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Table of Contents

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

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Welcome



40A Fourth Avenue, Bassendean

For Definite Sale

4 2 2

End Date Process

All Offers Presented ON OR BEFORE 6:00pm Tuesday July 1st.
(the seller reserves the right to sell prior to the end date)

Currently Tenanted Until July 16th, 2025

I couldn't help but be impressed when first arriving at this amazing 4 bedroom, 2 bathroom home. Parking on the street was easy. It was daytime time when I first arrived and the wide leafy streets of the avenues were quiet; I can't remember seeing a single car drive past while I was there. The location brings a sense of calm.

The gated driveway provides security and privacy. Plenty of space for extra guest parking also means it is easy to pull in and out of your double garage without having to do a 50 point turn. There has been care invested to ensure you feel quite separate from the neighboring residence. The real surprise came when the owner opened the front door and invited me in to look around.

Entering the home is a welcoming experience It's like the home cheerfully opens its arms, warmly inviting you in with stunning Jarrah floors, high ceilings and an unimpeded line of vision down the hall to the open plan kitchen, living and dining area. Wonderful natural light flowing in through plantation shutters is refreshing and stylish. There are so many character features in this modern built home.

Whatever walk of life you come from, hospitality is a universal language which this home speaks fluently. Plenty of benchtop space invites communal interaction as work is taking place in the kitchen. An abundance of cupboards, 600mm wall mounted oven, 4 burner gas stove and large fridge recess are all the key ingredients of a stunning and highly functional kitchen.

As my tour continued my level of excitement grew! The glistening pool, comfortable alfresco area and low maintenance yard are exciting bonus features that set this lovely property apart from so many others

I can't wait to present this property to the market and help someone be fortunate enough to call this home their own!

RATES
Council:
Water: $1,309.93

SCHOOL CATCHMENT
Anzac Terrace Primary (1.6km)
Eden Hill Primary (1.1km)
Hampton Senior High (3.3km)

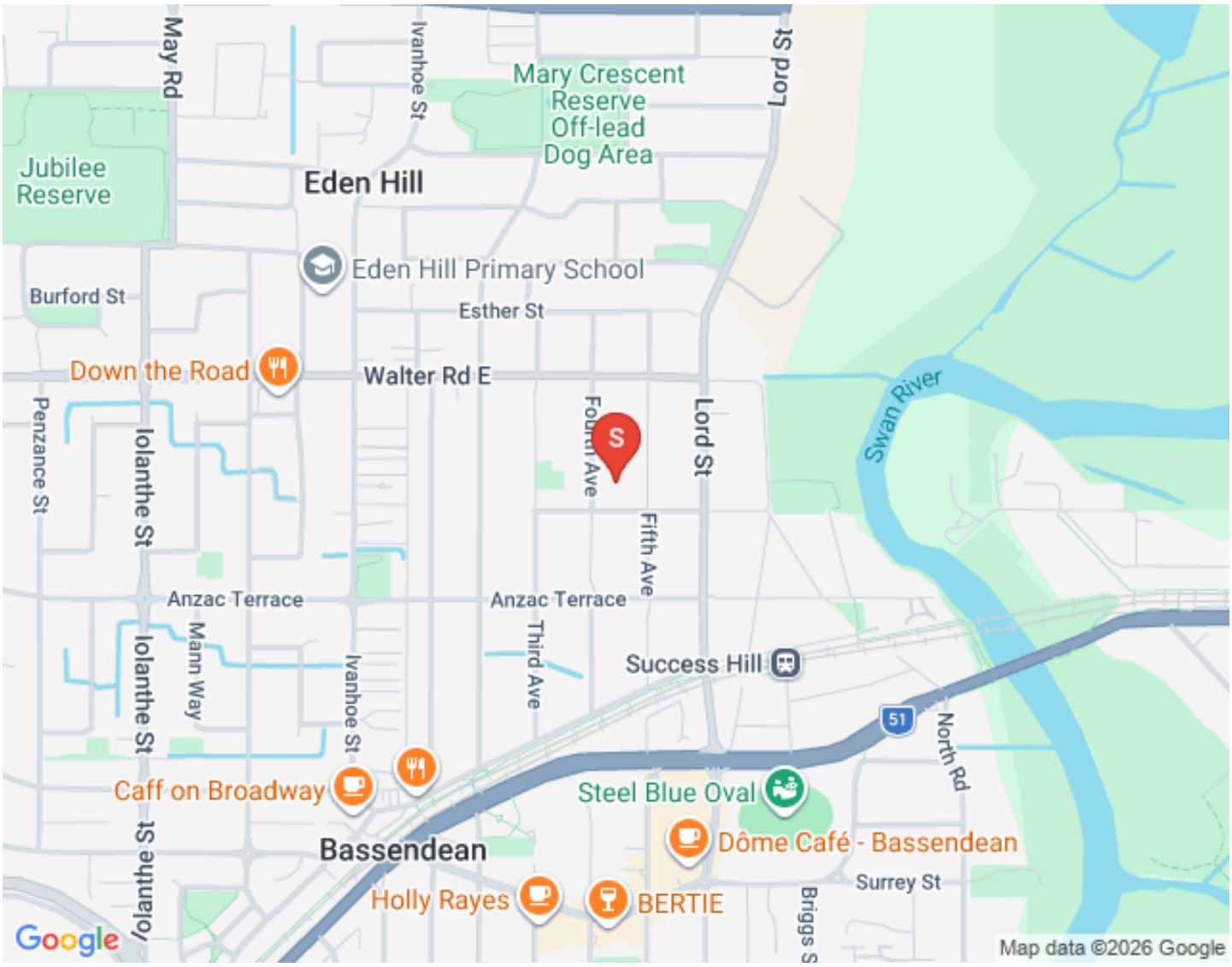
FEATURES
General
* Build Year: 2007
* Built Area: 220sqm (approx)
* Water Filtration Systems
* Split System Air-Conditionings (x5)
* Jarrah Flooring
* High Ceilings
* 4-Burner Gas Stove (Chef)
* Oven (Westinghouse)
* Dishwasher
* Roller Shutters (Front Windows)
* Plantation Shutters
* Security Screens
* Security Alarm
* Security Cameras

