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Welcome



228D Hicks Street, Gosnells

Modern Family Home with Open Plan Living

4  2  2 

End Date
Process

All offers presented on or before 6pm Tuesday the 28th of January 2025.
(The sellers reserve the right to accept offer before the end date).

This tranquil home offers a convenient lifestyle with charming parks close by, and is located just 4 minutes from Albany Highway, making your daily commute carefree. Inside the home, you are welcomed with a serene interior, filled with natural light and open living spaces. The tiled flooring throughout is easy to care for and makes the interior feel light and bright.

The open plan living area features a recessed wall for mounting your TV, so you can set up the ultimate space to relax. This flows onto the dining space, bordered by double windows letting the natural light stream in. You will enjoy preparing your meals in the generous kitchen, fitted with high-end appliances, plenty of storage, and ample bench space. The 900mm oven and 5 burner stove top are great for entertaining, while the breakfast bar can be used for casual dining, or as a homework space for the kids.

The fourth bedroom can easily be converted to a home office for the kids to study in, or to work from home. All secondary bedrooms have built-in wardrobes, and large windows creating comfortable spaces for guests or kids to unwind in. The master suite is spacious, with a walk-in wardrobe, and a well-appointed ensuite. The contemporary bathroom cabinetry ties in with the finishes in the kitchen for a cohesive design throughout the house.

With ducted evaporative air-conditioning throughout the house, you will be comfortable all year round. In summertime you can enjoy the warm evenings by dining in the outdoor alfresco area. This low-maintenance backyard provides a practical covered dining space that doesn't require ongoing care. Instead, spend your time exploring the local parks and reserves, shopping at the

Railway Markets, or enjoying a coffee from the local caf☒ just minutes away.

SCHOOL CATCHMENT

Gosnells Primary School (600m)

Southern River College (2.8km)

RATES

Council: \$

Water: \$1052

FEATURES

* Built Year: 2016

* Open Living and Lounge Areas

* Tiled Flooring Throughout the House

* Ducted Evaporative Air Conditioning (Bonaire)

* All Bedrooms with Built-In Wardrobes

* Master Suite with Walk-In Wardrobe

* Master Ensuite with Single Vanity

* Common Bathroom with Built-In Bath

* 900mm Oven (Westinghouse)

* 5 Burner Stove Top (Westinghouse)

* Kitchen Island with Breakfast Bar

* Built-in Pantry

* Laundry Area

* Linen Closet

* Low Maintenance Backyard

* Hot Water System (Rheem)

