

Table of Contents

- | Welcome
- | Floor Plan
- | Certificate of Title
- | Comparable Sales
- | Offer Documents
- | Joint Form of General Conditions
- | Bassendean
- | Local Schools
- | Team Genesis
- | Our Recent Sales in the Area

Welcome



46 Devon Road, Bassendean

SOLD!

4  2  2  **Under Offer**

7 days on market

Presenting this beautiful 4 bedroom, 2 bathroom house with a study and 2 living areas on a huge quarter acre block. This property has been faithfully renovated to a Federation standard, featuring high ceilings and jarrah floorboards throughout. Outside, there are spacious gardens with fruit trees, all reticulated. There is a powered workshop and gym with a shower and toilet. It's also conveniently located in close proximity to Guildford Grammar School. Impeccably presented, it's a property you must check out!

RATES

Council \$2536 (FY 24/25)

Water \$1223 (FY 23/24)

SCHOOL CATCHMENT

Bassendean Primary School (0.2 km)

Governor Stirling Senior High School (3.8 km)

FEATURES

General

- * Build Year: 1912
- * Renovated: 2003 (Federation Standard)
- * Total Built Area: 380sqm (approx)
- * Residence: 221sqm (approx)
- * Construction: Double Brick with Tin Roof
- * Jarrah Floorboards

- * Jarrah Window Frames
- * High Ornate Ceilings (3.3m)
- * Pendant Lighting
- * Instantaneous Gas Hot Water System (Bosch)
- * Double Garage
- * Bore

Kitchen

- * 5 Burner Gas Cooktop
- * 900mm Oven (Euromaid)
- * 900mm Rangehood
- * Dishwasher (Bosch)
- * Metters Wood Stove
- * Cabinetry
- * Vinyl Wrapped & Stainless Steel Benchtops
- * Double Sink
- * Tiled & Stainless Steel Splashback
- * Reverse Cycle Split System Air-conditioning (Gree)

Master Bedroom

- * Built-in Wardrobe
- * Reverse Cycle Split System Air-conditioning (Actron)
- * Ensuite

Bedroom 2, 3, 4

- * Built-in Wardrobe with Storage Systems
- * Reverse Cycle Split System Air-conditioning (Actron) (Bed 2,3)
- * Pendant Lighting

Lounge

- * Open Fireplace

Family Room

- * Gas Fireplace (Regency)
- * Reverse Cycle Split System Air-conditioning (Kelvinator)

Study

- * Ceiling Fan

Alfresco

- * Kitchen
- * Jarrah Benchtops
- * Stainless Steel Sink
- * Gas BBQ (Cordon Bleu)
- * Outdoor Blinds
- * Ceiling Fans

* Pendant Lighting

Outdoor

* Toilet

* Garden Shed

* Fruit Trees (Fig, Lemon, Lime, Mulberry, Mandarin, Mango, Olive)

* Reticulation (Front & Back)

Powered Workshop/Gym

* Shower

* Toilet

* Reverse Cycle Split System Air-conditioning

* 80 litre Electric Hot Water Storage System (Dux)

LIFESTYLE

15m - Public Transport

300m - Palmerston Square Park

500m - Steel Blue Oval

500m - Hawaiian's Bassendean Shopping Centre

800m - Bassendean Hotel

950m - Point Reserve (Swan Riverfront)

