

## Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [High Wycombe](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Our Recent Sales](#)

## Welcome



**57 Marshall Road, High Wycombe**

**FOR DEFINITE SALE**

4  2  2 

**UNDER  
OFFER**

All Offer Presented ON OR BEFORE 6:00pm Tuesday October 15th  
(the seller reserves the right to sell prior to the end date)

### RATES

Council: \$2167.59

Water: \$1344.78

### SCHOOL CATCHMENTS

High Wycombe Primary School (1.1km)

Kalamunda Senior High School (8.7km)

Darling Range Sports College (6.7km)

### FEATURES

#### General

- \* Build Year: 1985
- \* Total Built Area: 308sqm
- \* Study/5th Bedroom
- \* Multiple Living Areas
- \* 600mm Over/Grill (Chef)
- \* 4 Burner Gas Stove-top (Chef)
- \* Skylight
- \* Gas Bayonet
- \* Ducted Evaporative Air-conditioning (CoolBreeze)
- \* Slow Combustion Fire (Magnum)

## Outside

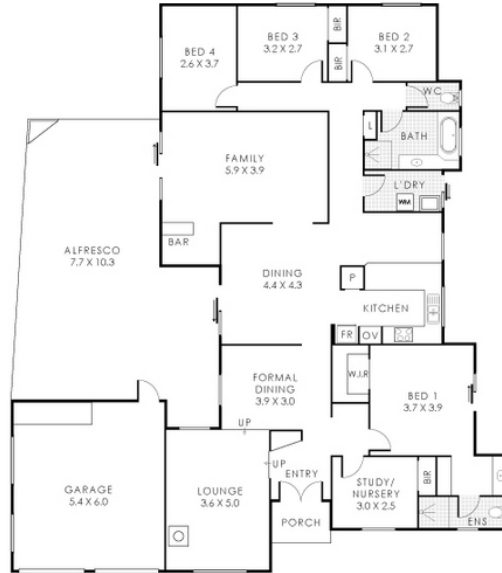
- \* Apex Patio
- \* Gas Bayonet (BBQ)
- \* Gas Storage Hot Water (Vulcan)
- \* Garden Shed
- \* Manual Bore Reticulation (and tap)
- \* Double Garage Manual

Please note the original alarm system has been decommissioned and is not in working order.





# Floor Plan



## 57 Marshall Road, High Wycombe

Residence 190m<sup>2</sup> | Alfresco 63m<sup>2</sup> | Garage 32m<sup>2</sup> | Porch 23m<sup>2</sup>  
Total Area 308m<sup>2</sup>



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, of measurements, and any other information shown, we do not warrant its accuracy. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purposes.  
www.cliocreative.com.au

## Comparable Sales



### 19 WALKER CRESCENT, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car  
\$590,000  
Sold ons: 07/06/2024  
Days on Market: 85

Land size: 775  
**sale - sold**



### 42 MARSHALL ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

3 Bed | 1 Bath | 3 Car  
\$628,000  
Sold ons: 29/07/2024  
Days on Market: 71

Land size: 703  
**sale - sold**



### 44 DURRANT WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

3 Bed | 1 Bath  
\$640,000  
Sold ons: 06/09/2024  
Days on Market: -10

Land size: 717  
**sale - sold**



### 56 SWAN ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car  
\$670,000  
Sold ons: 28/04/2024  
Days on Market: 47

Land size: 870  
**sale - sold**



### 90 BANDALONG WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car  
\$670,000  
Sold ons: 10/05/2024  
Days on Market: 36

Land size: 891  
**sale - sold**



### 11 PERRIN WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car  
\$700,000  
Sold ons: 15/08/2024  
Days on Market: 44

Land size: 732  
**sale - sold**



### 10 BARBARY ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

5 Bed | 2 Bath | 2 Car  
\$730,000  
Sold ons: 23/08/2024  
Days on Market: 26

Land size: 907  
**sale - sold**



### 8 JENNINGS ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car  
\$740,000  
Sold ons: 11/06/2024  
Days on Market: 55

Land size: 721  
**sale - sold**



### 3 MACAO ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

5 Bed | 2 Bath | 1 Car  
\$752,000  
Sold ons: 25/06/2024  
Days on Market: 20

Land size: 753  
**sale - sold**

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

## 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 Sketch](#)

[Click to Download the Plan](#)

