

Table of Contents

- | Welcome
- | Floor Plan
- | Comparable Sales
- | Offer Documents
- | Certificate of Title
- | Local Schools
- | Mount Helena
- | Joint Form of General Conditions
- | Team Genesis
- | Recent Sales by Team Genesis

Welcome



16 Newton Street, Mount Helena

FOR DEFINITE SALE

4  3  2 

**End Date
Process**

All offers presented on or before 6pm Tuesday 17th December.
(the sellers reserve the right to accept an offer before the end date)

RATES

Council: \$2623.53

Water: \$282.6

SCHOOL CATCHMENTS

Mount Helena Primary School (1.3km)

Eastern Hills High School (1.4km)

FEATURES

General

- * Original Build Year: 1972
- * Residential Floor Area: 288sqm
- * Extensive Renovation/Extension
- * Double Story
- * Up & Down Master Options
- * Vinyl Planks/Carpet
- * Feature Kimberley Stone
- * Ducted RC AC (Dakin 16kW)
- * Ducted Vacuum
- * Built-in Cabinetry

Kitchen

- * Granite Bench-tops
- * Island Bench (2nd sink)
- * 6 Burner Gas Stove-top
- * 900mm Oven (Smeg)
- * Convection Oven (Smeg)
- * Dishwasher (Asko)
- * Plumbed Fridge Recess
- * Walk-in-Pantry
- * Appliance Cupboard

Alfresco (143sqm)

- * Pool (Fibreglass/Salt)
- * 6 Seat Spa
- * Western Red Timber Lining
- * Cafe Doors (Double Glazed/Inset Venetians)
- * Stencilled Concrete
- * Pond Garden
- * Storage Seating

Shed / Workshop (116sqm)

- * Double Automatic Doors (3.39m clearance)
- * Concrete Floor
- * Powered (3 Phase)
- * Wall Mounted AC (Lennox)
- * Boiling Water Box

Outside

- * Secure Gated Access (Intercom)
- * Bore Water 80+ Ltrs/minute
- * 6 Station Reticulation
- * CCTV (5 cameras Hikvision)
- * Established Vegetable Garden
- * 6kW Solar Panels (Fronius)
- * HWS: Solar (Solarhart 2020)
- * Oversized Double Garage
- * Garage Clearance 2.65m
- * 4500ltr Rain Tank

Fruit Trees: Blood Orange, Cherry, Peach, Bananas, Apple x 2, Apricot, Pear x 2, Mango, Lemon, Mandarin, Orange, Nectarine, Grape Vines

LIFESTYLE

- 600m - Elsie Austin Reserve
- 700m - Skate Park
- 1.1km - Deli
- 1.4km - Pool

1.4km - Home Hardware

1.5km - Tavern



Floor Plan



16 Newton Street, Mount Helena

Residence 288m² | Porch 21m² | Garage 50m² | Outdoor Entertaining 143m² | Shed 15m² | Garage/Workshop 116m² | Balcony 21m²
Total Area 654m²



The location is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are on approximate representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City 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.citycreative.com.au

Comparable Sales



1345 COOK STREET, MOUNT HELENA, WA 6082, MOUNT HELENA

5 Bed | 3 Bath | 4 Car
\$1,160,000
Sold ons: 20/08/2024
Days on Market: 52

Land size: 20234.3



4-6 LEAFY CLOSE, MOUNT HELENA, WA 6082, MOUNT HELENA

5 Bed | 3 Bath | 4 Car
Sold ons: 06/03/2024
Days on Market: 343

Land size: 2911
sale - sold



770 BUNNING ROAD, MOUNT HELENA, WA 6082, MOUNT HELENA

3 Bed | 2 Bath | 2 Car
\$1,225,000
Sold ons: 14/10/2024
Days on Market: 34

Land size: 31800



575 COLWYN ROAD, MOUNT HELENA, WA 6082, MOUNT HELENA

6 Bed | 3 Bath | 2 Car
\$1,300,000
Sold ons: 17/04/2024
Days on Market: 136

Land size: 32900.9

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.](#)

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](#)

