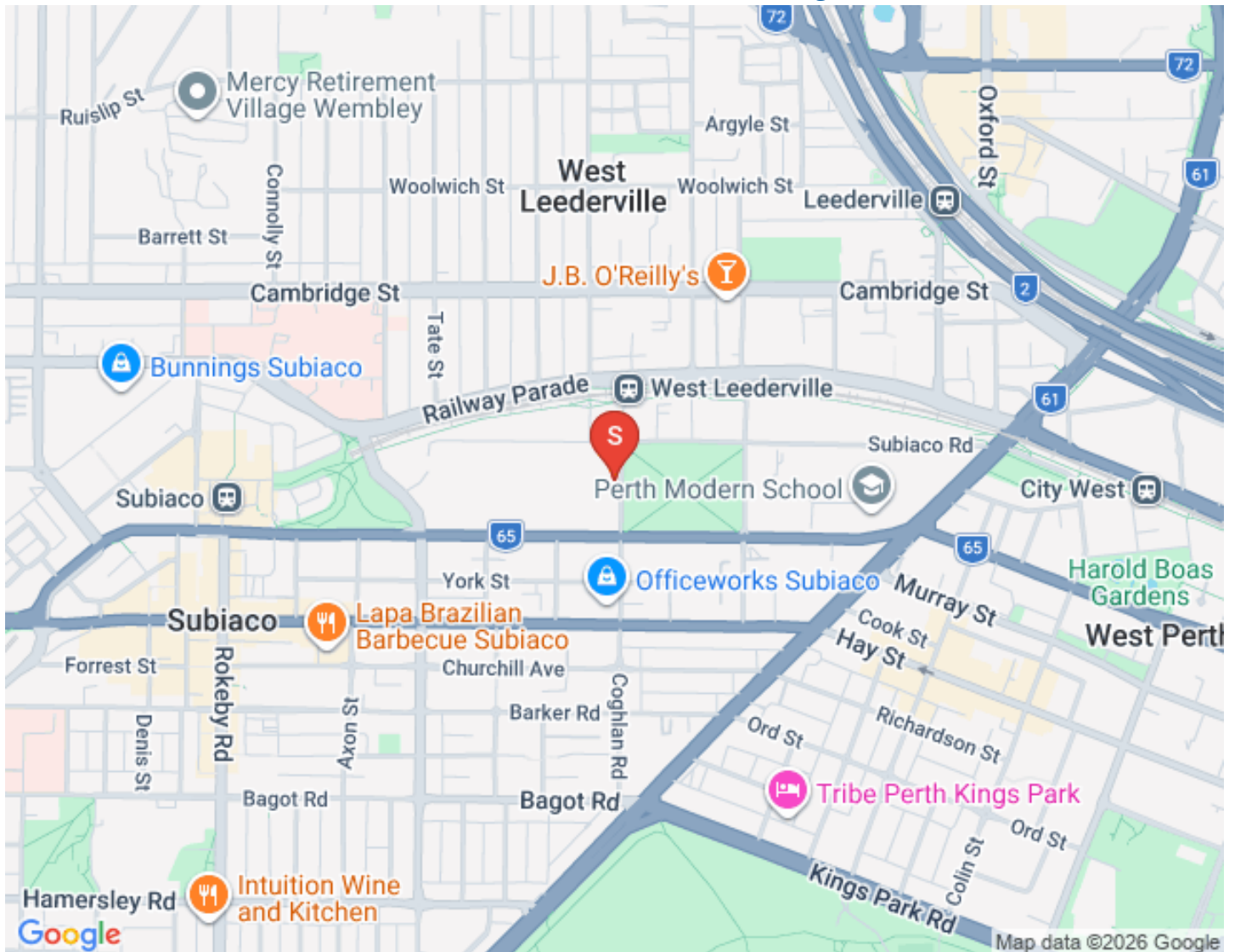




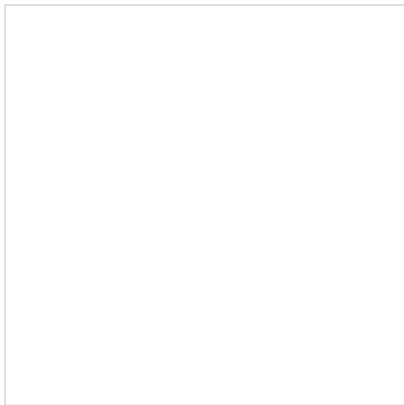


# BOB HAWKE COLLEGE

[Click Here to View Bob Hawke College](#)