Outside
* Salt Pool with Spa
* Gas Storage Hot Water System
* 5kW Solar

(Please note, marketing photos were taken prior to the current tenancy)

LIFESTYLE
300m - Public Transport
600m - Success Hill Reserve
650m - Swan River

800m - Success Hill Station
900m - Bassendean Oval
900m - Down the Road Bar and Grill
1km - Hawaiians Bassendean
1.1km - Bassendean Station
1.1km - Bassendean Hotel
6.8km - Perth Direct Factory Outlet
11.7km - Perth International Airport
11.7km - Perth CBD


May Rd
Ivanhoe St
Mary Crescent Reserve Off-lead Dog Area
Lord St
Jubilee Reserve
Eden Hill
Eden Hill Primary School
Burford St
Esther St
Down the Road
Walter Rd E
Penzance St
Iolanthe St
Fourth Ave
Lord St
Swan River
S
Fifth Ave
Anzac Terrace
Anzac Terrace
Mann Way
Third Ave
Success Hill
Ivanhoe St
51
North Rd
Caff on Broadway
Steel Blue Oval
Bassendean
Dôme Café - Bassendean
Surrey St
Holly Rayes
BERTIE
Briggs St
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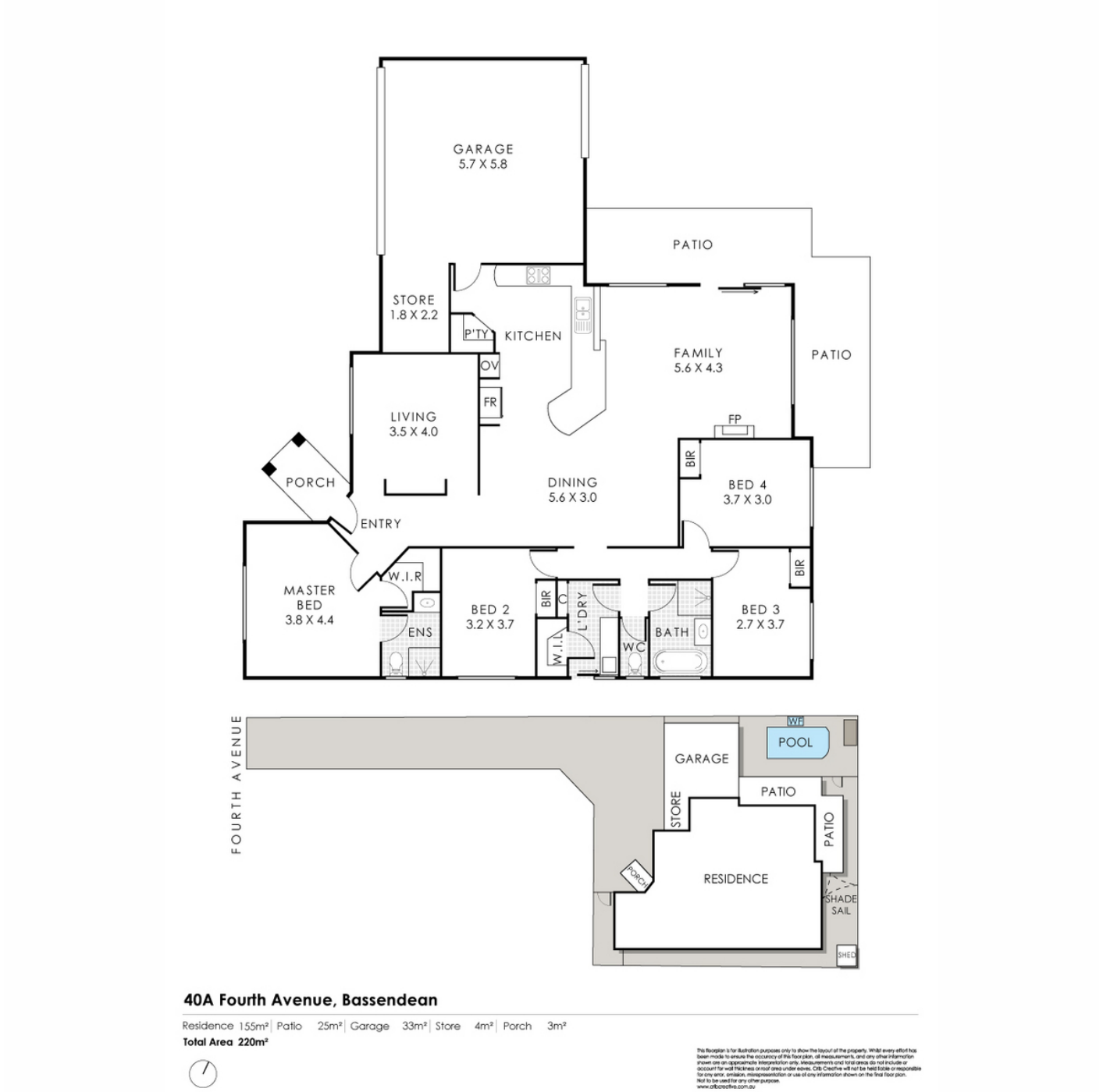
Floor Plan