LIFESTYLE

750m ☒ Gosnells Health Care Centre

1.0km ☒ Hemeleers Street Reserve

1.0km ☒ Kawarchi Restaurant

1.1km ☒ Mary Carroll Reserve

1.4km ☒ Foothills Shopping Centre

1.5km ☒ Gosnells Train Station

1.5km ☒ Ecton Street Reserve

1.5km ☒ Gosnells Oval

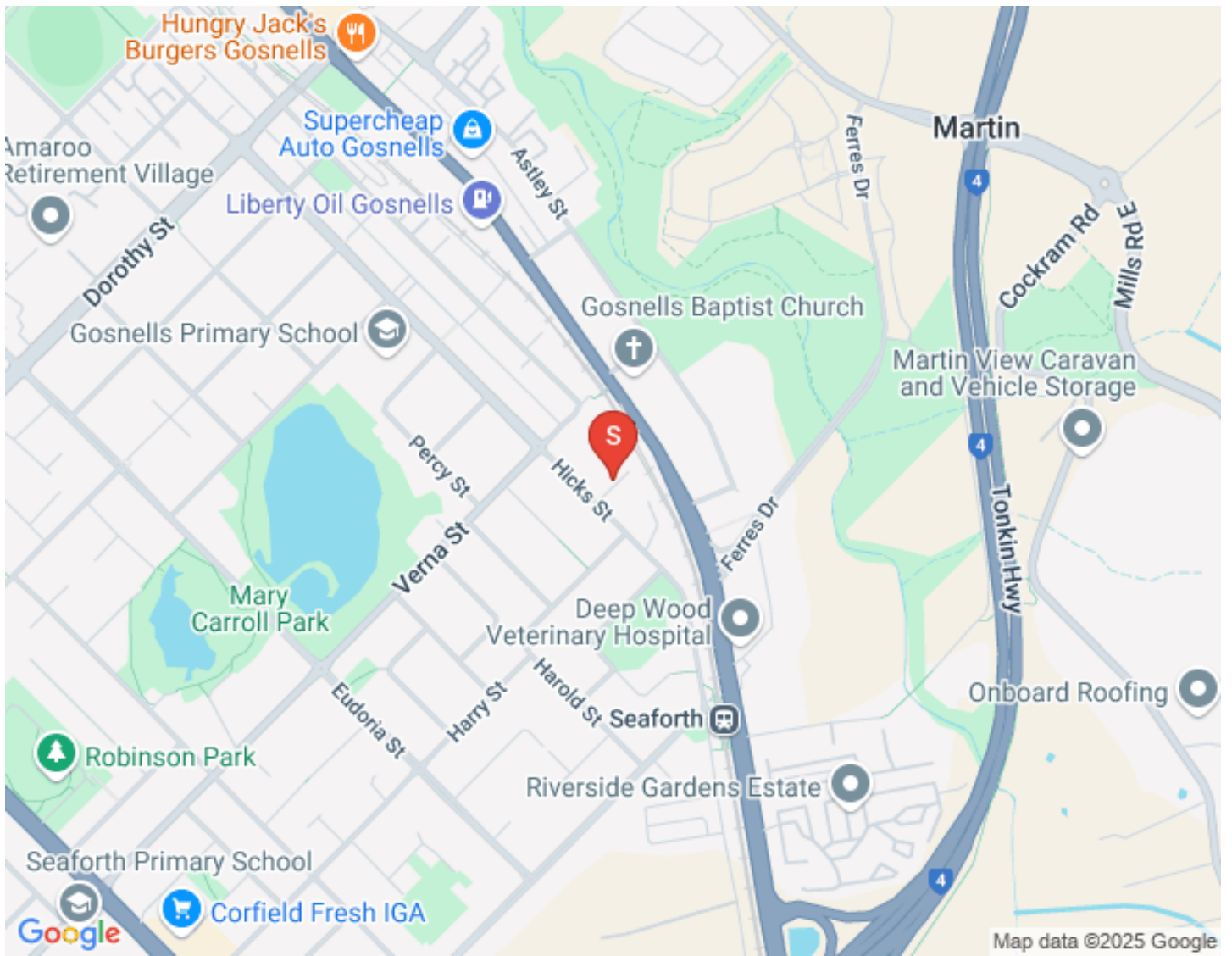
1.6km ☒ Corfield Shopping Centre

1.8km ☒ Dome Caf☒ Gosnells

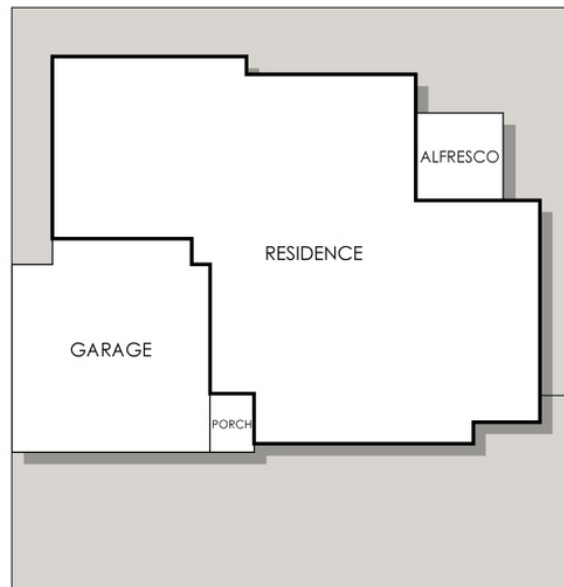
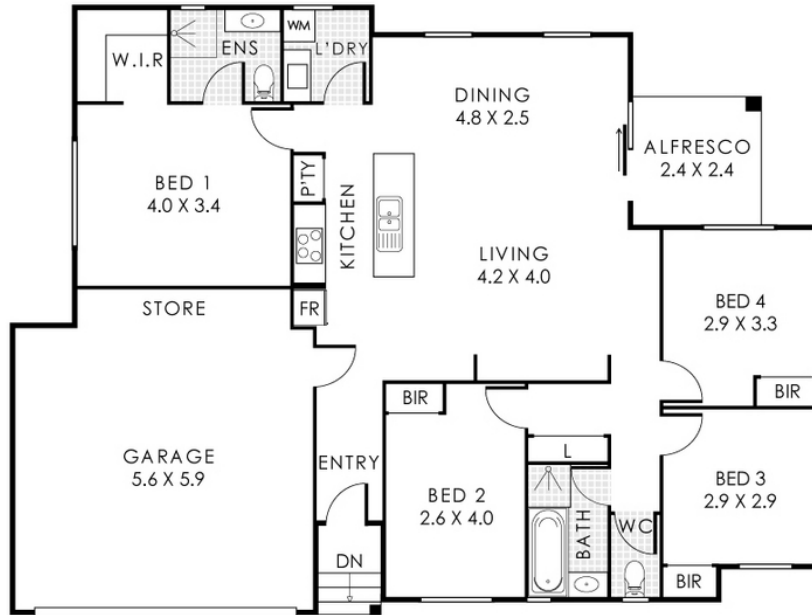
2.1km ☒ Gosnells Railway Markets

