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## Welcome



**46 Devon Road, Bassendean**

**For Definite Sale**

4  2  2 

**End Date  
Process**

All offers presented ON OR BEFORE Friday, December 13th. (The seller reserves the right to sell prior to the end date).

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

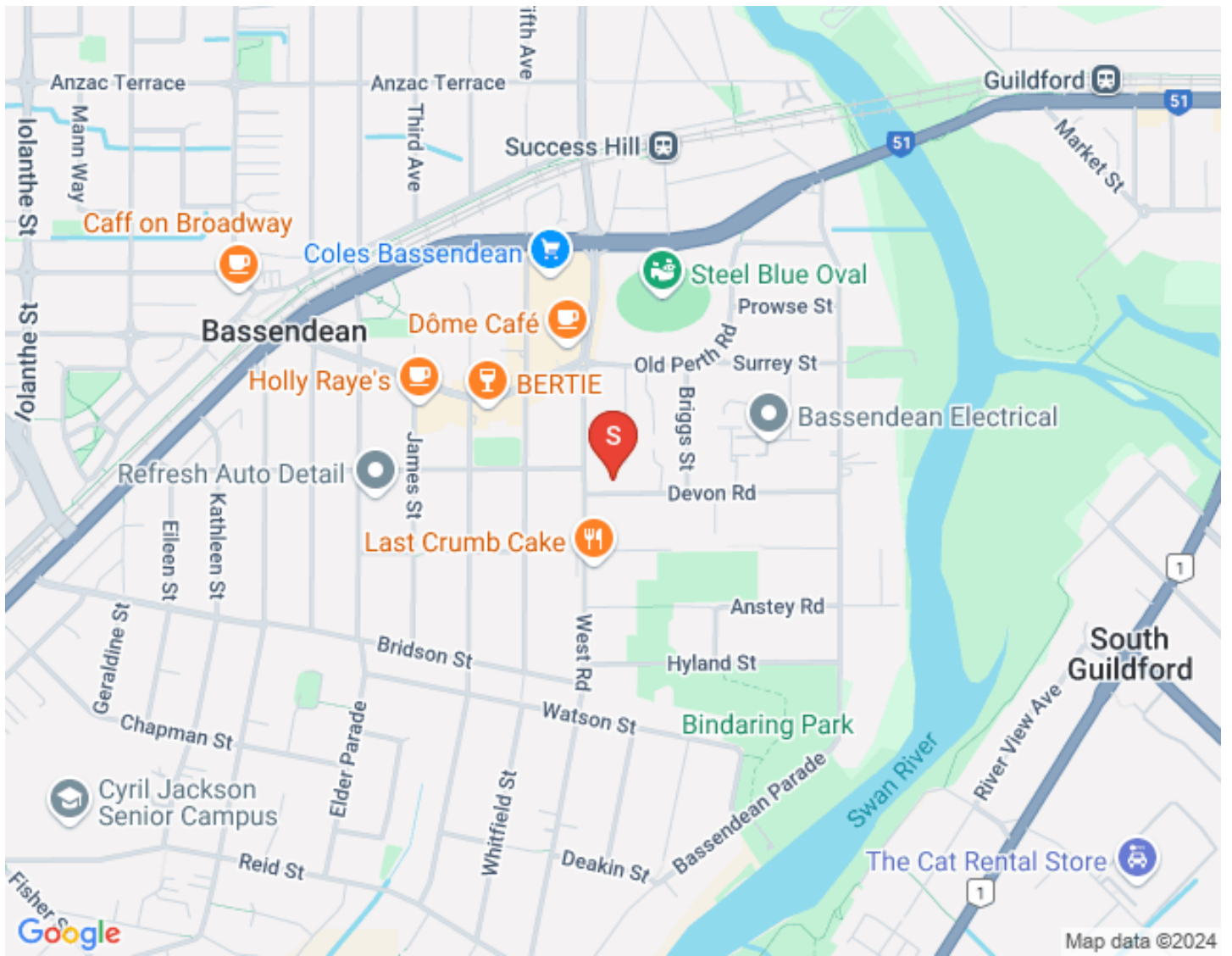
- \* Toilet
- \* Garden Shed
- \* Fruit Trees (Fig, Lemon, Lime, Mulberry, Mandarin, Mango, Olive)
- \* Reticulation (Front & Back)