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



## Joondanna



### Joondanna Community Garden





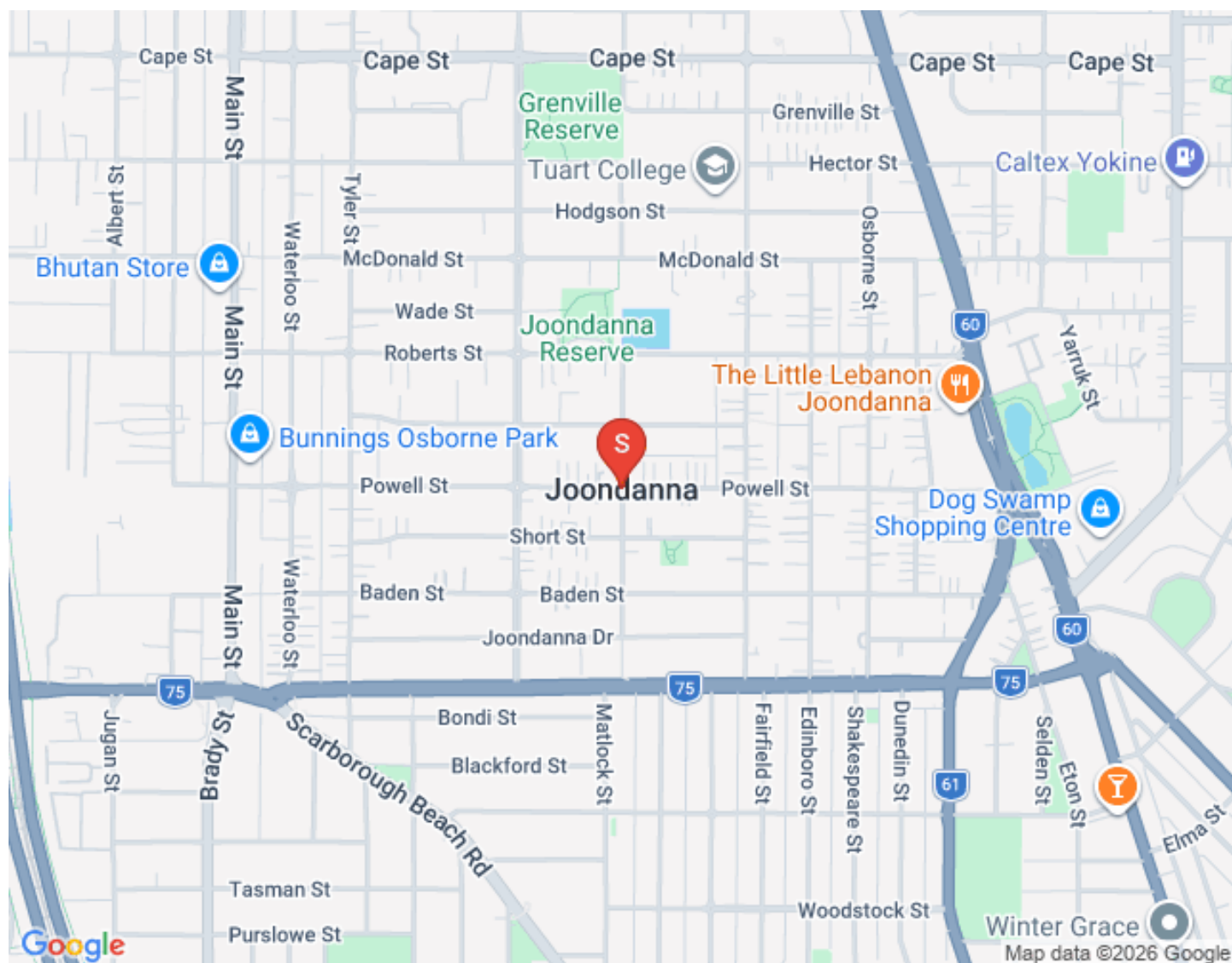
## Dog Swamp Shopping Centre





## The Paddington Hotel, Mount Hawthorn





## Joint Form of General Conditions

## 2022 General Conditions

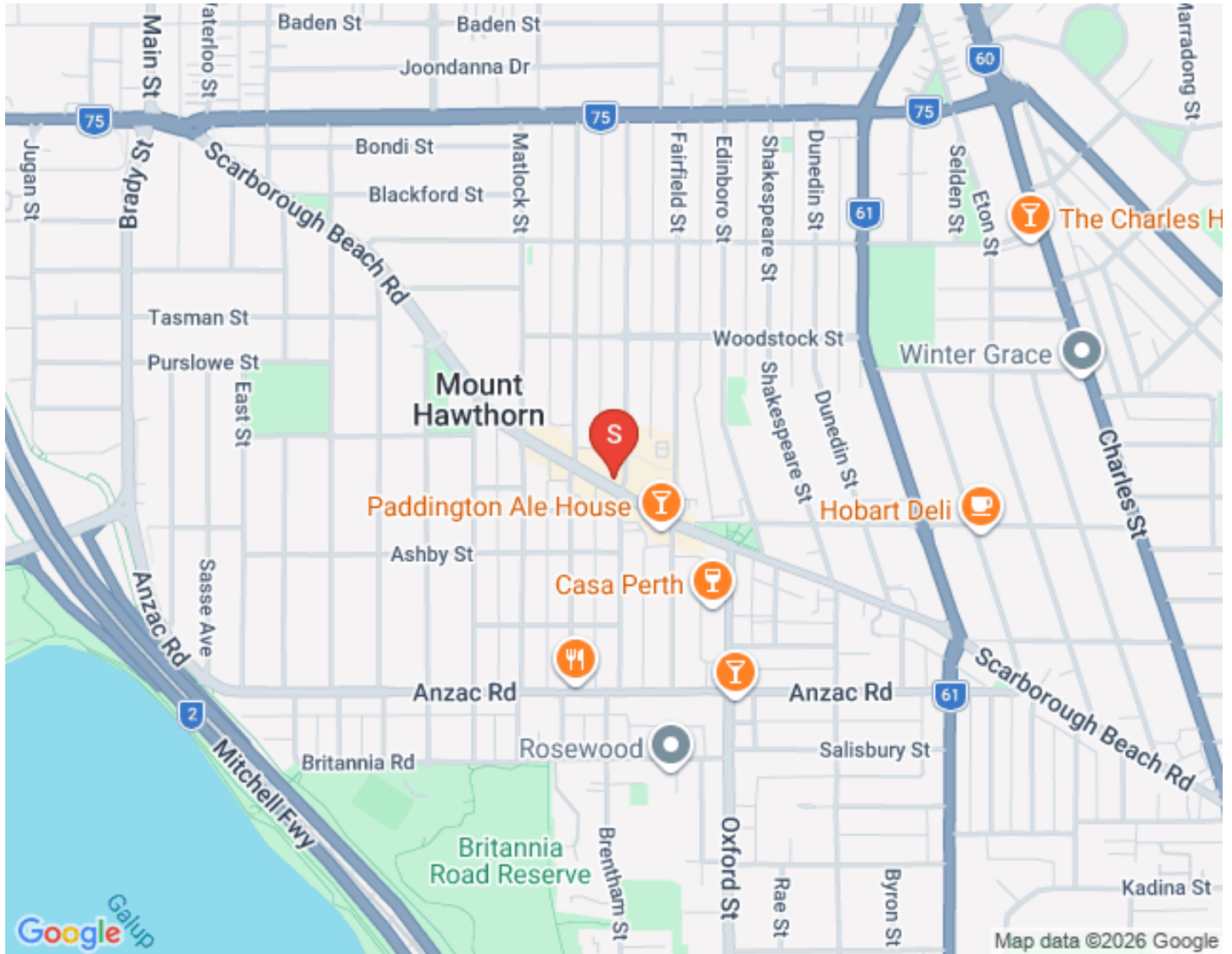
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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



## Team Genesis



### JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

[jclover@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.



## MARK HUTCHINGS

SALES CONSULTANT

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.



## 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.



## **GUY KING**

**SALES CONSULTANT**

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0417900315

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

Guy brings more than 15 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.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

[rsingh@fn genesis.com.au](mailto:rsingh@fn genesis.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.

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## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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

Meet Kahla, residing in Heathridge, her journey in real estate is a true testament to hard work and dedication. She began her career as a receptionist, learning the ins and outs of the industry from the ground up. With a passion for growth and an eye for detail, she quickly rose through the ranks, taking on the role of Marketing Manager where she showcased her creative talents and strengthened the online presence of the business. Her organisational skills and commitment to excellence then led her to become our Sales Administrator, where she continues to provide invaluable support to the team. Kahla's path reflects her unwavering drive and ambition to succeed in every aspect of her career.