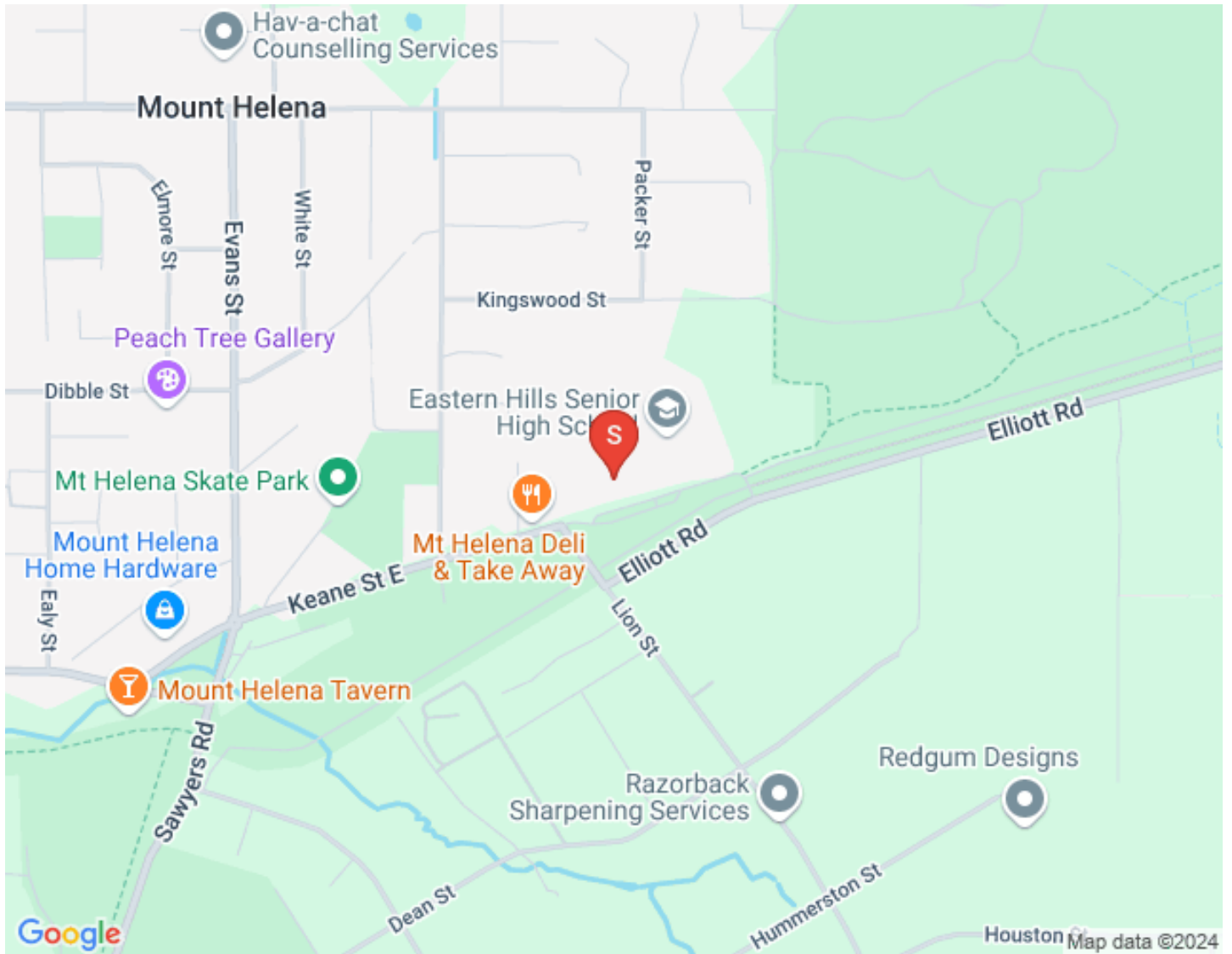
[Click to Download the Sketch](#)

[Click to Download the Plan](#)