1 km - Bassendean Train Station

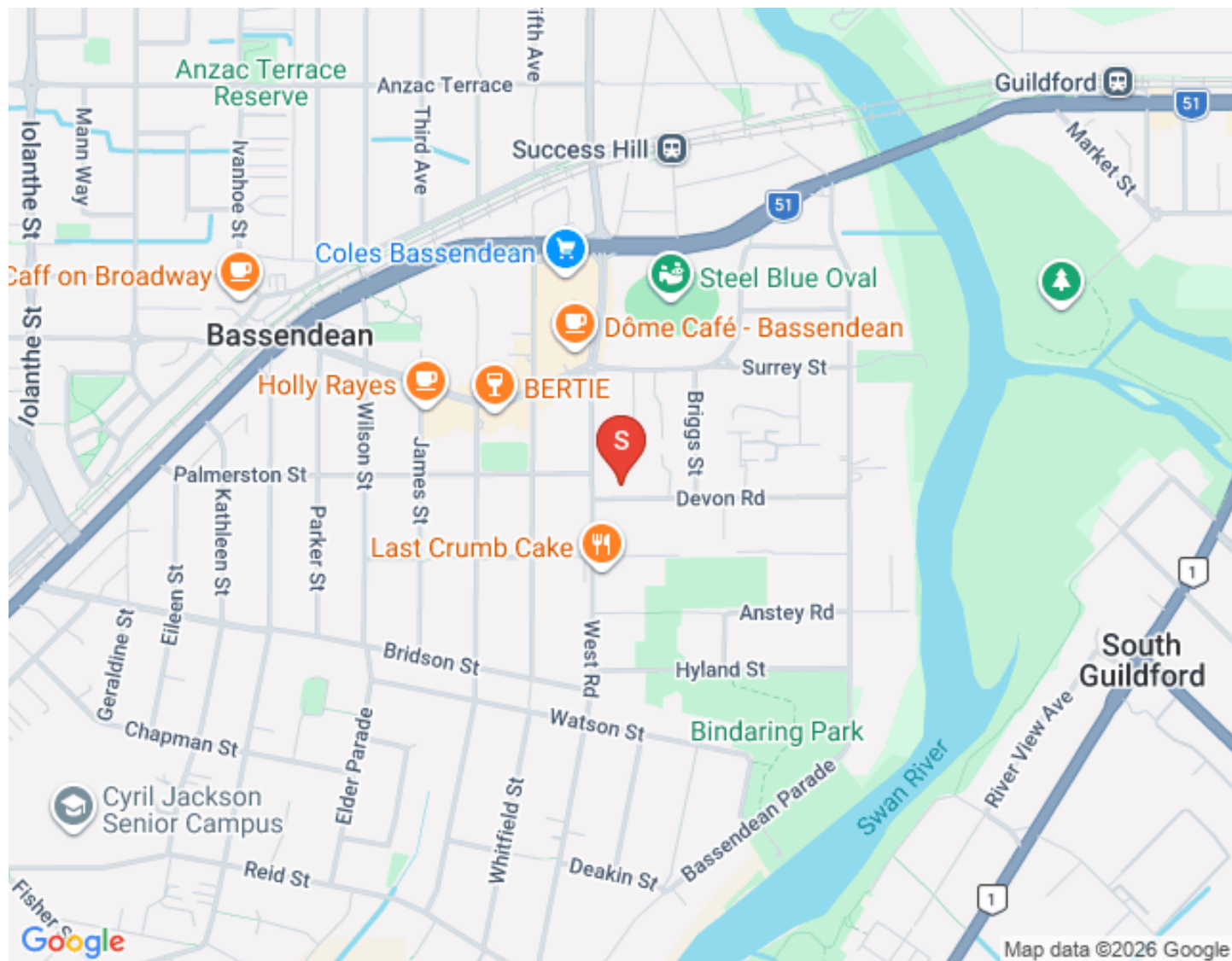
3.3km - Guildford Grammar School

3.7km - Bunnings Bayswater

6.4km - T3/T4 Airport Terminals

8.8km - Perth College

11.3 km - Perth CBD



Floor Plan



46 Devon Road, Bassendean

Residence 221m² | Verandah 17m² | Alfresco 39m² | Double Garage 48m² | Workshop & Gym 53m² | Pwd 2m²

Total Area 380m²



This Reception 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 total areas do not include or account for wall thickness or roof area under eaves. Cite 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.citecreative.com.au

Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

Comparable Sales



36 SECOND AVENUE, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car

Land size: 1012

\$1,415,000

Sold ons: 02/04/2024

Days on Market: 50



35 WILSON STREET, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 4 Car

Land size: 1012

\$1,480,000

Sold ons: 08/05/2024

Days on Market: 50



13 NURSTEAD AVENUE, BASSENDEAN, WA 6054, BASSENDEAN

5 Bed | 2 Bath | 6 Car

Land size: 1012

\$1,690,000

Sold ons: 16/02/2024

Days on Market: 73

Powered by PropTrack



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Offer Documents

[Click to Download the Offer Pack](#)