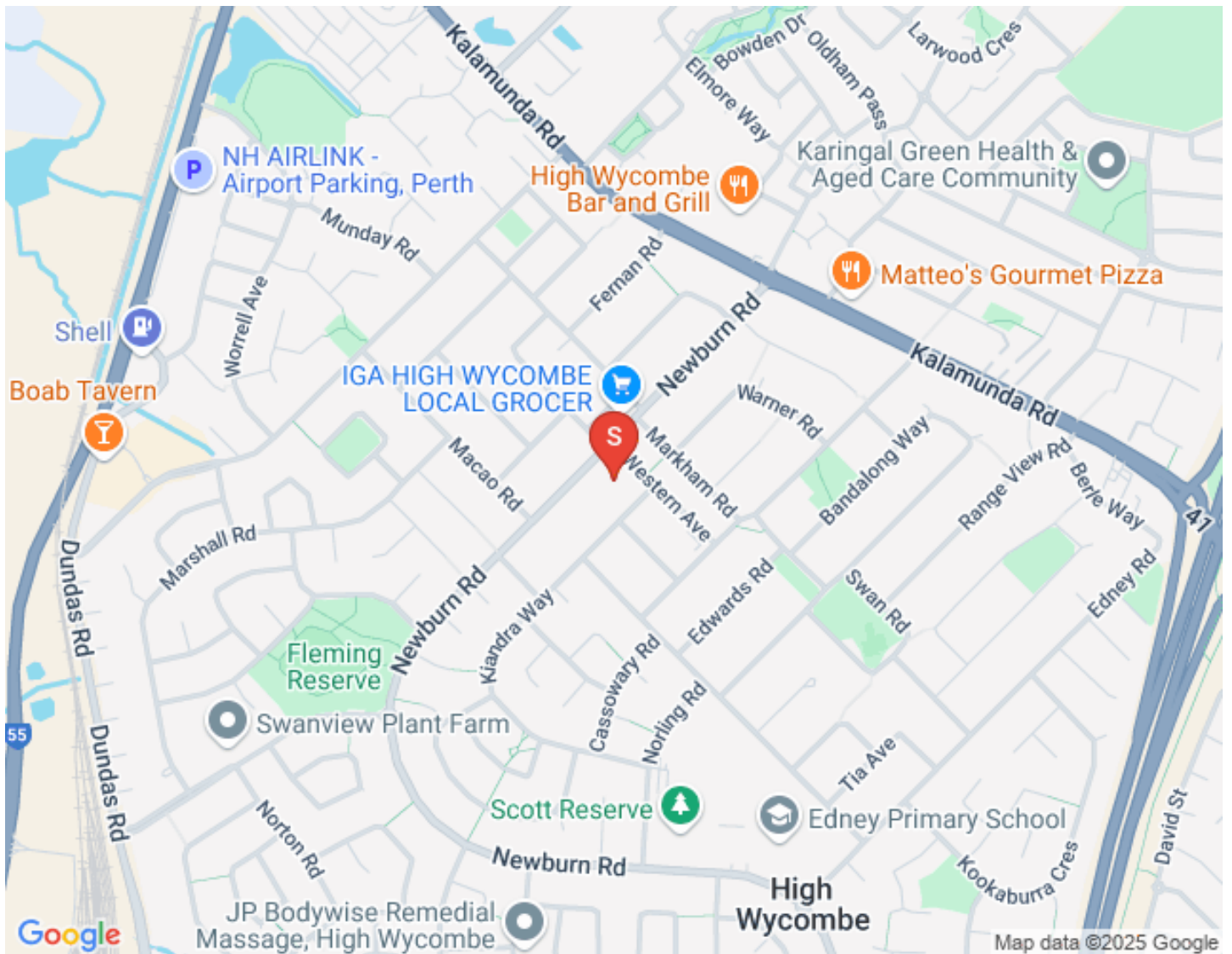
[Click to Download the Transfer](#)



## Local Schools



[Click here to view School Website](#)

