

## Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Certificate of Title](#)
- | [Strata Forms](#)
- | [Offer Documents](#)
- | [Nollamara](#)
- | [Local Schools](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Our Recent Sales in the Area](#)

## Welcome



9b Hailsham Road, Nollamara

FOR DEFINITE SALE

3  2  2 

**UNDER  
OFFER**

UNDER OFFER

### RATES

Council: \$1645.33

Water: \$1184.22

Strata: NA

### SCHOOL CATCHMENTS

Dianella Primary College (750m)

Dianella Secondary College (550m)

### FEATURES

Build Year: 2018

Build Area: 131sqm

Construction: Double Brick Frame, ColourBond Roof

Builder: VM Building Balcatta

Split System Air-conditioning (Haier)

High Ceilings

Coffered Ceilings

Security Alarm System

Smart Stone Bench-tops

4 Burner Gas Stove (Euro)

600mm Over (Euro)

Alfresco Area

Merbau Decking

## Bluetooth Lighting

### LIFESTYLE

30m - Roberts Bridge Reserve

550m - Public Transport

1.4km - Des Penman Reserve

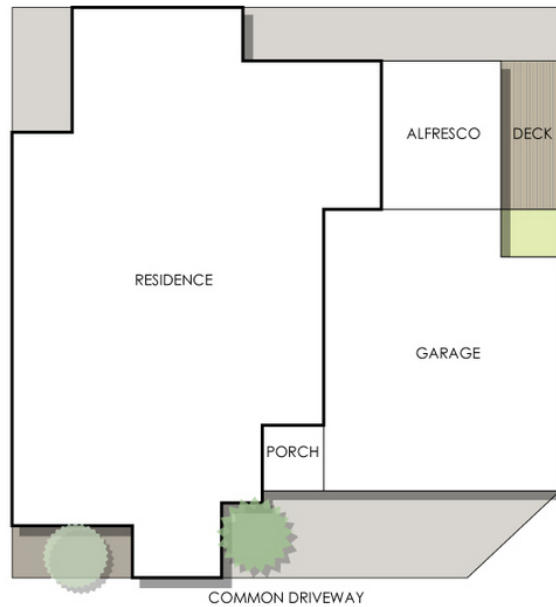
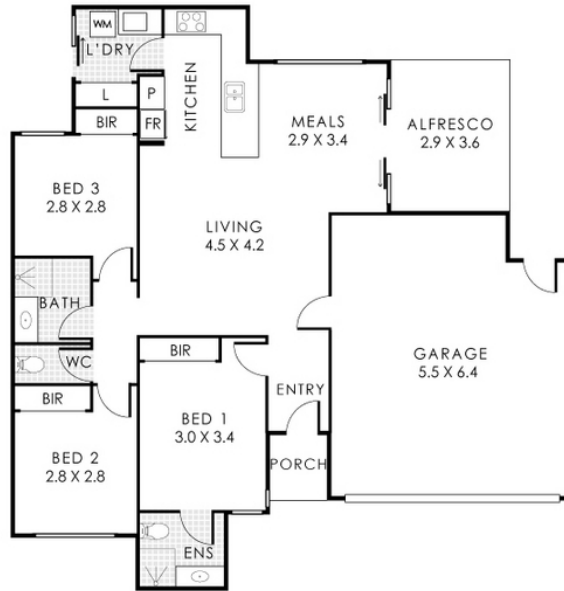
1.5km - IGA Nollamara

1.6km - Nollamara Sports and Recreation

9.5km - Perth CBD



# Floor Plan



**9B Hailsham Road, Nollamara**

Residence 96m<sup>2</sup> | Parch 1m<sup>2</sup> | Garage 35m<sup>2</sup> | Alfresco 10m<sup>2</sup>  
**Total Area 142m<sup>2</sup> | Total Strata Lot 183m<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 this floor plan, all measurements and any other information shown are for approximate interpretation only. Measurements and total areas do not include or account for wall thickness or road 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. <http://www.cliocreative.com.au>

## Comparable Sales



### 7B EASTDENE CIRCLE, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 3 Car  
\$600,000  
Sold ons: 11/06/2024  
Days on Market: 16

Land size: 210  
**sale - sold**



### 71B EASTDENE CIRCLE, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car  
\$605,000  
Sold ons: 26/08/2024  
Days on Market: 13

**sale - sold**



### 40D TETWORTH CRESCENT, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car  
\$670,000  
Sold ons: 23/10/2024  
Days on Market: 15

**sale - sold**



### 27B HAILSHAM ROAD, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car  
\$685,000  
Sold ons: 11/06/2024  
Days on Market: 49