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

Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Bassendean

Hawaiian's Bassendean



Old Perth Road Markets



Bassendean Hotel

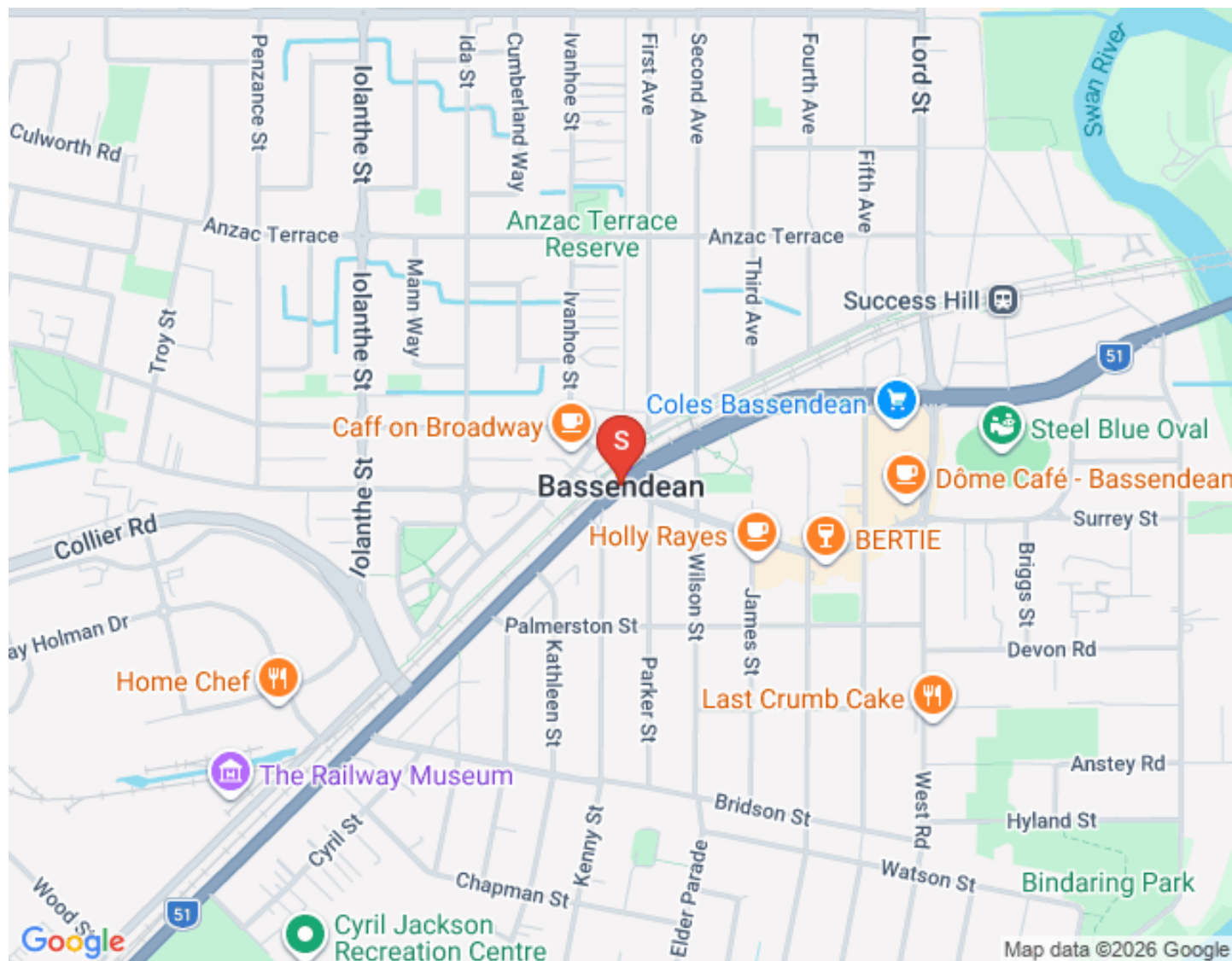


Local Parks



Swan River

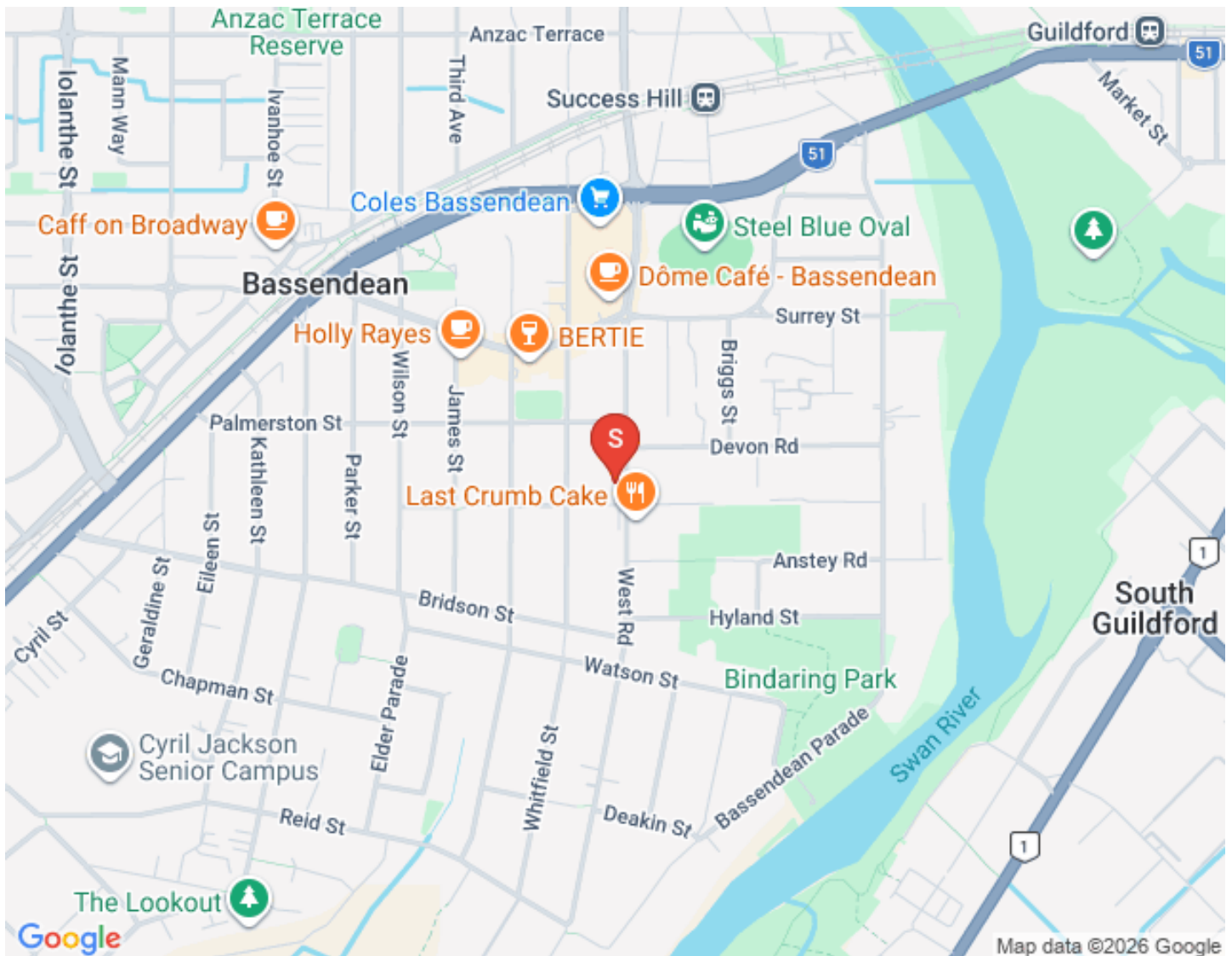




Local Schools



[Click Here to View INTAKE MAP](#)





GOVERNOR STIRLING

SENIOR HIGH SCHOOL

[Click Here to View INTAKE MAP](#)



Team Genesis



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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

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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

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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

0430161765

rsingh@fnogenesis.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.