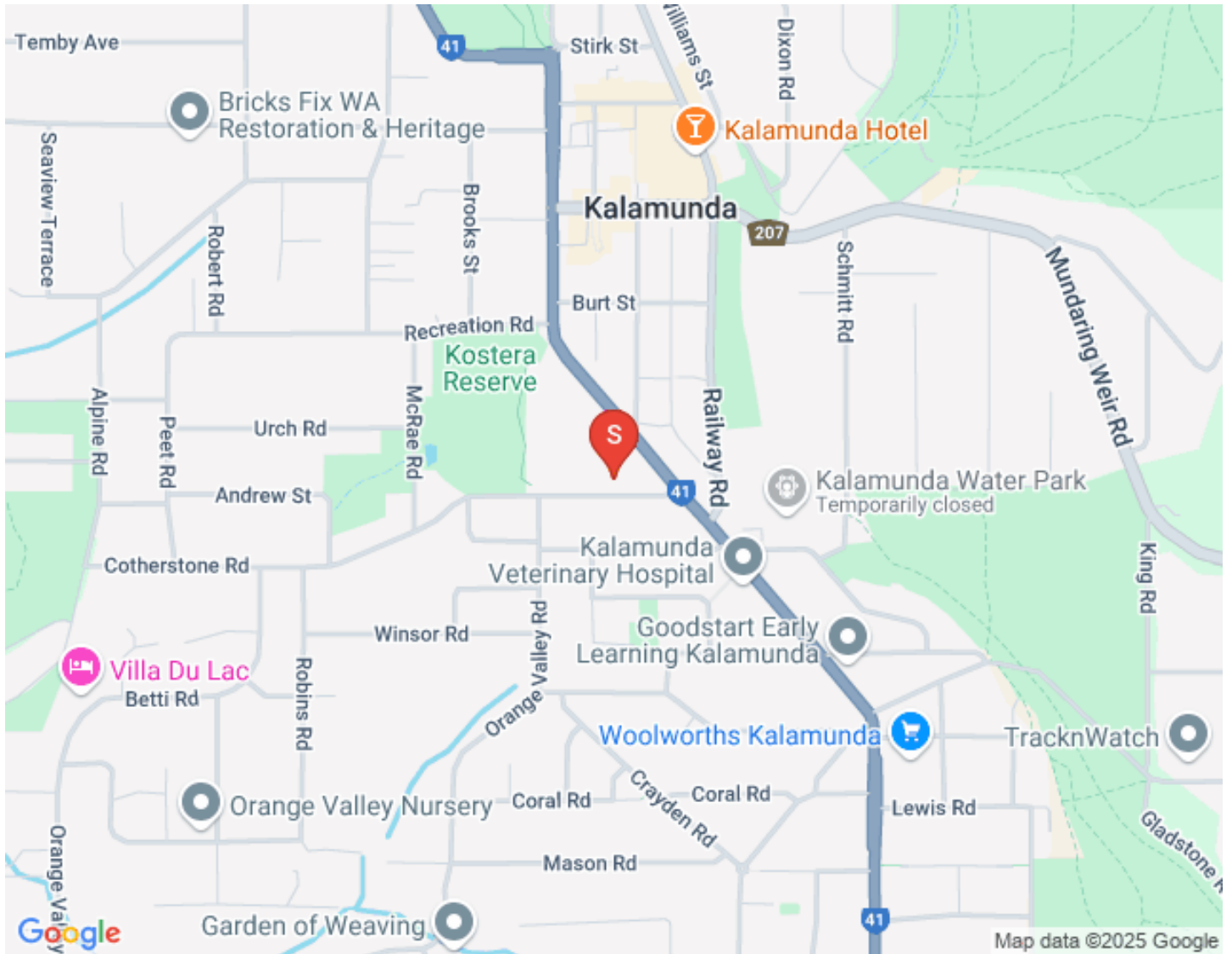


**KALAMUNDA**  
SENIOR HIGH SCHOOL



AN INDEPENDENT PUBLIC SCHOOL

[Click here to view School Website](#)



**DARLING RANGE**  
— SPORTS COLLEGE —

[Click here to view School Website](#)