**sale - sold**



### 27A HAILSHAM ROAD, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car  
\$765,000  
Sold ons: 17/10/2024  
Days on Market: 53

**sale - sold**

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.](#)

## Certificate of Title

[Click to Download the Certificate of Title](#)

[Click to Download the Strata Plan](#)

## Strata Forms

[Click here to download the Precontractual Disclosure Form](#)

[Click here to download Strata Plan \(att 1+2\)](#)

[Click here to download the By Laws \(att 3\)](#)



## Offer Documents

[Click to Download the Offer Pack](#)

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

## Nollamara

### Des Penman Reserve



**IGA Nollamara - 3 mins drive away**



**Primewest Northlands - 3 mins drive away**



**The Square Mirrabooka - 4 mins drive away**

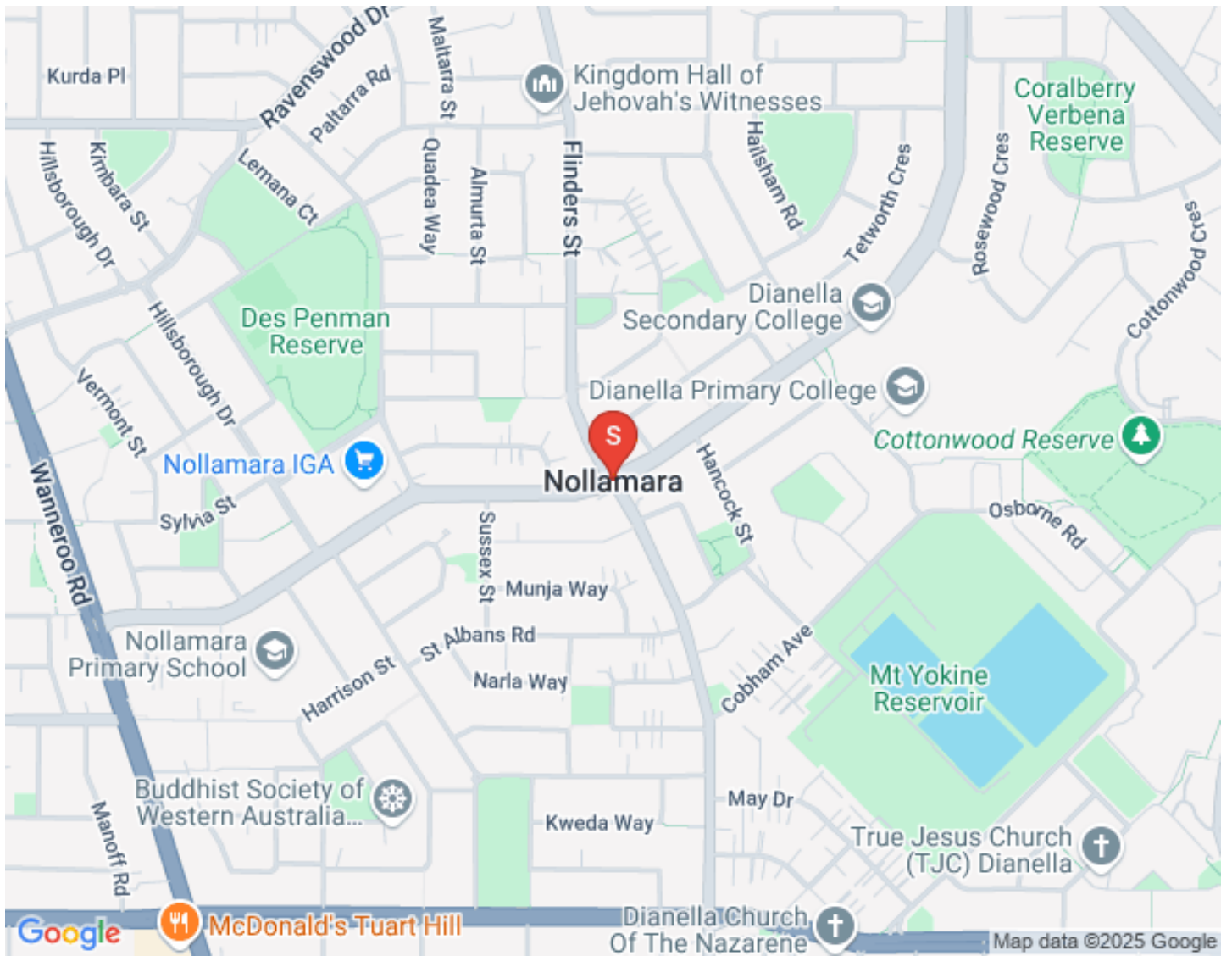


**Wanneroo Road shops**



## Yokine Golf Course





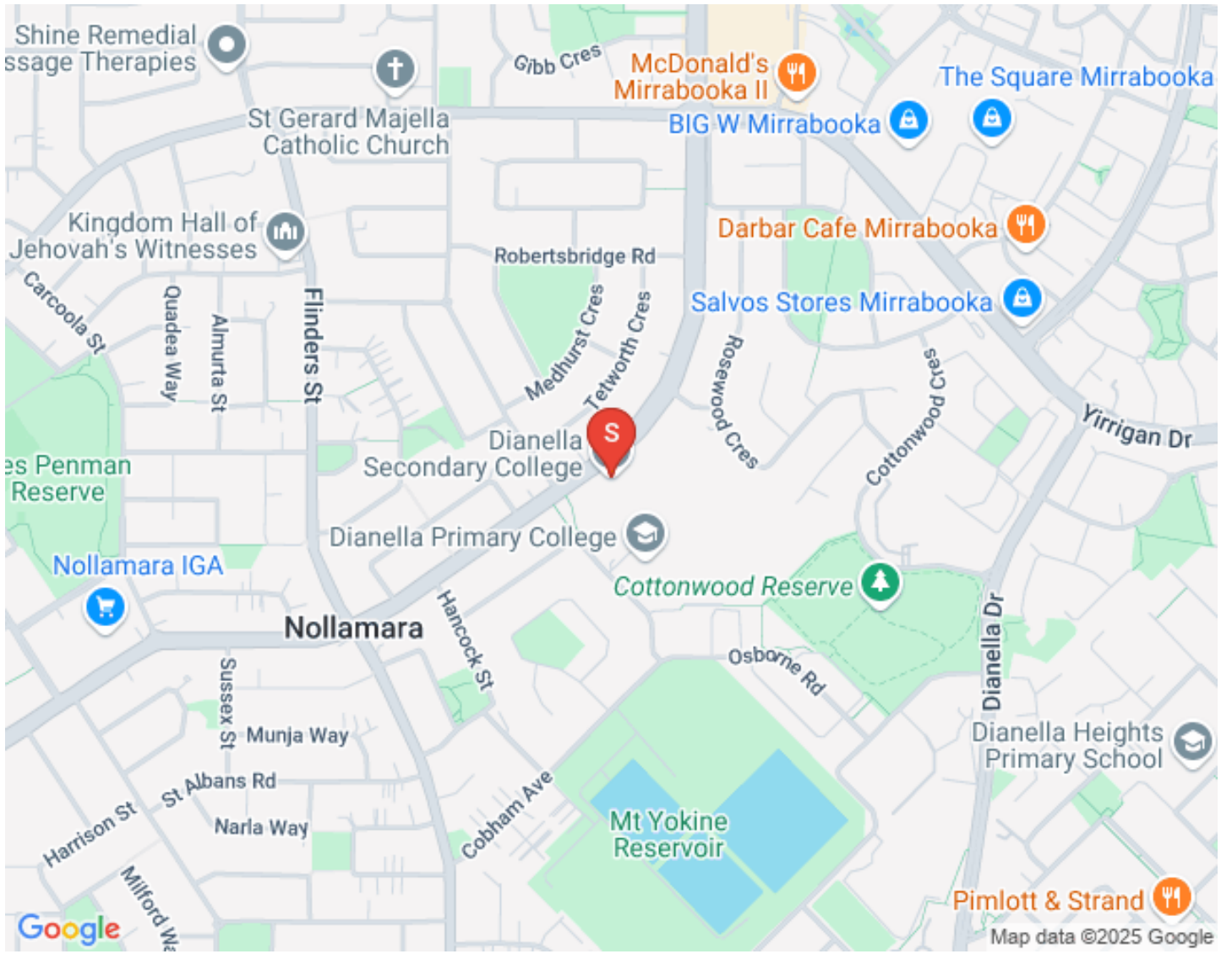
## Local Schools



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



[Click here to view Dianella Secondary College](#)





# 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](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**

---

0430161765

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



## **DAMIAN MARTIN**

PARTNER / SALES CONSULTANT

---

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

---

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.