#### 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 221m<sup>2</sup> | Verandah 17m<sup>2</sup> | Alfresco 39m<sup>2</sup> | Double Garage 48m<sup>2</sup> | Workshop & Gym 53m<sup>2</sup> | Pwd 2m<sup>2</sup>

**Total Area 380m<sup>2</sup>**



This floor plan 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 an approximate representation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. C/E 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 purpose. www.creative.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  
\$1,415,000  
Sold ons: 02/04/2024  
Days on Market: 50

Land size: 1012



### 35 WILSON STREET, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 4 Car  
\$1,480,000  
Sold ons: 08/05/2024  
Days on Market: 50

Land size: 1012



### 13 NURSTEAD AVENUE, BASSENDEAN, WA 6054, BASSENDEAN

5 Bed | 2 Bath | 6 Car  
\$1,690,000  
Sold ons: 16/02/2024  
Days on Market: 73

Land size: 1012

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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

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Bassendean

### Hawaiian's Bassendean



### Old Perth Road Markets





**Bassendean Hotel**



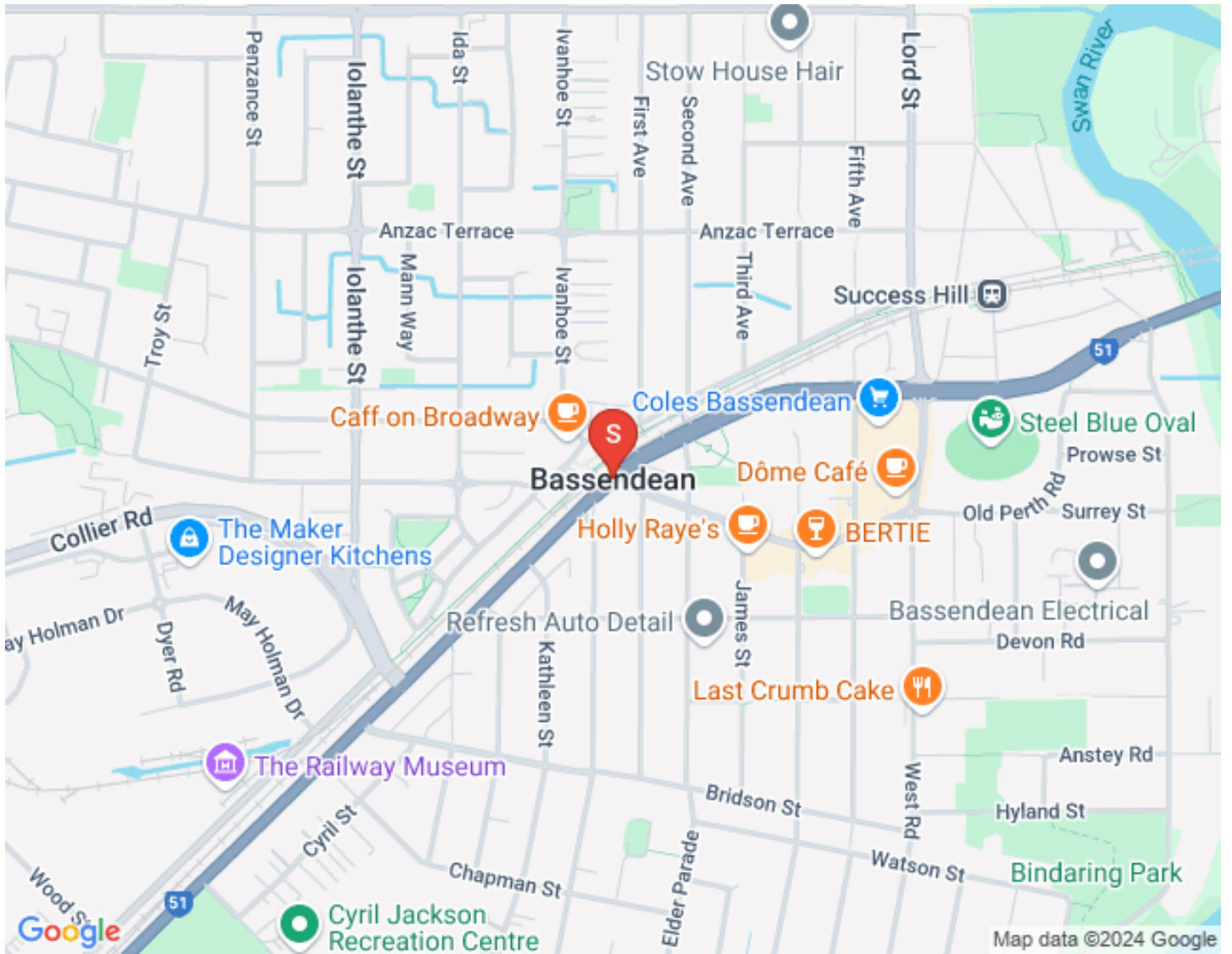
**Local Parks**





**Swan River**



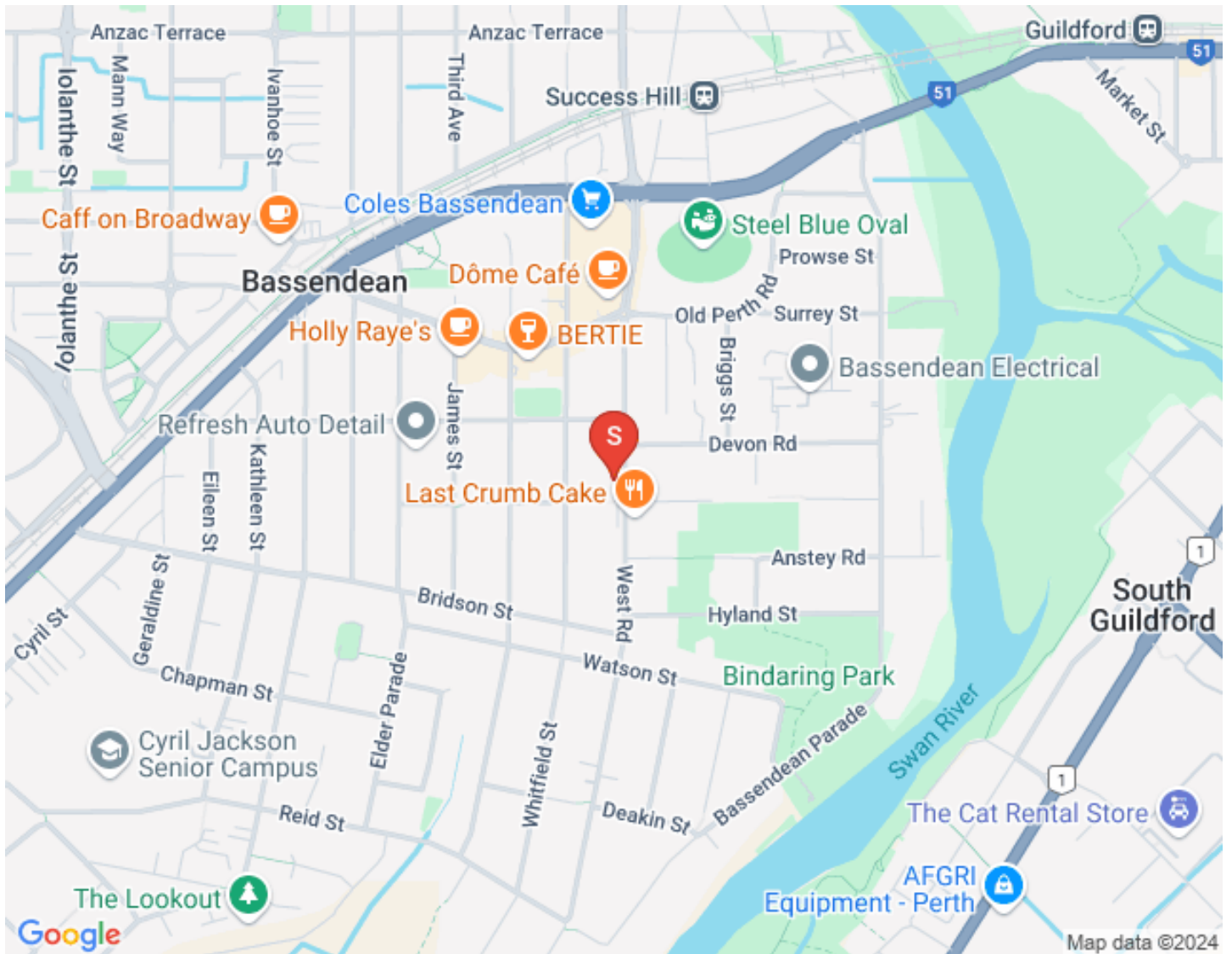




## Local Schools



[Click Here to View INTAKE MAP](#)







# GOVERNOR STIRLING

SENIOR HIGH SCHOOL

[Click Here to View INTAKE MAP](#)



## Team Genesis



### **MARK HUTCHINGS**

SALES CONSULTANT

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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.



### **JONATHAN CLOVER**

DIRECTOR / SALES COACH / AUCTIONEER

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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**

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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.



## **GUY KING**

**SALES CONSULTANT**

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0417900315

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



## **RONNIE SINGH**

**SALES CONSULTANT**

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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**

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[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.