40A Fourth Avenue, Bassendean

Residence 155m² | Patio 25m² | Garage 33m² | Store 4m² | Porch 3m²

Total Area 220m²

This floorplan 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 interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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Comparable Sales



23A LORD STREET, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car
$705,000
Sold ons: 21/10/2024
Days on Market: 78

Land size: 528
sale - sold



14 BRIDGES RISE, KIARA, WA 6054, KIARA

4 Bed | 2 Bath | 2 Car
$710,000
Sold ons: 26/02/2025
Days on Market: 28

Land size: 561
sale - sold



169 WALTER ROAD EAST, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car
$770,000
Sold ons: 25/11/2024
Days on Market: 5

Land size: 730
sale - sold



70A THIRD AVENUE, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car
$790,000
Sold ons: 07/02/2025
Days on Market: 11

Land size: 554
sale - sold



31A WALTER ROAD, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car
Sold ons: 04/11/2024
Days on Market: 6

Land size: 368
sale - sold



16B FOURTH AVENUE, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car
Sold ons: 04/09/2024
Days on Market: 67

Land size: 564
sale - sold



53A IDA STREET, BASSENDEAN, WA 6054, BASSENDEAN

4 Bed | 2 Bath | 2 Car
$855,000
Sold ons: 14/04/2025
Days on Market: 141

Land size: 474
sale - sold



91 LORD STREET, EDEN HILL, WA 6054, EDEN HILL

4 Bed | 2 Bath | 5 Car
$865,000
Sold ons: 06/05/2025
Days on Market: 33

Land size: 819
sale - sold

Powered by PropTrack

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Offer Documents

Click to download the Offer Pack
Click to download the Multiple Offers form

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Certificate of Title

Click to download the Certificate of Title
Click to download the Survey Strata Plan
Click to download the Survey Strata Plan - Title List

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Strata Documents

Click to download the Survey Strata Plan (Att 1+2)
Click to download the By-Laws (Att 3)
Click to download the Precontractual Disclosure