## High Wycombe

### High Wycombe Train Station



### The Village Shopping Centre - High Wycombe



### IGA Maida Vale





## Maida Vale Recontration Reserve



**Fat Mamma's Pizza (Wood Fired)**

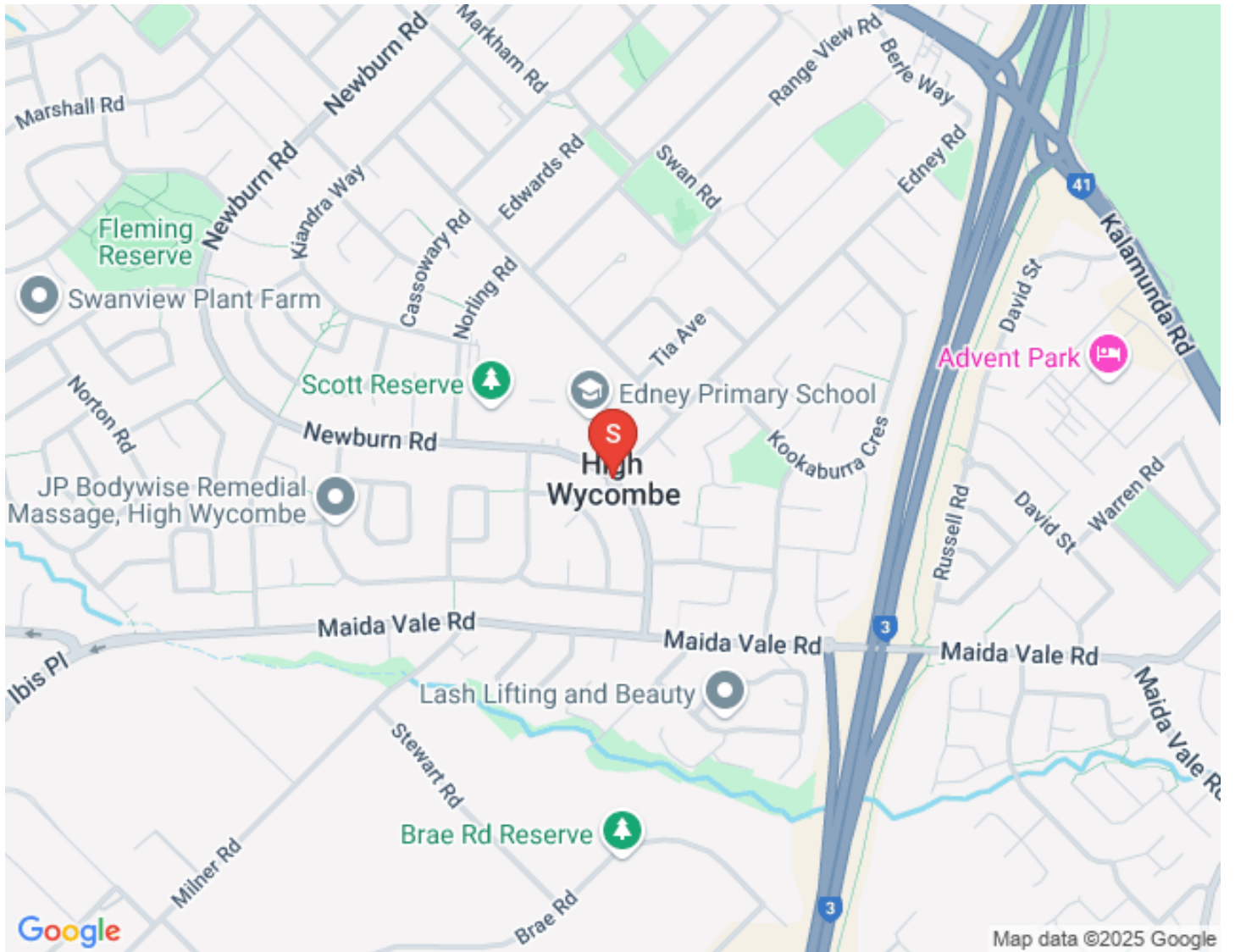


**Boab Tavern**



**High Wycombe Tavern**





# 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.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

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

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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@fn genesis.com.au](mailto:njayant@fn genesis.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.



## **GUY KING**

SALES CONSULTANT

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0417900315

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

## **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.



## 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

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.