Local Schools



Mount Helena Primary School





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



Mount Helena

Sawyers Valley Tavern



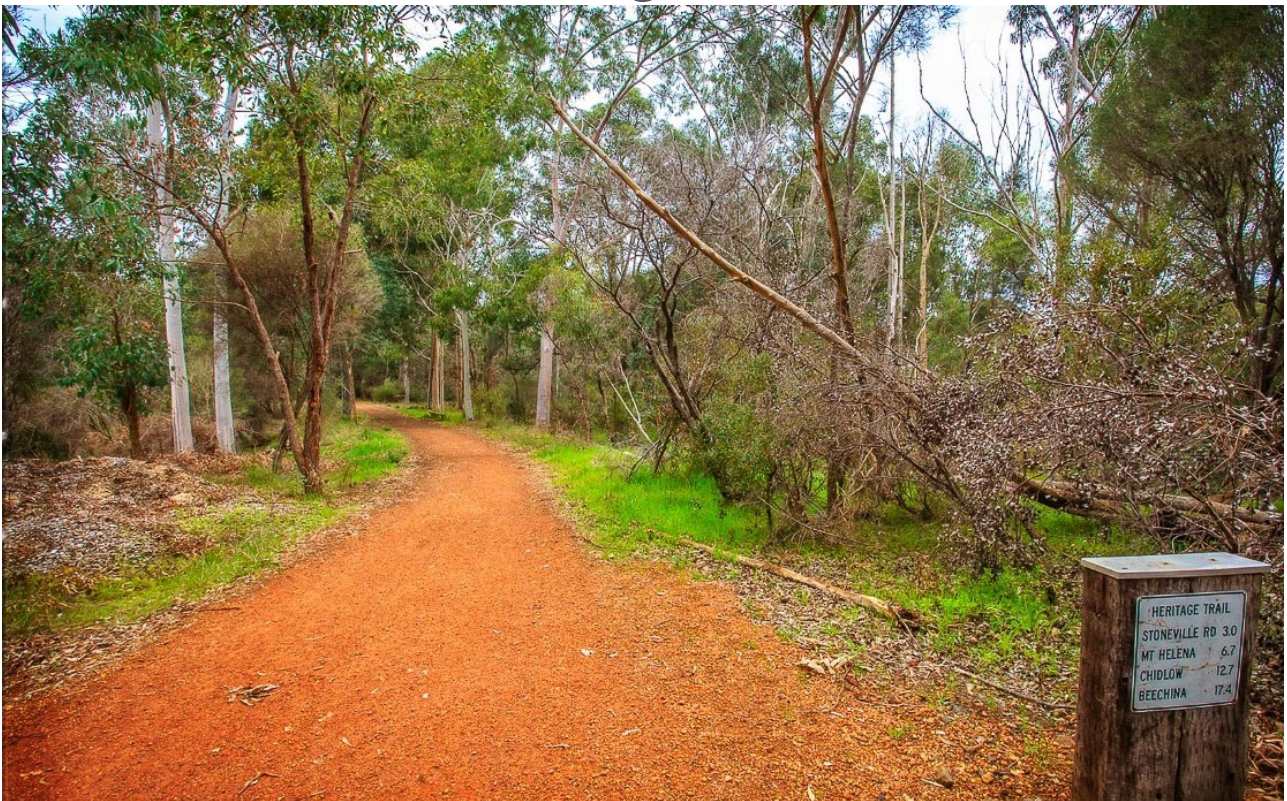
Sculpture Park



Mundaring Hotel

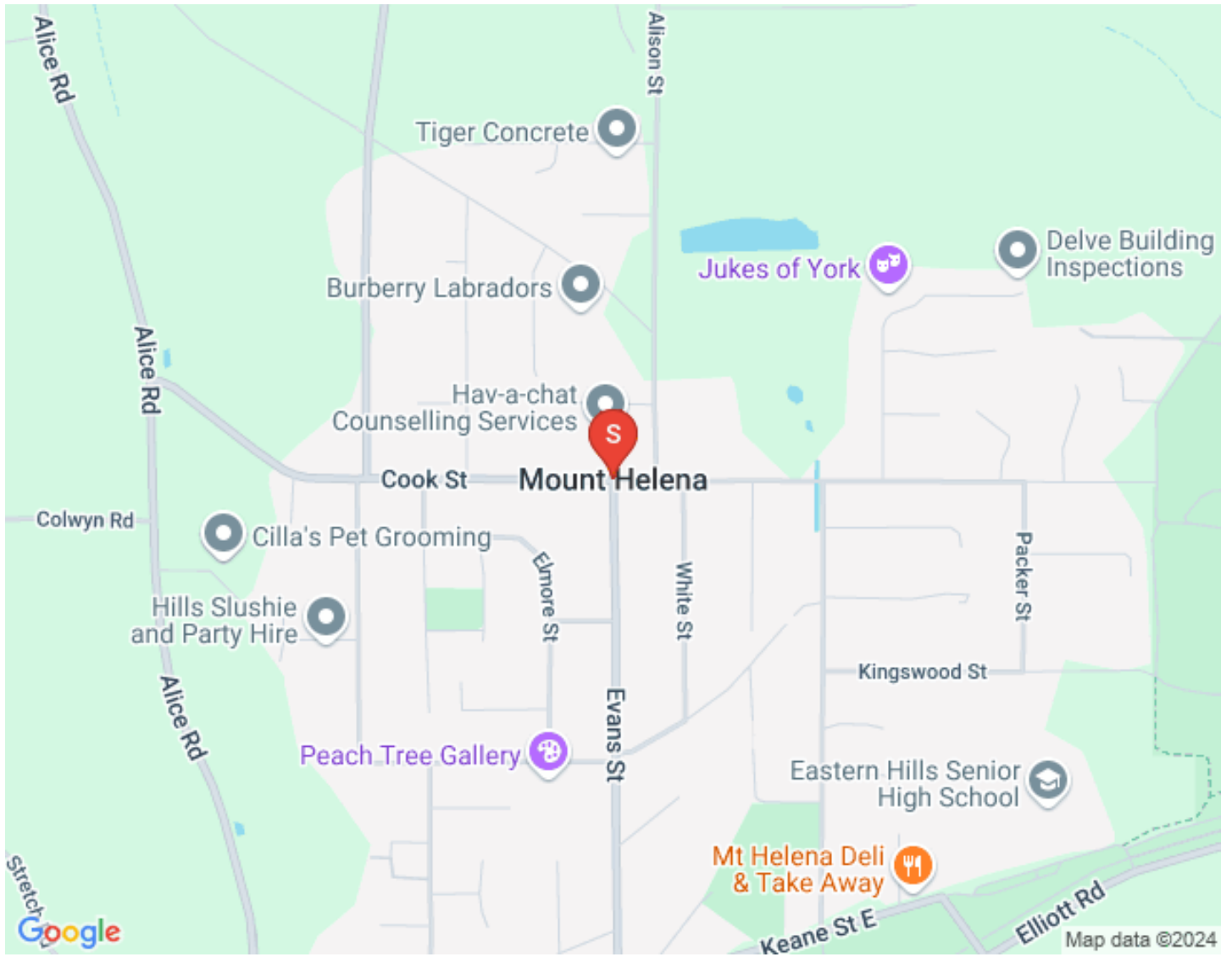


Heritage Trail



Mundaring Weir





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

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.



GUY KING

SALES CONSULTANT

0417900315

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

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@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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesisis.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

0412 175 528

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.