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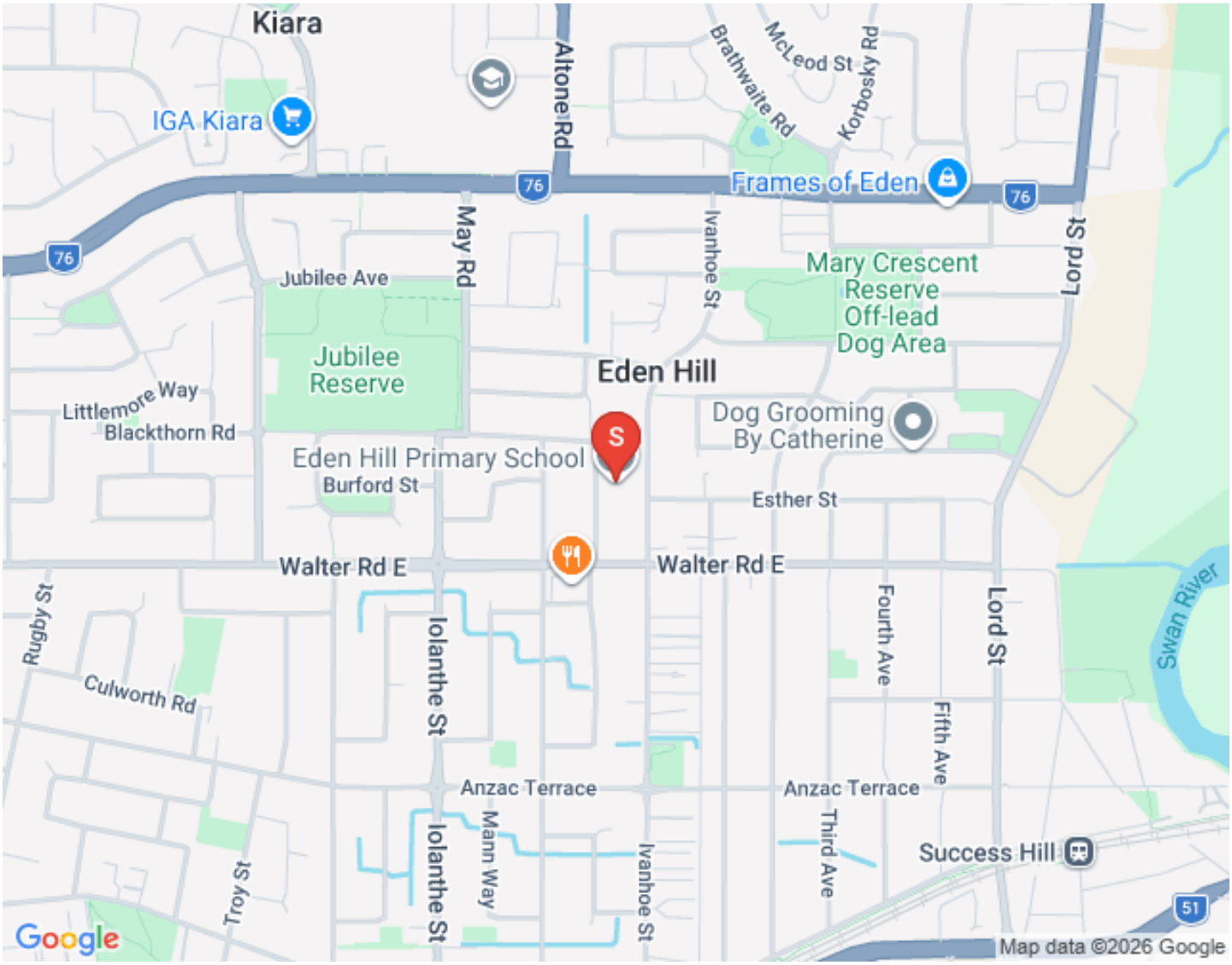
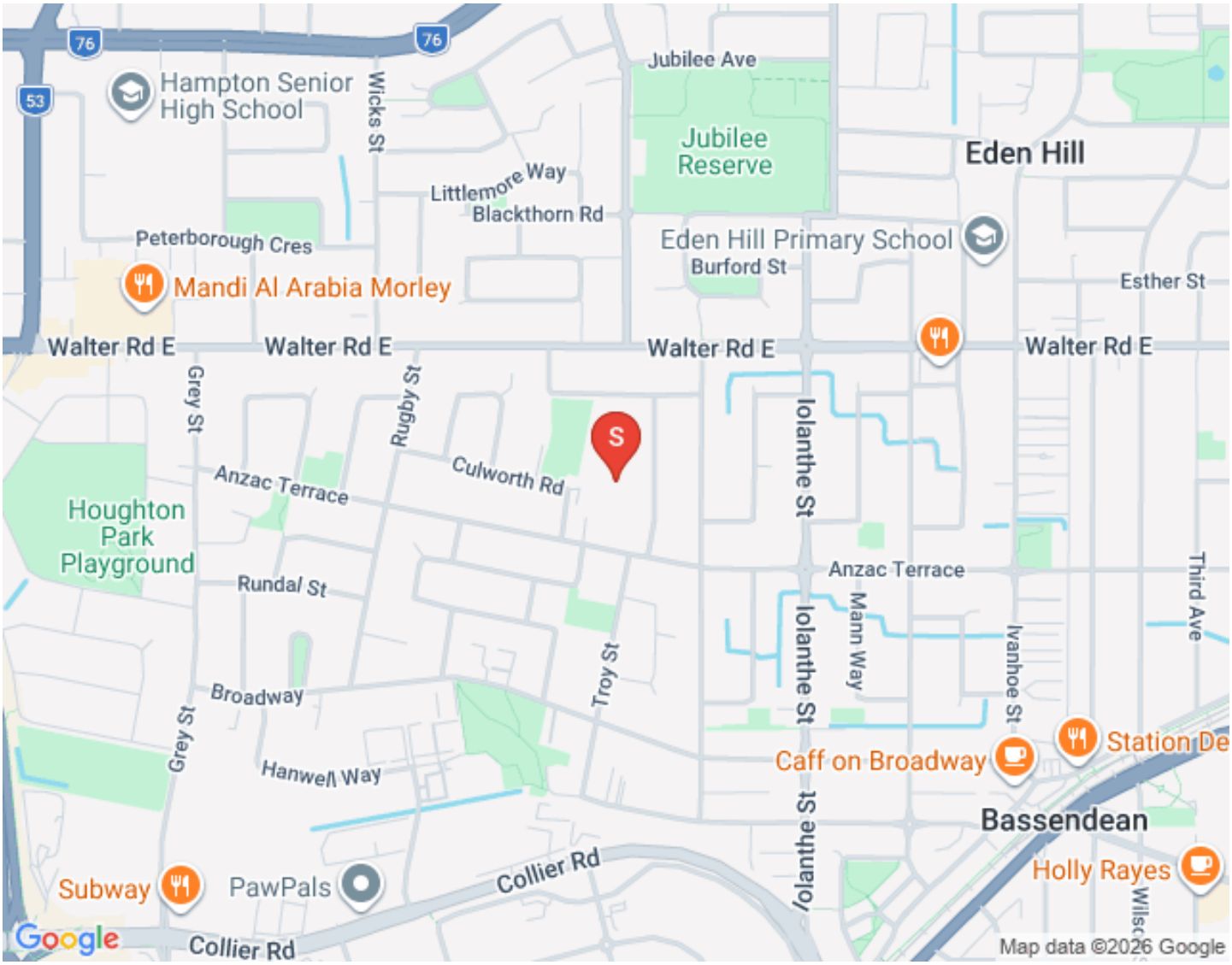
Local Schools

