

## Table of Contents

- | Welcome
- | Floor Plan
- | Comparable Sales
- | Certificate of Title
- | Armadale
- | Local Schools
- | Joint Form of General Conditions
- | First National Real Estate Genesis

## Welcome



**19 Warrina Place, Armadale**

**FOR DEFINITE SALE**

4  2  2 

**End Date  
Process**

All offer presented on before 6pm Tuesday 4th March.  
The seller reserves the right to accept offers before the end date.

### FEATURES

- \* Build Year: 1976 Circa
- \* Total Built Area: 210 Sqm
- \* Toilets: 2
- \* Living area with Mitsubishi Split air-conditioning
- \* Evaporative Ducted Air conditioning
- \* Master Bedroom with Ensuite
- \* Master Bedroom With Split Air Conditioning (Carrier) and Ceiling Fan
- \* Bathroom
- \* Bedroom 2 with built in Robe
- \* Well-sized Secondary Bedrooms 3 & 4
- \* Laundry Area
- \* Dining Area

### Kitchen

- \* 5 Burner Gas Stove - Euro
- \* Oven - Euro
- \* Cabinets

### Outside

- \* Closed Patio/Activity Area
- \* Garden Shed x 2

- \* Backyard with Fruits & Vegetable Trees (Orange, Mango, Banana, Sugarcane, Guava, Avocado, Lime)
- \* Fully Reticulated Front and Backyard for Easy Maintenance
- \* Double Carport with Electric Gate
- \* Installed Bore
- \* Solar PV System
- \* Second Driveway



## Floor Plan

## Comparable Sales



### 7 CLYBUCCA PLACE, ARMADALE, WA 6112, ARMADALE

4 Bed | 2 Bath | 8 Car  
\$620,000  
Sold ons: 28/06/2024  
Days on Market: 18

Land size: 708  
**sale - sold**



### 14 PHEASANT CLOSE, SEVILLE GROVE, WA 6112, SEVILLE GROVE

4 Bed | 2 Bath | 2 Car  
\$610,000  
Sold ons: 20/06/2024  
Days on Market: 38

Land size: 769  
**sale - sold**



### 6 PIE SSE PL, SEVILLE GROVE, WA 6112, SEVILLE GROVE

4 Bed | 2 Bath | 4 Car  
\$630,000  
Sold ons: 25/10/2024  
Days on Market: 11

Land size: 700  
**sale - sold**



### 26 LITTLE JOHN ROAD, ARMADALE, WA 6112, ARMADALE

4 Bed | 2 Bath | 1 Car  
\$635,000  
Sold ons: 18/11/2024  
Days on Market: 18

Land size: 862  
**sale - sold**



### 16 BLUEGUM CLOSE, ARMADALE, WA 6112, ARMADALE

4 Bed | 2 Bath | 1 Car  
\$660,000  
Sold ons: 15/07/2024  
Days on Market: 36

Land size: 740  
**sale - sold**



### 83 SEVILLE DR, SEVILLE GROVE, WA 6112, SEVILLE GROVE

4 Bed | 2 Bath | 4 Car  
\$668,500  
Sold ons: 22/02/2024  
Days on Market: 11

Land size: 713  
**sale - sold**



### 37 WINCHESTER ROAD, ARMADALE, WA 6112, ARMADALE

4 Bed | 2 Bath | 2 Car  
\$680,000  
Sold ons: 13/01/2025  
Days on Market: 48

Land size: 769  
**sale - sold**



### 61 RALPHS STREET, SEVILLE GROVE, WA 6112, SEVILLE GROVE

4 Bed | 2 Bath | 2 Car  
\$690,000  
Sold ons: 19/03/2024  
Days on Market: 7

Land size: 701  
**sale - sold**



### 4 KINGHAM PLACE, SEVILLE GROVE, WA 6112, SEVILLE GROVE

4 Bed | 2 Bath | 2 Car  
\$700,000  
Sold ons: 18/10/2024  
Days on Market: 44

Land size: 751  
**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.](#)

## Certificate of Title

[Please Download Certificate of Title](#)

[Please Download the Plan](#)