## **ILENA GECAN**

**ASSISTANT 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**

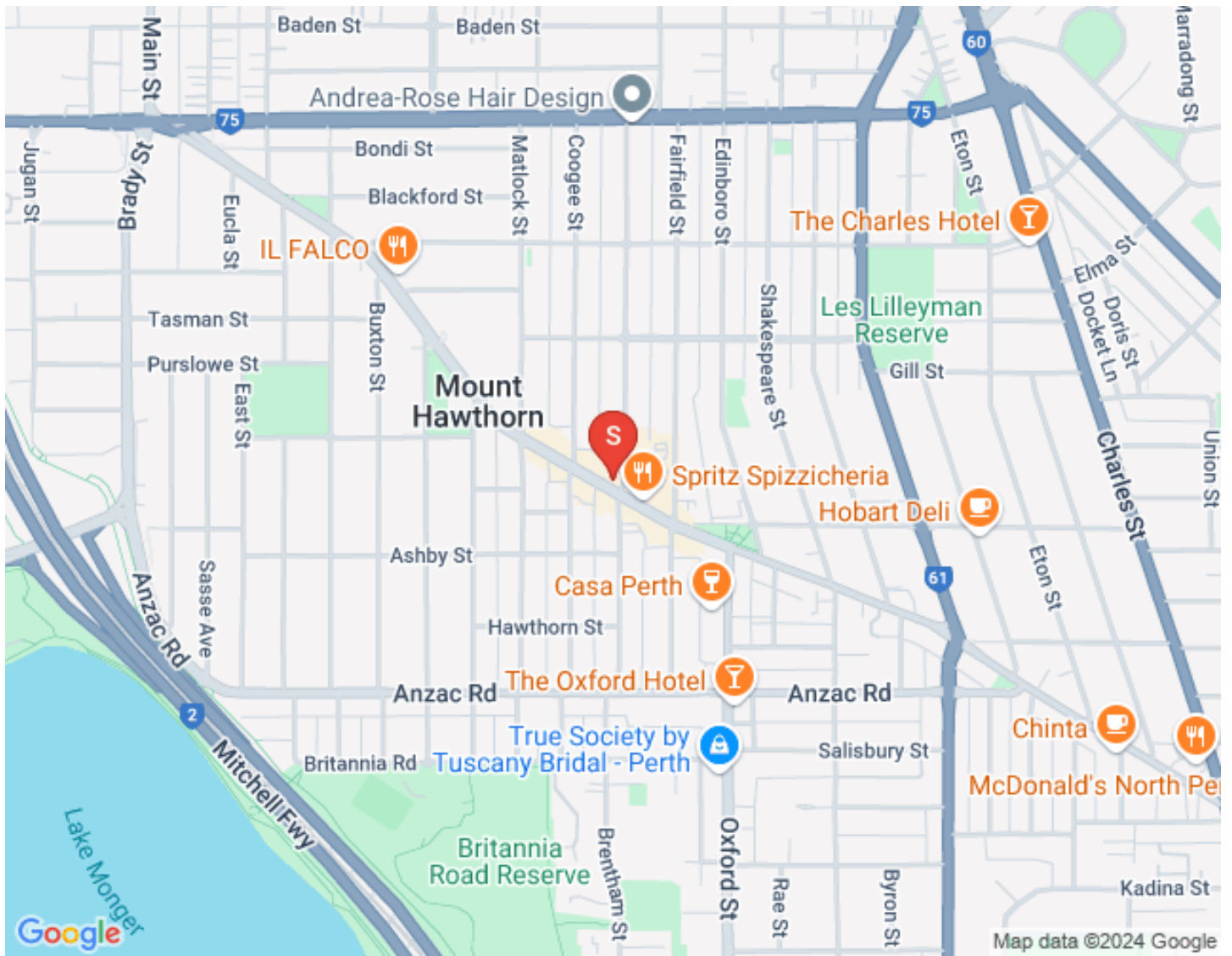
**RECEPTIONIST/MARKETING OFFICER**

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[reception@fngenesis.com.au](mailto: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.







## Our Recent Sales in the Area



### 65C Anzac Terrace, Bassendean

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3 Bed | 2 Bath | 1 Car

Land size: 200sqm

UNDER OFFER



### 165 Anzac Terrace, Bassendean

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3 Bed | 1 Bath | 1 Car

Land size: 722sqm

UNDER OFFER



### 61A Second Avenue, Bassendean

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3 Bed | 1 Bath | 0 Car

Land size: 527sqm