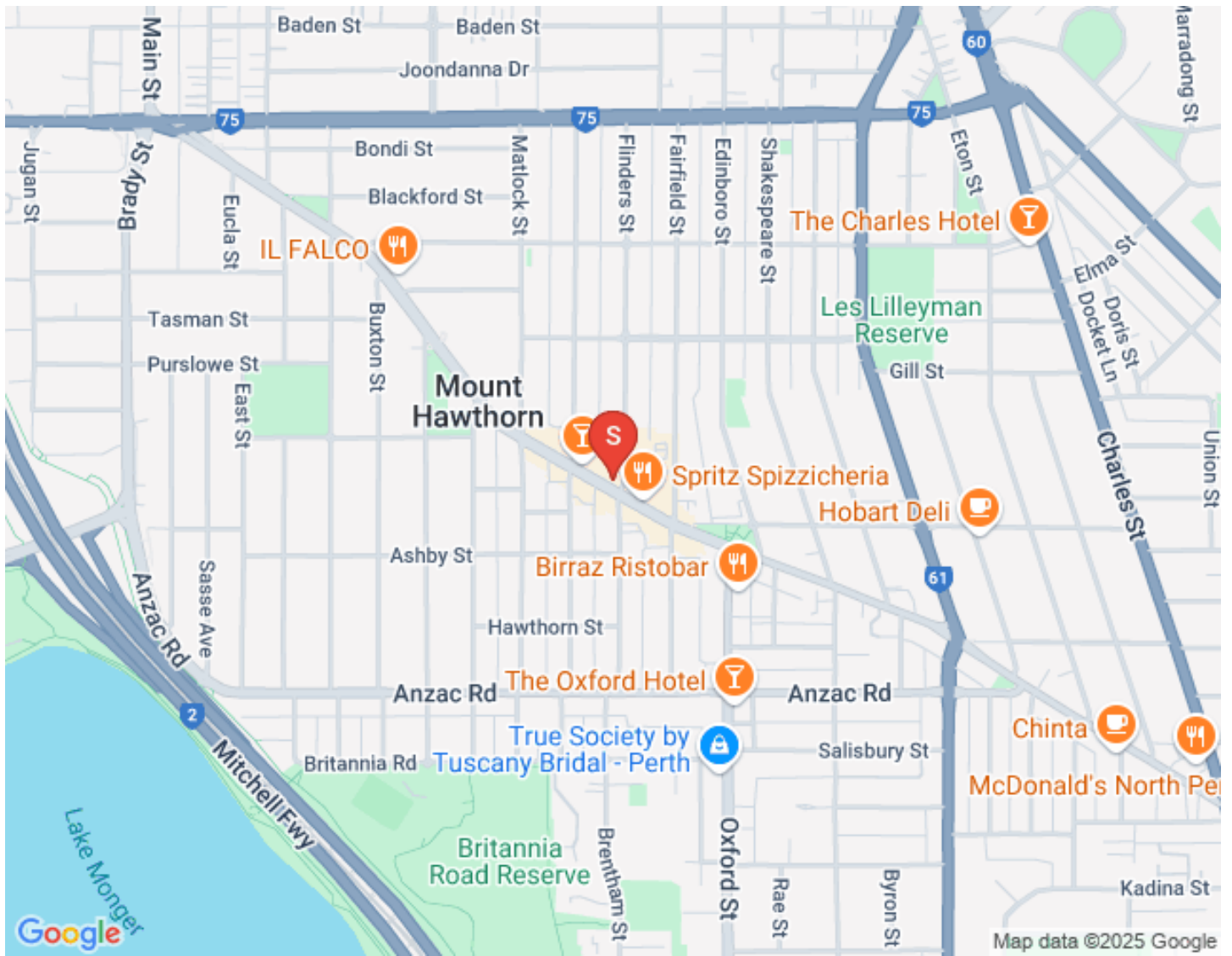
## **KAHLA PURVIS**

**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.





## Our Recent Sales in the Area



### **4/65 Shakespeare Avenue, Yokine**

---

2 Bed | 1 Bath | 1 Car

Under Offer



### **15C Almurta Street, Nollamara**

---

3 Bed | 2 Bath | 2 Car

Land size: 252sqm

UNDER OFFER



### **68B Ravenswood Drive, Nollamara**

---

3 Bed | 2 Bath | 2 Car

Land size: 204sqm

UNDER OFFER

## 22 Glenwood Way, Balcatta

---

3 Bed | 1 Bath | 1 Car

Land size: 728sqm

From \$459,000



## 60 Dutton Crescent, Hamersley

---

3 Bed | 1 Bath | 2 Car

Land size: 689sqm

\$485,000

## 8 Bertram Street, Dianella

---

3 Bed | 1 Bath | 1 Car

Land size: 464sqm

From \$369,000



## 1/37 Ellerby Way, Koondoola

---

3 Bed | 1 Bath | 2 Car

Land size: 203sqm

UNDER OFFER



## Lot Proposed Lot, 195 Nollamara Avenue, Nollamara

---

Land size: 362sqm

ALL OFFERS PRESENTED



## 8/20 Roscorla Avenue, Yokine

---

2 Bed | 1 Bath | 1 Car

End Date Process