## Armadaale

### Armadaale Shopping City



### Morgan John Park



## Armadale Fitness & Aquatic Centre (Opened in March 2019)



# Armadaale Reptile and Wildlife Centre



## Local Schools

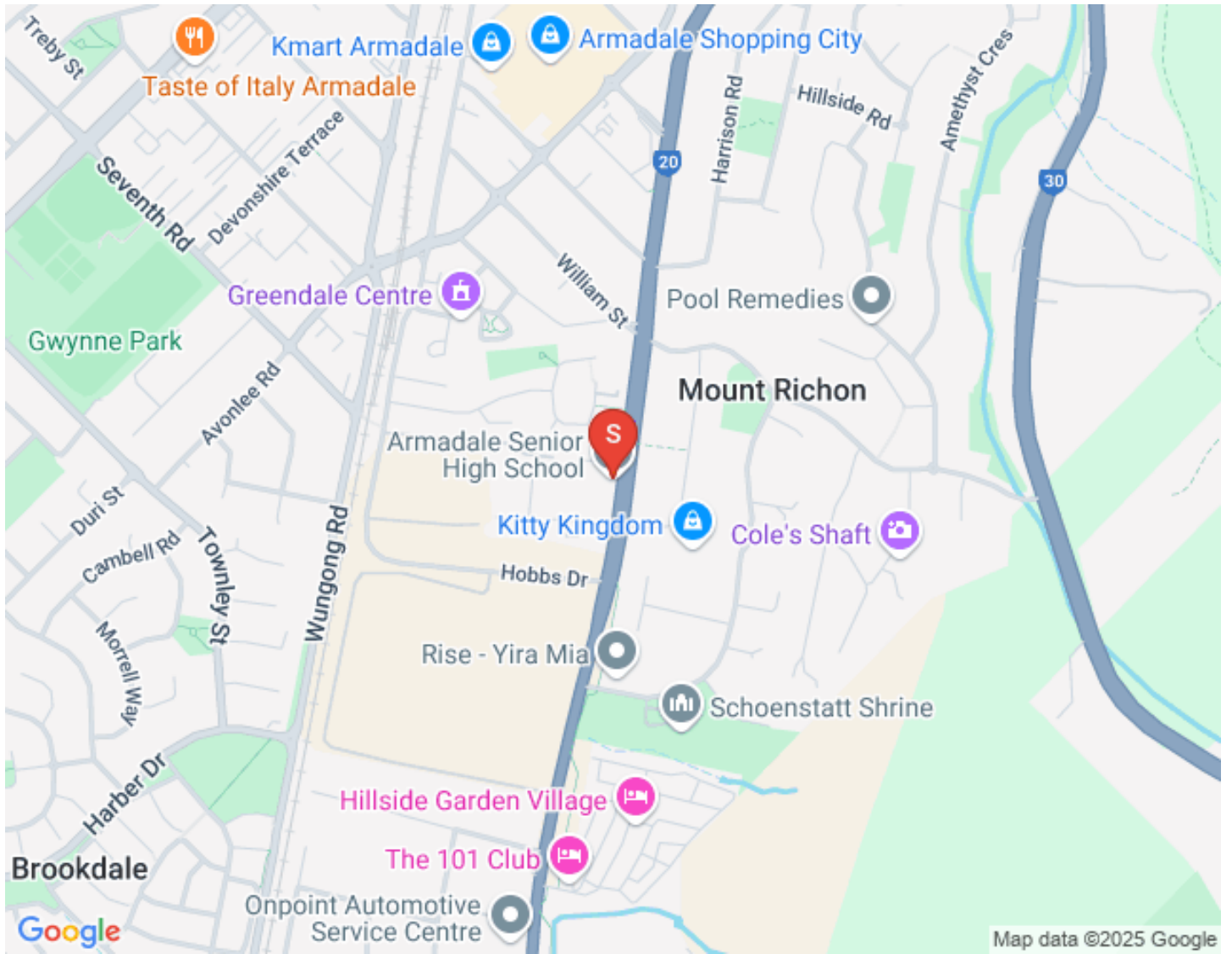


[Click Here to View Catchment Area](#)





[Click Here to View Catchment Area](#)