UNDER OFFER



## 68 Second Avenue, Bassendean

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3 Bed | 2 Bath | 2 Car

Land size: 451sqm

End Date Process

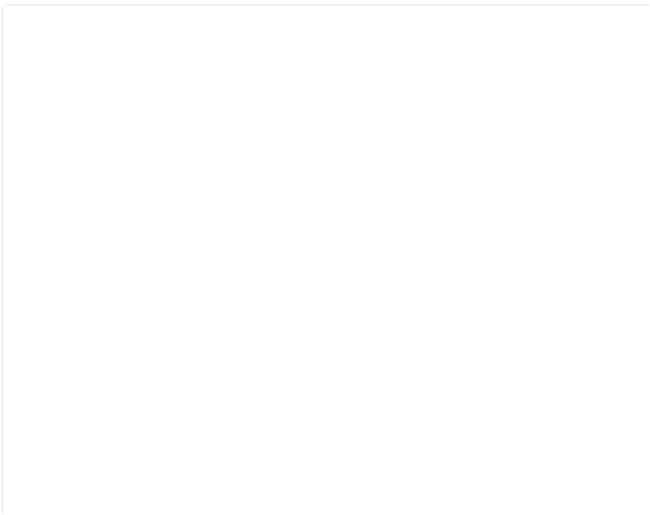


## Lot 920, 92A Walter Road East, Bassendean

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Land size: 516sqm

From 249,000



## 28 Burnside Street, Bayswater

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4 Bed | 1 Bath | 2 Car

Land size: 379sqm

End Date Process



## 21 Swan Street East, Guildford

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3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process



## 11 Charlbury Way, Eden Hill

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3 Bed | 2 Bath | 2 Car

Land size: 695sqm

UNDER OFFER