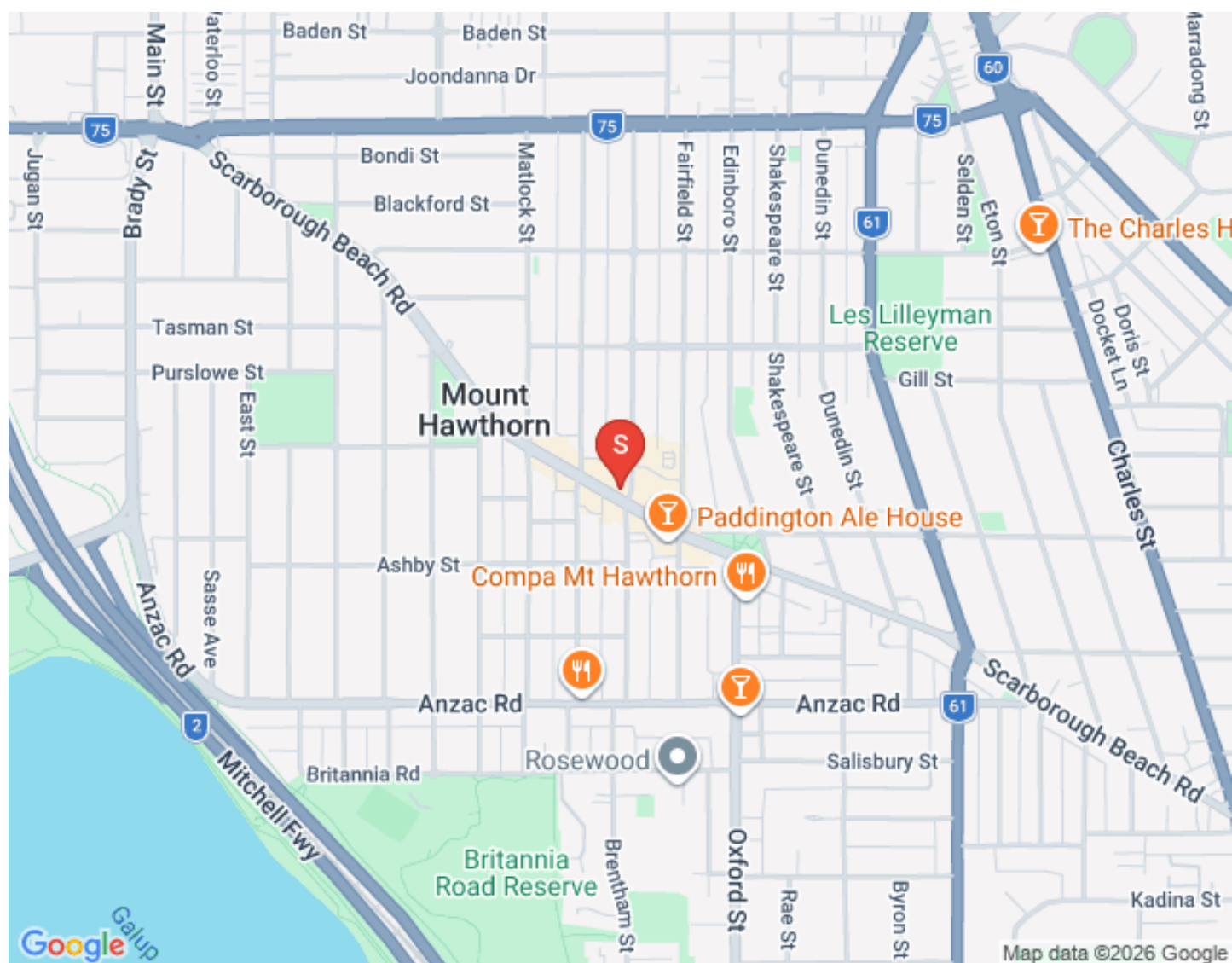


KAHLA PURVIS

SALES ADMINISTRATOR

admin@fn genesis.com.au

Meet Kahla, residing in Ridgewood, 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



65C Anzac Terrace, Bassendean

3 Bed | 2 Bath | 1 Car

Land size: 200sqm

UNDER OFFER



165 Anzac Terrace, Bassendean

3 Bed | 1 Bath | 1 Car

Land size: 722sqm

UNDER OFFER



61A Second Avenue, Bassendean

3 Bed | 1 Bath | 0 Car

Land size: 527sqm

UNDER OFFER



68 Second Avenue, Bassendean

3 Bed | 2 Bath | 2 Car

Land size: 451sqm

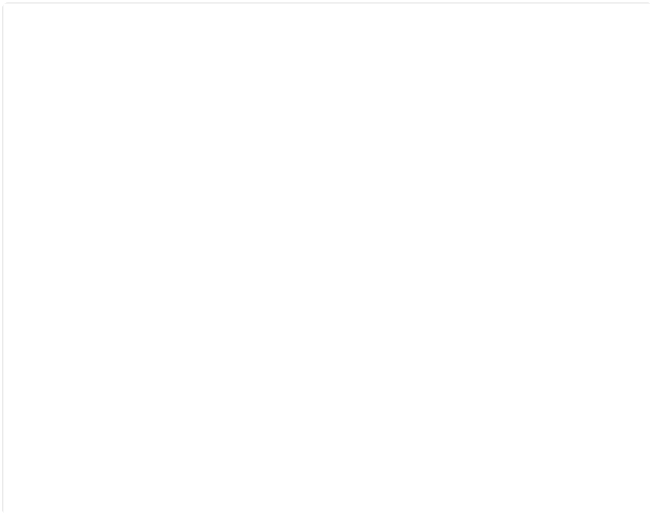
End Date Process



Lot 920, 92A Walter Road East, Bassendean

Land size: 516sqm

From 249,000



28 Burnside Street, Bayswater

4 Bed | 1 Bath | 2 Car

Land size: 379sqm

End Date Process



21 Swan Street East, Guildford

3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process



11 Charlbury Way, Eden Hill

3 Bed | 2 Bath | 2 Car

Land size: 695sqm

UNDER OFFER