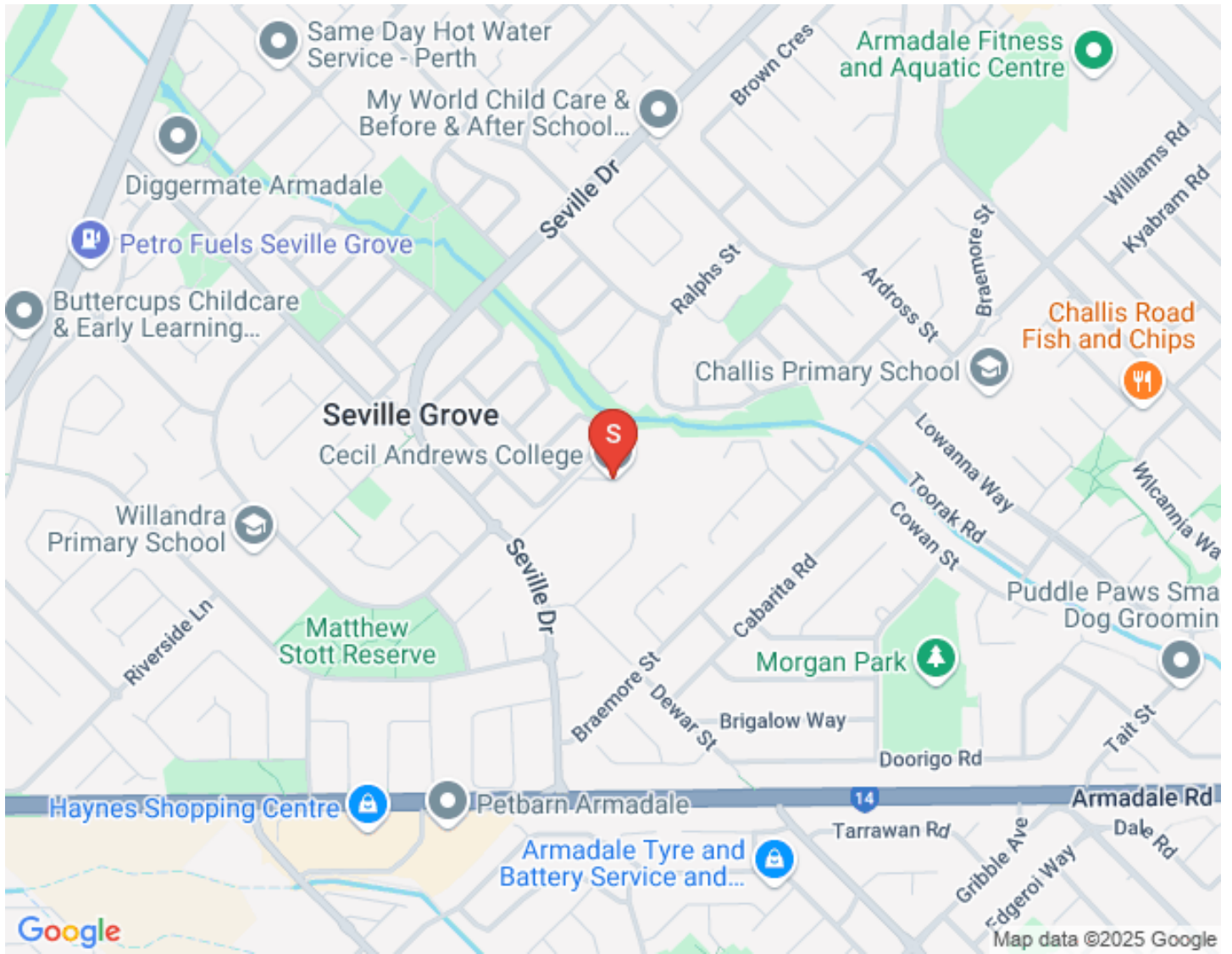




**Achieving excellence together**

[Click here to view catchment area](#)





