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## Welcome



### 164 Waterhall Road, South Guildford

COMPLETE CONVENIENCE

4  2  2 

**End Date**  
**Process**






All offer presented on or before 6pm Tuesday 26th November.  
The seller reserves the right accept offer before the end date.

Begin the journey of home ownership in style with this South Guildford home. Pretty gardens and a white picket fence invite you into a bright and spacious property. Open-plan living, a formal lounge, a separate activity room and multiple outdoor living zones set amongst thoughtfully planted gardens fashion a first home with first-class credentials.

Ideal for FIFO workers, this location offers quick access to the airport, while downsizers can enjoy an easy-care property that doesn't compromise on space or style. Young families will love the convenience of nearby parks, shops, and essential services, making this home an exceptional choice for any stage of life.

With its versatile floor plan, excellent indoor-outdoor flow, and plenty of room to infuse personal touches, this home is ready to welcome you to the journey of homeownership.

#### SCHOOL CATCHMENT

- 4 km  Guildford Grammar
- 4.1 km  Helena River Steiner School
- 4.5 km  Woodbridge Primary School
- 5.4 km  Governor Stirling Senior High School
- 5.8 km  Indie School Midland

#### RATES

Shire - \$2308

Water - \$1142

## FEATURES

- \* Fantastic First Home
- \* Minutes to Airport
- \* Formal Lounge
- \* Open Plan Living
- \* Activity Room
- \* Ducted Reverse Cycle Air-Conditioning
- \* Shoppers' Entry
- \* Multiple Outdoor Living Zones
- \* Dual Aspect Glazing in Jnr Bedrooms

## General

- \* Build Year: 2000 circa
- \* Block: 464 sqm
- \* Internal Living Area: 123 sqm
- \* Total Built Area: 229 sqm

## Kitchen

- \* Integrated Breakfast Bar
- \* Shoppers' Entry
- \* Dishwasher
- \* Electric Oven
- \* 4-burner Gas Hob



## Main Bedroom

- \* Double Glazing
- \* Roller shutters
- \* Split System AC
- \* Ensuite
- \* Walk-in Robe

## Outside

- \* White Picket Fence
- \* Gated Entry
- \* 2-car Carport
- \* Verandah with Awnings
- \* Gabled Alfresco
- \* Raised Garden Beds
- \* Enclosed Backyard
- \* Garden Shed

## LIFESTYLE

- 29 m  Bus Stop
- 1.2 km  Waterhall Park

- 2.2 km  Waterhall Shopping Centre
- 2.8 km  Noah's Playground
- 3.9 km  East Guildford Train Station
- 5.6 km  Perth Airport (10 min)
- 6.5 km  Midland
- 6.5 km  St John of God Hospital
- 11.3 km  Crown Casino
- 12.3 km  Optus Stadium
- 15.2 km  Perth CBD (20-25 min)





# Floor Plan



## 164 Waterhall Road, South Guildford

Residence 123m<sup>2</sup> | Carport 13m<sup>2</sup> | Porch 8m<sup>2</sup> | Alfresco 66m<sup>2</sup> | Patio 19m<sup>2</sup>  
Total Area 229m<sup>2</sup>



This floor plan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C/D 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.cdcreatives.com.au

## Comparable Sales



### 12 NARRIER CLOSE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

4 Bed | 2 Bath | 3 Car  
\$620,000  
Sold ons: 08/05/2024  
Days on Market: 62

Land size: 525



### 16 GENTLE CIRCLE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

4 Bed | 2 Bath | 2 Car  
\$650,000  
Sold ons: 05/12/2023  
Days on Market: 13

Land size: 557



### 10 BEENAN ELBOW, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

4 Bed | 2 Bath | 2 Car  
\$705,000  
Sold ons: 12/04/2024  
Days on Market: 8

Land size: 454



### 22 WUNDU ENTRANCE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

4 Bed | 2 Bath | 2 Car  
\$720,000  
Sold on: 16/08/2024  
Days on Market: 16

Land size: 463



### 31 ARMITAGE CLOSE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

4 Bed | 2 Bath | 2 Car  
\$725,000  
Sold ons: 14/12/2023  
Days on Market: 44

Land size: 446



**29 SERPENTINE DRIVE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD**

4 Bed | 2 Bath | 2 Car

Land size: 440

\$800,000

Sold ons: 14/02/2024

Days on Market: 84

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## Certificate of Title

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

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

[Click to Download the Diagram](#)

[Click to Download the Notification](#)

## Offer Documents

[Click to Download the Offer Pack](#)