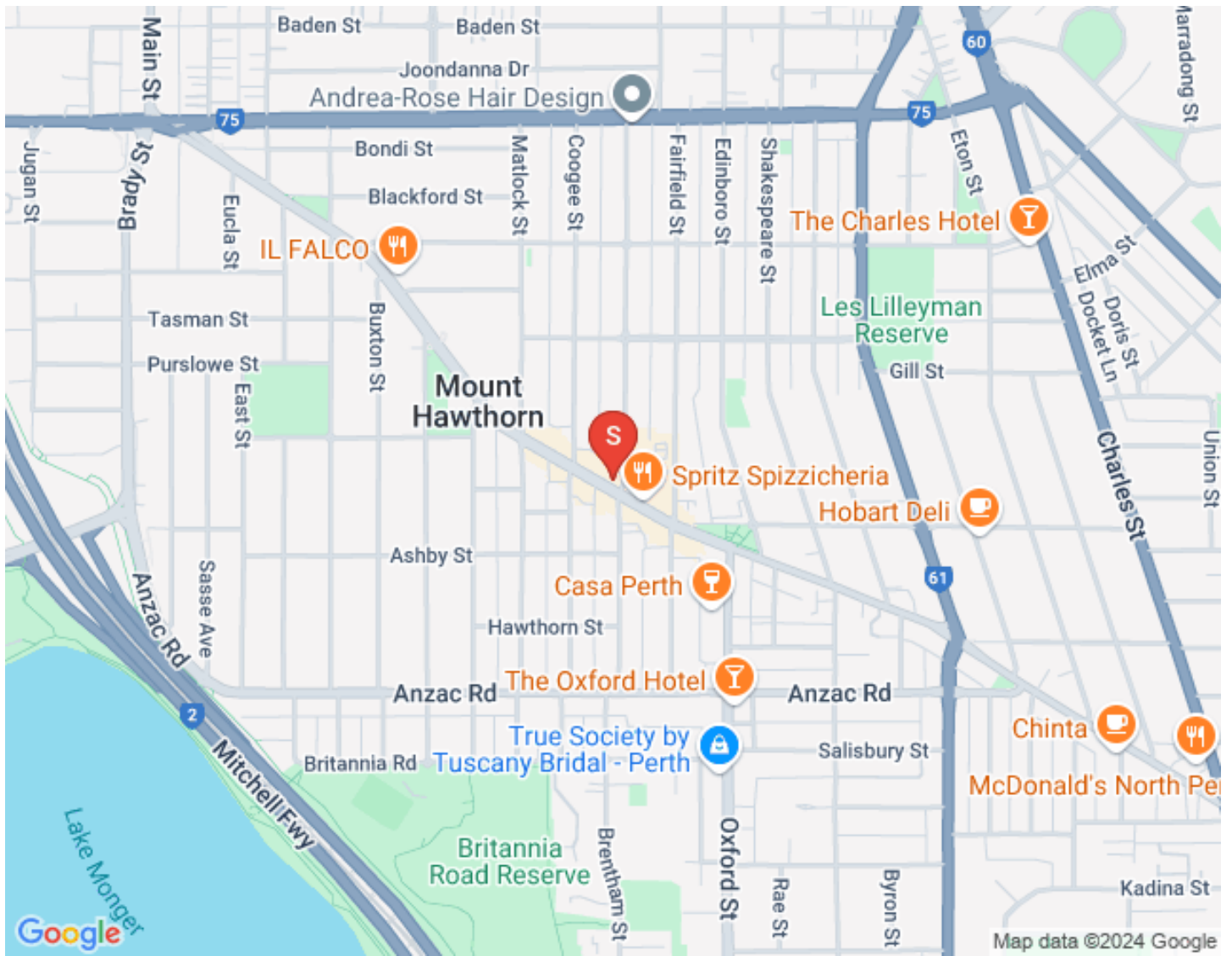


KAHLA PURVIS

RECEPTIONIST/MARKETING OFFICER

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 by Team Genesis



855 Coulston Road, Boya

4 Bed | 2 Bath | 2 Car

Land size: 2625sqm

UNDER OFFER



1020 Coulston Road, Boya

5 Bed | 2 Bath | 4 Car

Land size: 1.26ac

End Date Process



4680 Old Northam Road, Chidlow

4 Bed | 2 Bath | 4 Car

Land size: 2.08ha

UNDER OFFER



22 Fischer Road, Darlington

4 Bed | 2 Bath | 2 Car

Land size: 1285sqm

End Date Process



8 Kuranda Place, Darlington

4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



11A Nicholl Street, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 2445sqm

Under Offer



1 Sedge Way, Helena Valley

4 Bed | 2 Bath | 2 Car

Land size: 625sqm

End Date Process



5 Dongara Circle, Jane Brook

4 Bed | 2 Bath | 2 Car

Land size: 680sqm

End Date Process



95 Moola Road, Mahogany Creek

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER



2370 Thomas Road, Mahogany Creek

5 Bed | 2 Bath | 2 Car

Land size: 1.20ha

UNDER OFFER



PI 202 of 1072 Bernard Street, Mount Helena

Land size: 2000sqm

From \$450,000



Lot PL 208, Bernard Street, Mount Helena

Land size: 2011sqm

SOLD



80 Dowie Street, Mount Helena

4 Bed | 2 Bath | 2 Car

Land size: 2.03ha

UNDER OFFER



45 Hartung Street, Mundaring

3 Bed | 1 Bath | 1 Car

Land size: 1783sqm

UNDER OFFER



6 Helena Street, Mundaring

3 Bed | 1 Bath | 1 Car

Land size: 1.11ha

UNDER OFFER



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



1780 McCallum Road, Mundaring

5 Bed | 2 Bath | 6 Car

Land size: 11.93ha

\$1,500,000



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



985 Wedgetail Circle, Parkerville

3 Bed | 2 Bath | 2 Car

Land size: 2.15ha

UNDER OFFER - Open Cancelled



655 Fagan Street, Sawyers Valley

5 Bed | 2 Bath | 2 Car

Land size: 2.00ha

End Date Process



665 Helena Terrace, Sawyers Valley

4 Bed | 2 Bath | 2 Car

Land size: 1.18ac

Best Offer Over \$700,000



1815 Railway Terrace, Sawyers Valley

4 Bed | 1 Bath | 3 Car

Land size: 3723sqm

UNDER OFFER



6 Woodlea Place, Sawyers Valley

4 Bed | 2 Bath | 2 Car

Land size: 1.03ac

UNDER OFFER



3205 Bailup Road, Wooroloo

4 Bed | 2 Bath | 3 Car

Land size: 167ha

SOLD



Lot 2 Bailup Road, Wooroloo

0 Bed | 0 Bath | 0 Car

Land size: 13.76ha

From \$349,000



2035 Linley Valley Road, Wooroloo

4 Bed | 2 Bath | 0 Car

Land size: 42ha

\$1,134,700



4 Chuditch Road, Wundowie

4 Bed | 2 Bath | 2 Car

Land size: 2.47ac

UNDER OFFER