Click to view Intake Area

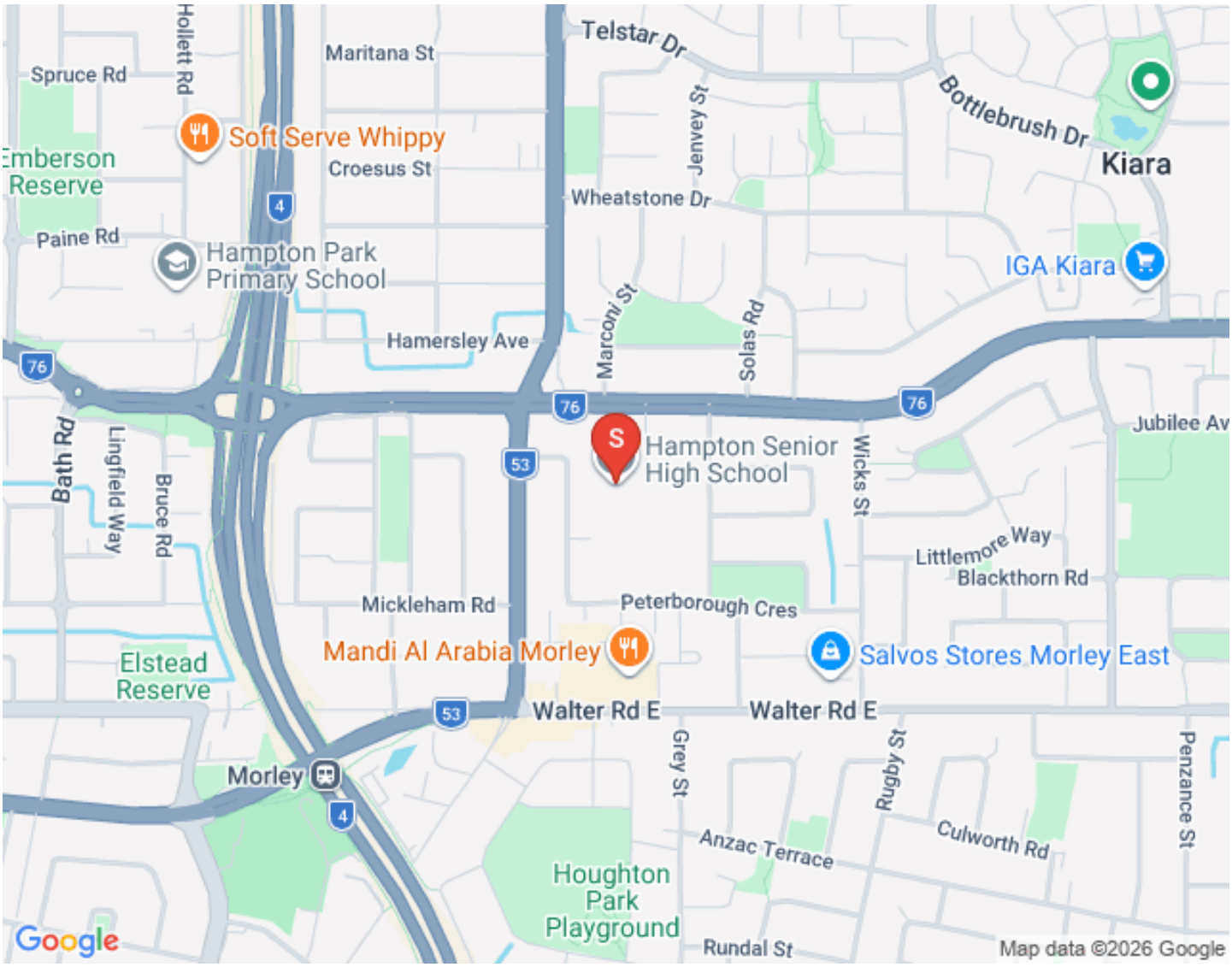


Click to view Intake Area



HAMPTON
Senior High School

Click to view Intake Area



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Bassendean

Hawaiian's Bassendean



Old Perth Road Markets



Down the Road Bar and Grill

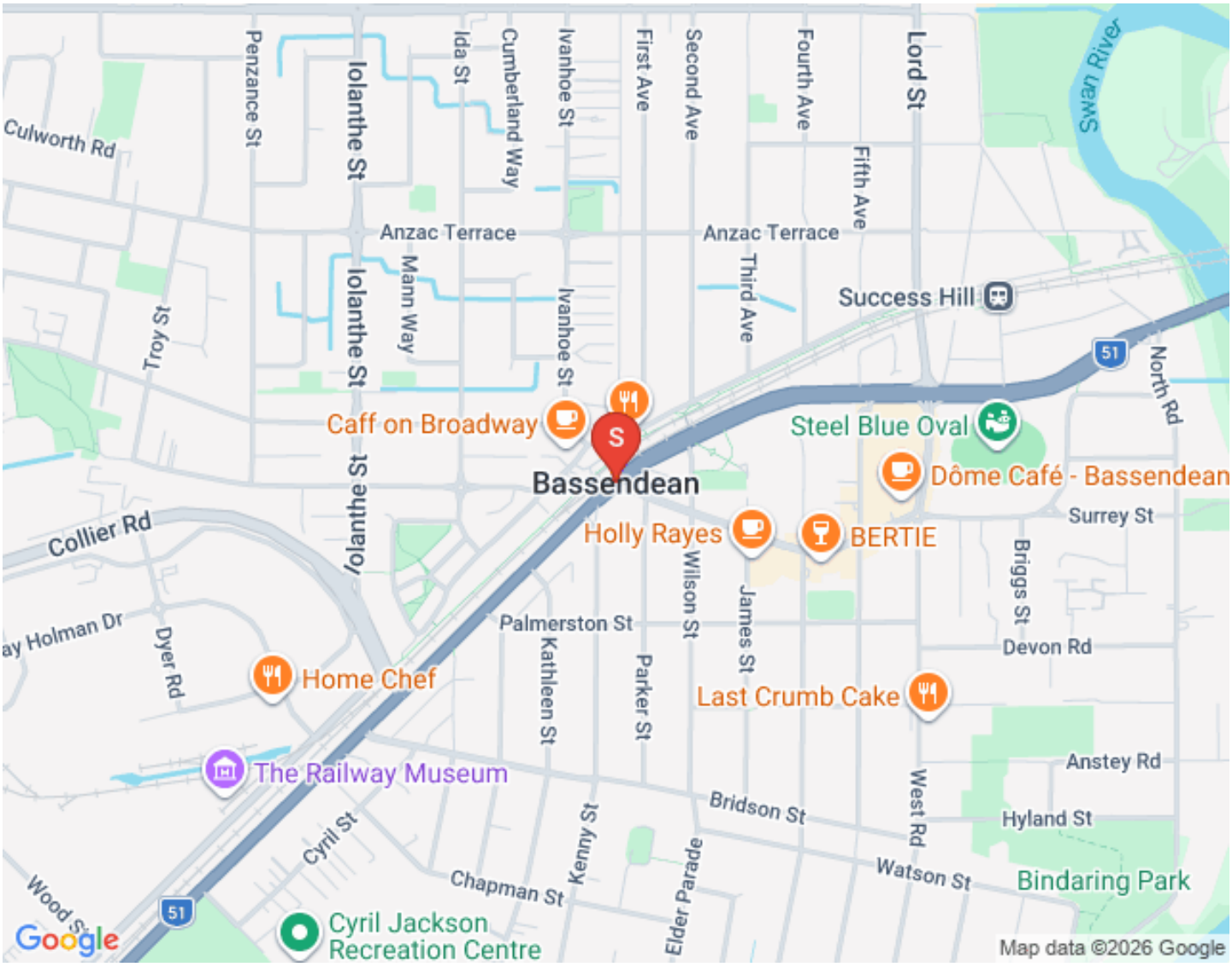


Success Hill Reserve Playground



Success Hill Train Station




Penzance St
Iolanthe St
Ida St
Cumberland Way
Ivanhoe St
First Ave
Second Ave
Fourth Ave
Lord St
Swan River
Culworth Rd
Anzac Terrace
Anzac Terrace