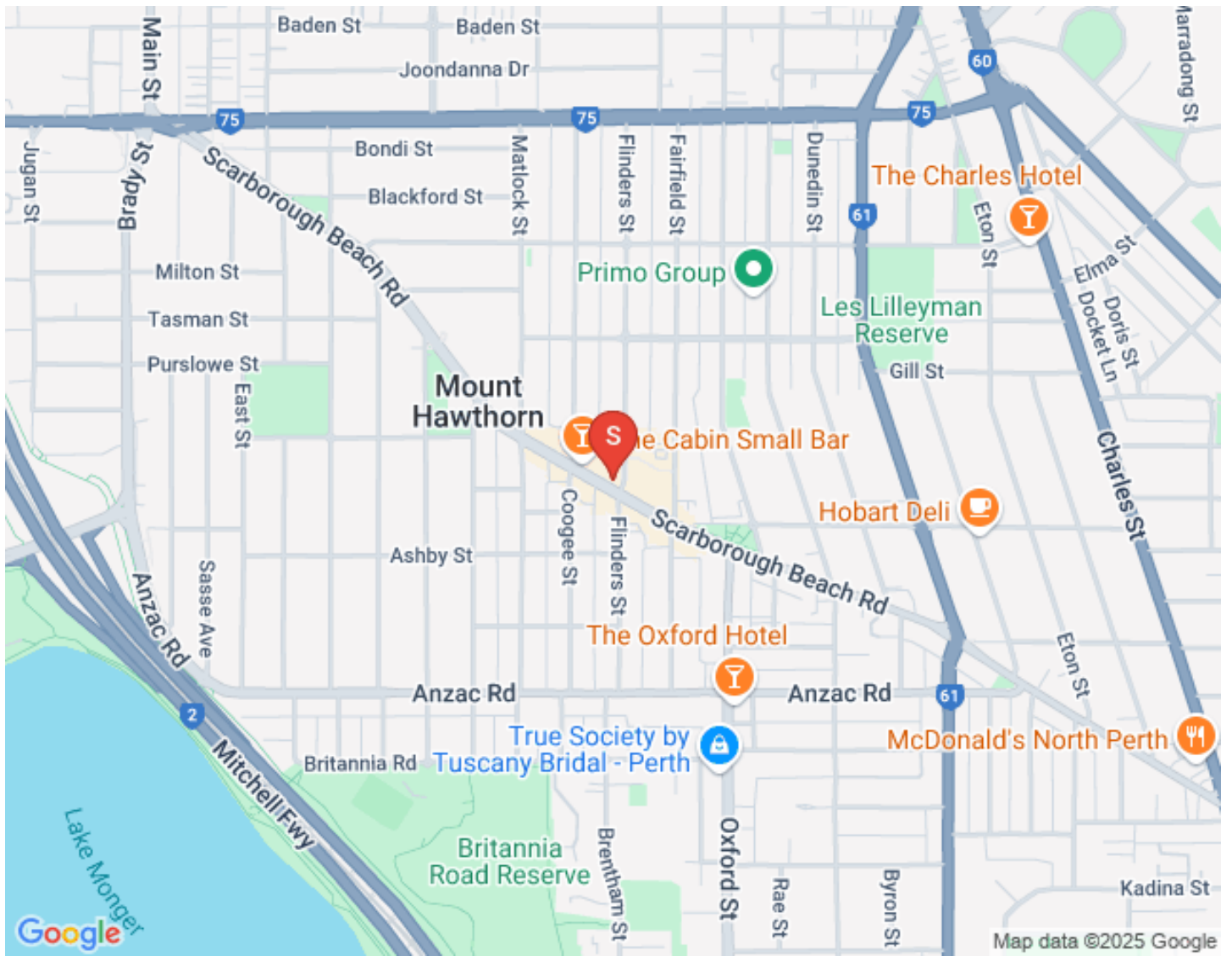
## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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





## Our Recent Sales



### 21 Teutonia Court, High Wycombe

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4 Bed | 2 Bath | 1 Car

Land size: 709sqm

UNDER OFFER



### 462 Kalamunda Road, High Wycombe

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3 Bed | 1 Bath | 2 Car

Land size: 839sqm

In the \$400,000's



### 10 Emms Court, High Wycombe

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4 Bed | 2 Bath | 2 Car

Land size: 805sqm

High \$500,000's



## 13 Littlefield Road, High Wycombe

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4 Bed | 2 Bath | 2 Car

Land size: 616sqm

UNDER OFFER



## 147 Maida Vale Road, High Wycombe

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4 Bed | 2 Bath | 2 Car

Land size: 504sqm

UNDER OFFER !



## 50 Sorensen Road, High Wycombe

---

3 Bed | 1 Bath | 2 Car

Land size: 700sqm

End Date Process





## 4 Blossom View, Forrestfield

---

3 Bed | 2 Bath | 2 Car

Land size: 374sqm

From \$549,000



## 9 Sovereign Place, Forrestfield

---

5 Bed | 2 Bath | 2 Car

Land size: 700sqm

UNDER OFFER



## 43 Bugendore Street, Maida Vale

---

4 Bed | 2 Bath | 2 Car

Land size: 950sqm

End Date Process



## 20 Boodjera Bend, Forrestfield

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4 Bed | 2 Bath | 2 Car

Land size: 501sqm

End Date Process



## 29 Burtonia Way, Forrestfield

---

5 Bed | 2 Bath | 2 Car

Land size: 845sqm

From \$539,000



## 82 Dawson Avenue, Forrestfield

---

3 Bed | 1 Bath | 1 Car

Land size: 709sqm

UNDER OFFER!



## 201 Maida Vale Road, High Wycombe

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4 Bed | 2 Bath | 2 Car

Land size: 568sqm

UNDER OFFER