# Joint Form of General Conditions

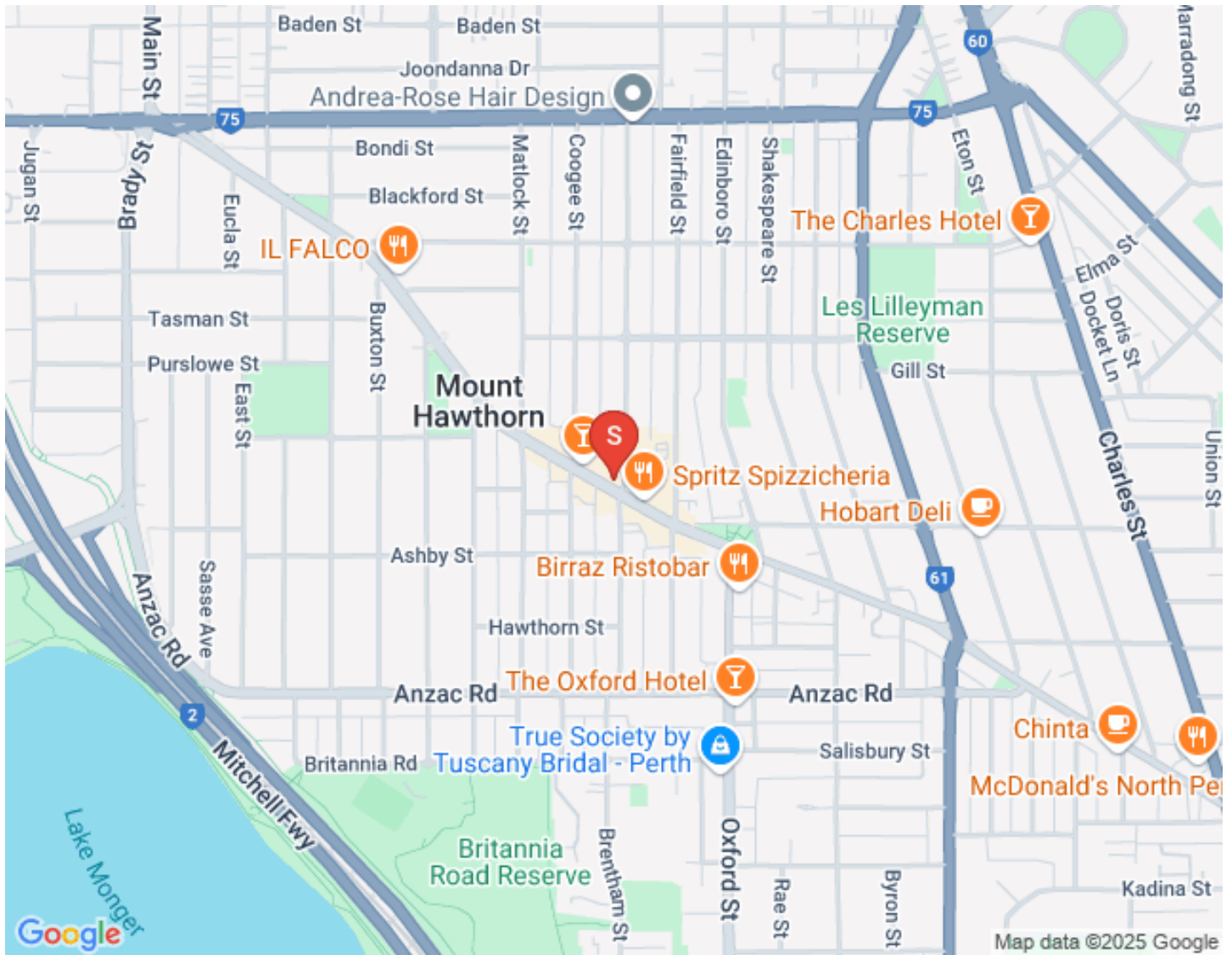
## 2022 General Conditions

---

# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## First National Real Estate Genesis



### **RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesisis.com.au](mailto:rsingh@fngenesisis.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](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**

---

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.



## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

---

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

---

0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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

---

0416304650

[mhutchings@fngenesisis.com.au](mailto: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](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**

---

[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.



## CAITLIN MCSHERRY

RECEPTIONIST/MARKETING OFFICER

---

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

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.