Fifth Ave
Troy St
Mann Way
Third Ave
Success Hill
51
North Rd
Caff on Broadway
Steel Blue Oval
Bassendean
Dôme Café - Bassendean
Surrey St
Collier Rd
Holly Rayes
BERTIE
Briggs St
Wilson St
James St
Palmerston St
Devon Rd
Dyer Rd
Home Chef
Kathleen St
Parker St
Last Crumb Cake
Anstey Rd
The Railway Museum
Bridson St
West Rd
Hyland St
Cyril St
Kenny St
Watson St
Chapman St
Elder Parade
Bindaring Park
Wood St
51
Google
Cyril Jackson Recreation Centre
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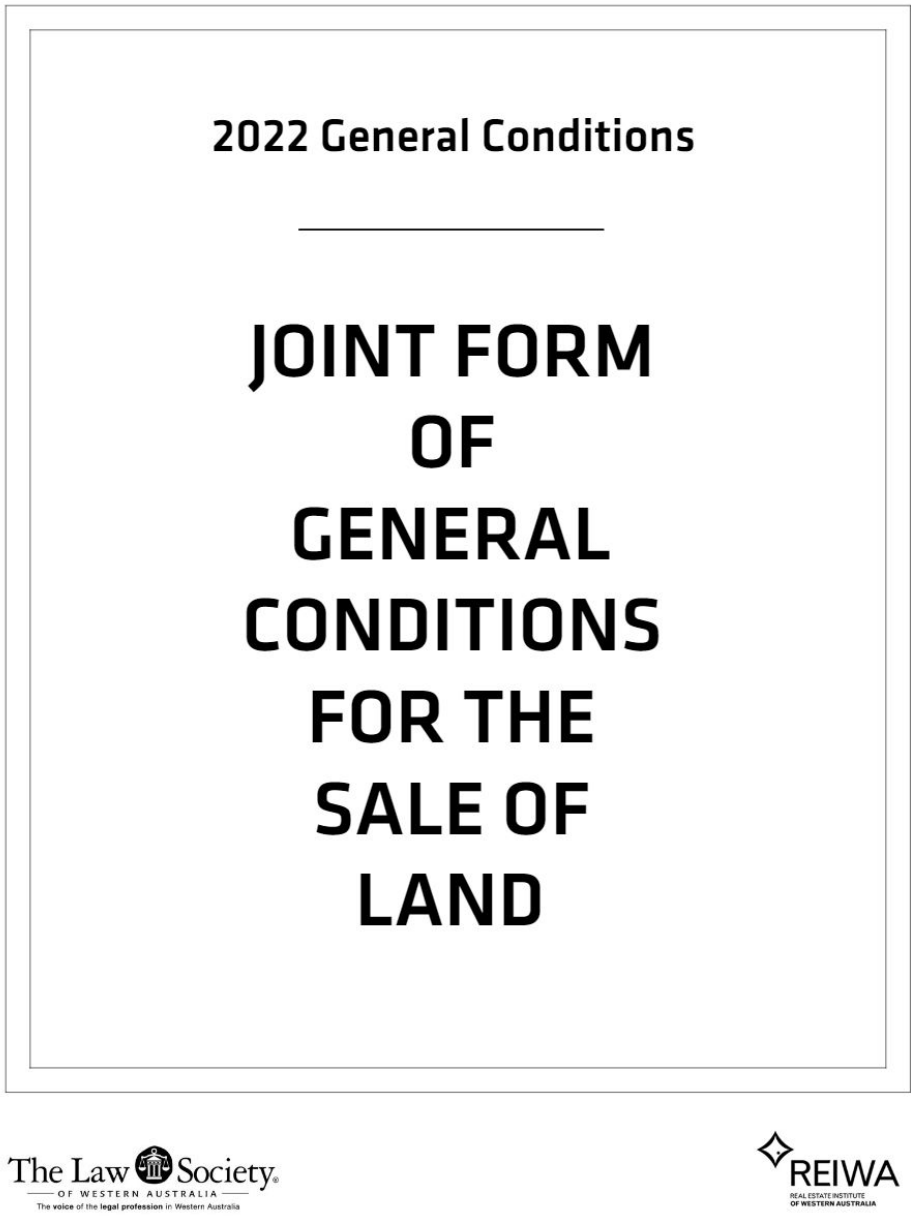
Joint Form of General Conditions



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[View Joint Form Here]

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Team Genesis



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@genesisrealtygroup.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@genesisrealtygroup.com.au

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.



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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@genesisrealtygroup.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.