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



## South Guildford

### Waterhall Park







**Noah's Playground**



**Waterhall Shopping Centre**



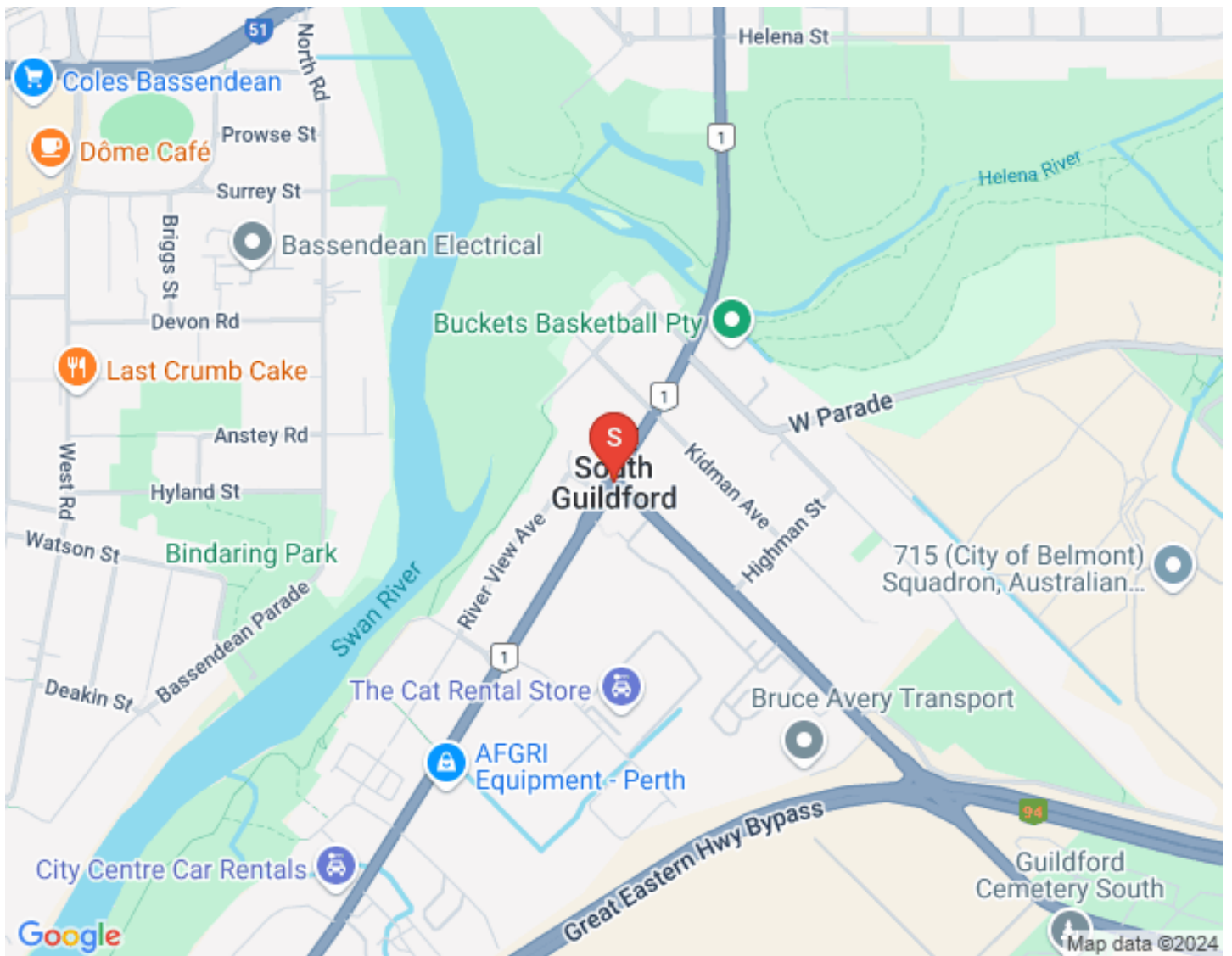


**Guildford Hotel**



**Guildford Shops and Cafe Strip**





# Joint Form of General Conditions

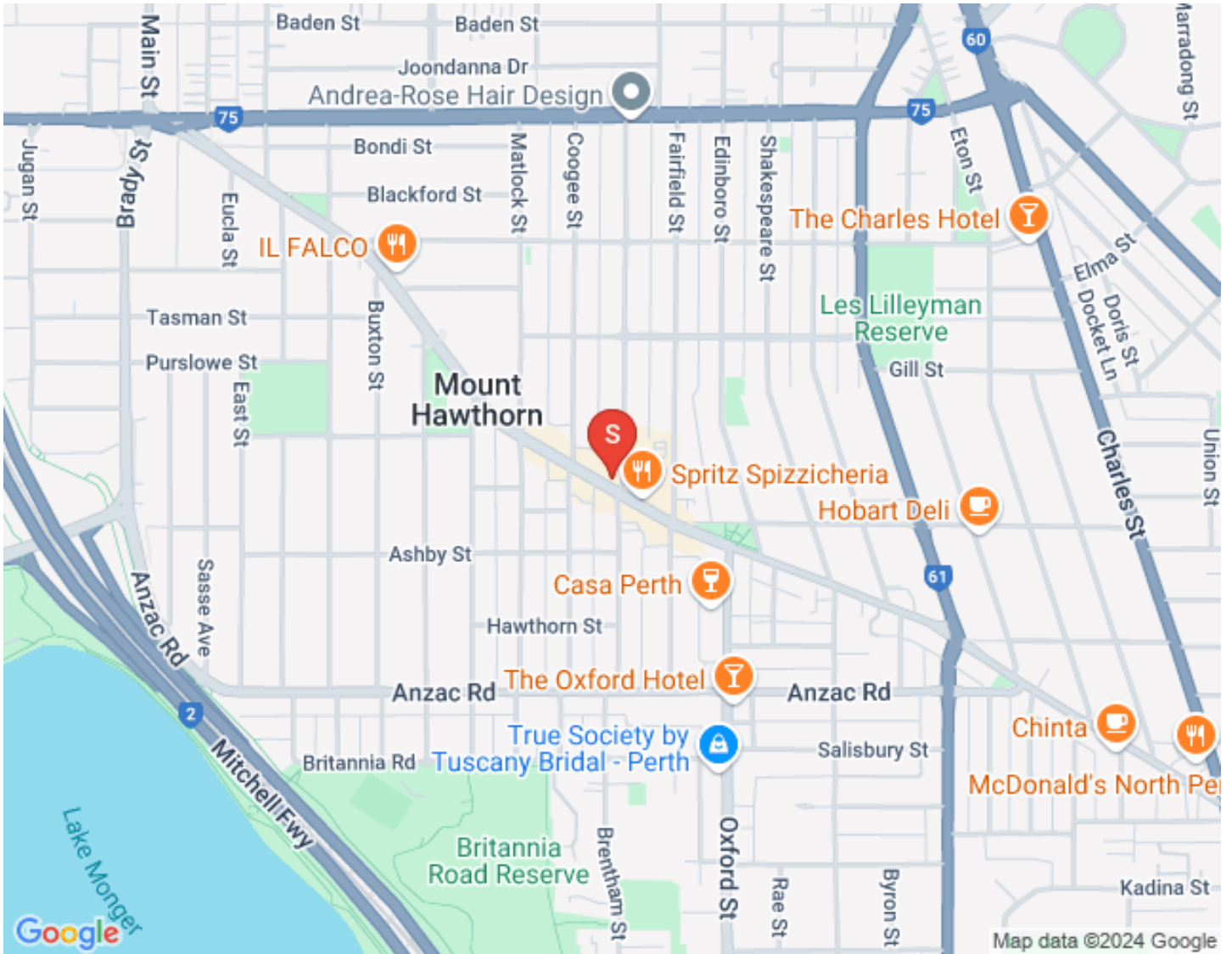
2022 General Conditions

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**JOINT FORM  
OF  
GENERAL  
CONDITIONS  
FOR THE  
SALE OF  
LAND**

[View Joint Form Here](#)

## Team Genesis



### **GUY KING**

SALES CONSULTANT

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.



## **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.



## **RONNIE SINGH**

**SALES CONSULTANT**

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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**

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[njayant@fngenesi.com.au](mailto:njayant@fngenesi.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**

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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.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

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0416304650

[mhutchings@fn genesis.com.au](mailto:mhutchings@fn genesis.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**

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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.

## Recent First National Sales



### 9 Denmark Loop, South Guildford

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4 Bed | 2 Bath | 2 Car

Land size: 489sqm

End Date Process



### 26 Denmark Loop, South Guildford

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4 Bed | 2 Bath | 2 Car

Land size: 401sqm

From \$639,000



## 16 Houghton Close, South Guildford

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3 Bed | 2 Bath | 2 Car

Land size: 570sqm

From \$719,000





## 28 Kulungar Elbow, South Guildford

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3 Bed | 2 Bath | 2 Car

Land size: 376sqm

From \$630,000



## 4 Claymore Close, Guildford

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4 Bed | 2 Bath | 2 Car

Land size: 451sqm

UNDER OFFER



## 60 East Street, Guildford

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3 Bed | 1 Bath | 2 Car

Land size: 593sqm

From \$689,000





## 18 Gum Grove, Guildford

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3 Bed | 2 Bath | 1 Car

Land size: 472sqm

UNDER OFFER



## 11 Hugh Street, Guildford

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3 Bed | 1 Bath | 0 Car

Land size: 372sqm

End Date Process



## 12 Tauman Loop, Guildford

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4 Bed | 2 Bath | 2 Car

Land size: 592sqm

\$1,000,000