## Team Genesis Recent Sales



### 1/77 Tyler Street, Joondanna

2 Bed | 1 Bath | 1 Car

Land size: 321sqm

UNDER OFFER



### 41 Stoneham Street, Joondanna

3 Bed | 2 Bath | 2 Car

Land size: 351sqm

UNDER OFFER



### 11/89 Powell Street, Joondanna

2 Bed | 1 Bath | 1 Car

Land size: 73sqm

UNDER OFFER





## Lot 2, 71A Powell Street, Joondanna

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Land size: 516sqm

UNDER OFFER

## 71 Powell Street, Joondanna

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3 Bed | 1 Bath | 0 Car

SOLD OFF MARKET



## 61A Baden Street, Joondanna

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6 Bed | 4 Bath | 2 Car

Land size: 510sqm

UNDER OFFER





## 112 McDonald Street, Joondanna

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3 Bed | 1 Bath | 1 Car

Land size: 236sqm

Under Offer



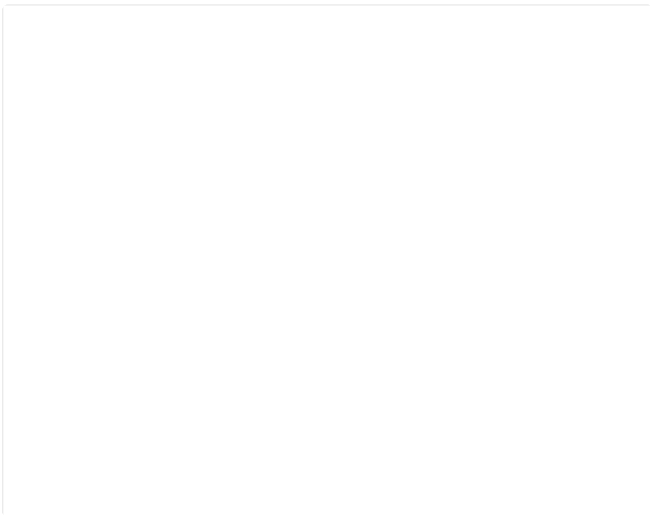
## 3/73 Kinsella Street, Joondanna

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3 Bed | 1 Bath | 2 Car

Land size: 293sqm

UNDER OFFER



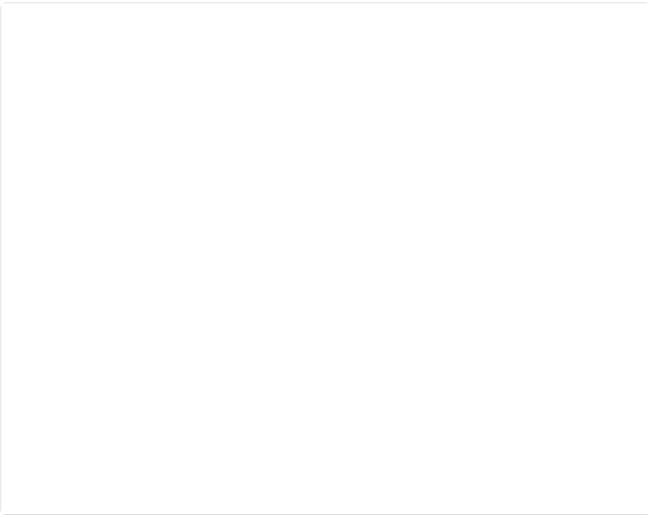
## 96 Baden Street, Joondanna

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4 Bed | 2 Bath | 2 Car

Land size: 439sqm

UNDER OFFER



## 92 Osborne Street, Joondanna

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2 Bed | 1 Bath | 1 Car

Land size: 89sqm

UNDER OFFER



## 101 Dunedin Street, Mount Hawthorn

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2 Bed | 1 Bath | 1 Car

Land size: 453sqm

\$1,012,500



## 184 Scarborough Beach Road, Mount Hawthorn

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Under Offer



## 61 The Boulevarde, Mount Hawthorn

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3 Bed | 1 Bath | 1 Car

UNDER OFFER



## 134 Shakespeare Street, Mount Hawthorn

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3 Bed | 1 Bath | 0 Car

Land size: 453sqm

CONTACT AGENT



## 21/309 Harborne Street, Glendalough

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3 Bed | 1 Bath | 1 Car

Under Offer





## 43/16 Leeder Street, Glendalough

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3 Bed | 1 Bath | 1 Car

UNDER OFFER



## 5/7 Rawlins Street, Glendalough

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2 Bed | 1 Bath | 1 Car

Land size: 189sqm

End Date Process



## 107 Coogee Street, Mount Hawthorn

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3 Bed | 1 Bath | 0 Car

Land size: 479sqm

Contact Agent



## 128 Shakespeare Street, Mount Hawthorn

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4 Bed | 2 Bath | 1 Car

Land size: 453sqm

UNDER OFFER



## 27 Eldorado Street, Osborne Park

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4 Bed | 3 Bath | 2 Car

Land size: 647sqm

\$875,000



## 8/165 Hector Street, Osborne Park

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2 Bed | 1 Bath | 1 Car

Land size: 190sqm

\*UNDER OFFER\*





## 1/181 Cape Street, Tuart Hill

3 Bed | 1 Bath | 1 Car

Land size: 268sqm

End Date Process



## 8/60 York Street, Tuart Hill

2 Bed | 1 Bath | 1 Car

From \$268,000



## 227A Flinders Street, Yokine

3 Bed | 3 Bath | 2 Car

Land size: 297sqm

\$800,000 s



## 1/3 Roscorla Avenue, Yokine

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2 Bed | 2 Bath | 2 Car

Land size: 139sqm

\$450,000