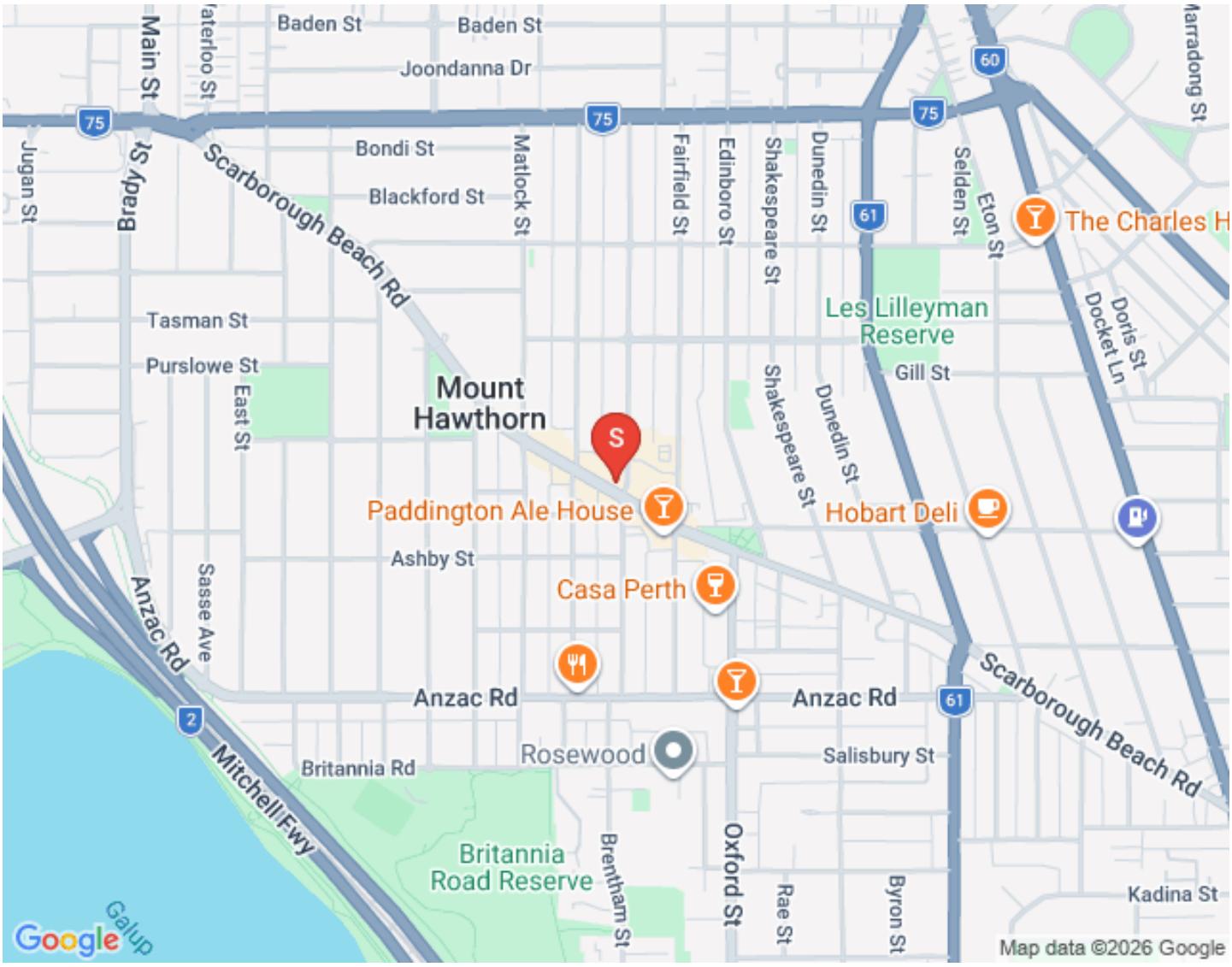


KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.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.


Baden St
Baden St
Joondanna Dr
Main St
Waterloo St
Jugan St
Brady St
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
Scarborough Beach Rd
Tasman St
Purslowe St
East St
Mount Hawthorn
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
The Charles H
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
Sasse Ave
Anzac Rd
Mitchell Fwy
Britannia Rd
Rosewood
Salisbury St
Britannia Road Reserve
Brentham St
Oxford St
Rae St
Byron St
Kadina St
Galup
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Our Recent Sales in the Area



93/1 Kennedy Street, Maylands

2 Bed | 1 Bath | 1 Car

Land size: 100sqm

End Date Process



3/26 The Crescent, Midland

2 Bed | 1 Bath | 1 Car

** UNDER OFFER **



11B Clarke Way, Bassendean

3 Bed | 1 Bath | 2 Car

Land size: 639sqm

** UNDER OFFER **



79 Bishop Road, Middle Swan

4 Bed | 2 Bath | 1 Car

Land size: 2031sqm

End Date Process



192 Walcott Street, Mount Lawley

3 Bed | 1 Bath | 2 Car

Land size: 756sqm

** UNDER OFFER **