2.7km ☒ Lumen Christi College

10.6km ☒ Westfield Carousel Shopping Centre



Floor Plan



228D Hicks Street, Gosnells

Residence 109m² | Porch 2m² | Garage/Store 36m² | Alfresco 6m²
Total Area 153m²



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 an approximate representation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. This floorplan 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.firstnational.com.au

Certificate of Title

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

[Click to Download the Strata Plan](#)

Offer Documents

[Click to Download the Offer Pack](#)

Comparable Properties



31B MAY STREET, GOSNELLS, WA 6110, GOSNELLS

3 Bed | 2 Bath | 2 Car
\$575,000
Sold ons: 16/04/2024
Days on Market: 21

Land size: 260
sale - sold

LJ Hooke



2C HAROLD STREET, GOSNELLS, WA 6110, GOSNELLS

3 Bed | 2 Bath | 2 Car
\$590,000
Sold ons: 02/08/2024
Days on Market: 11

Land size: 295
sale - sold

LJ H



1/37 VERNA STREET, GOSNELLS, WA 6110, GOSNELLS

3 Bed | 2 Bath | 2 Car
\$596,666
Sold ons: 23/09/2024
Days on Market: 15

Land size: 241
sale - sold



37 HARRY STREET, GOSNELLS, WA 6110, GOSNELLS

3 Bed | 2 Bath | 2 Car
\$600,000
Sold ons: 21/06/2024
Days on Market: 47

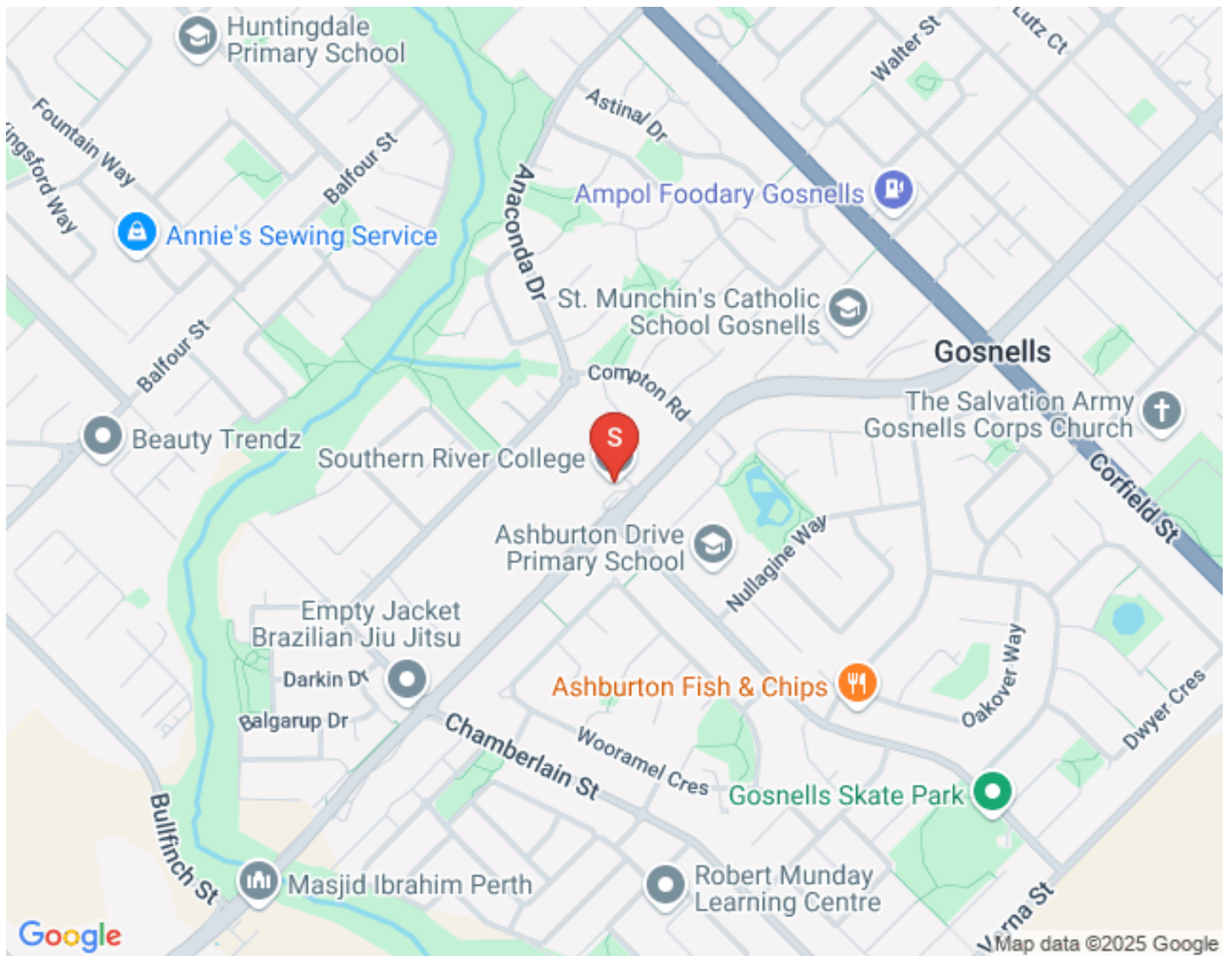
Land size: 281
sale - sold

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Local Schools



[Click to View Southern River College](#)



Gosnells

Primewest Gosnells



Foothills Shopping Centre



Centennial Pioneer Park



Mary Carroll Park



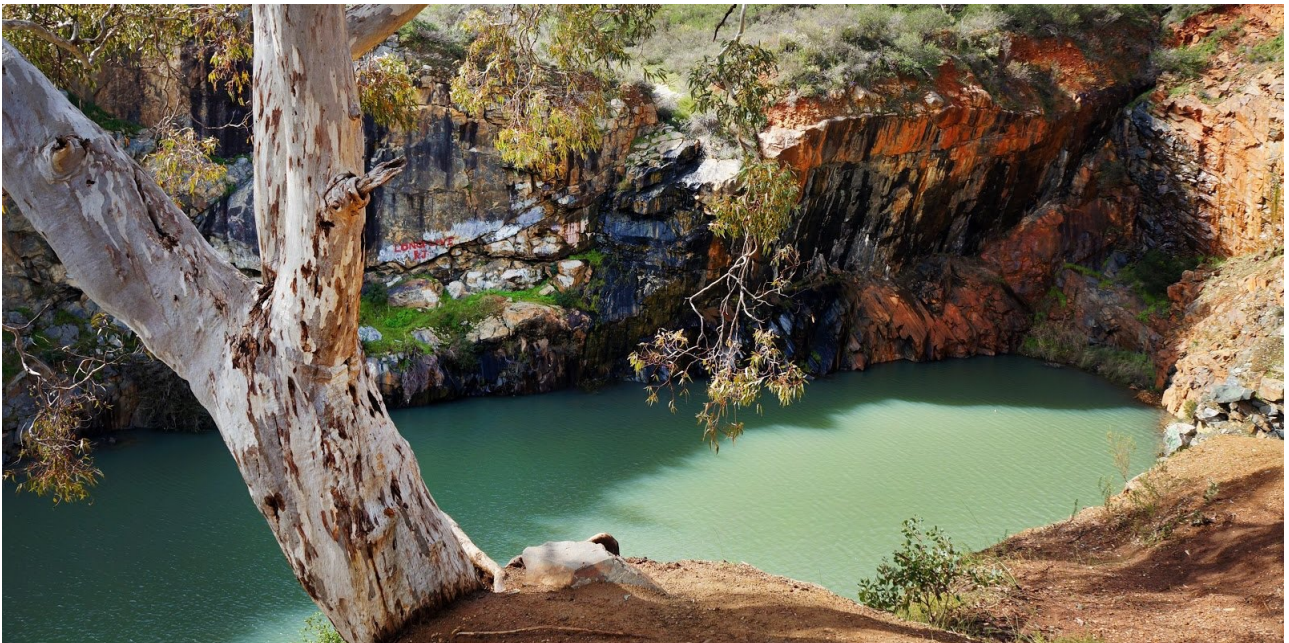
Gosnells Hotel



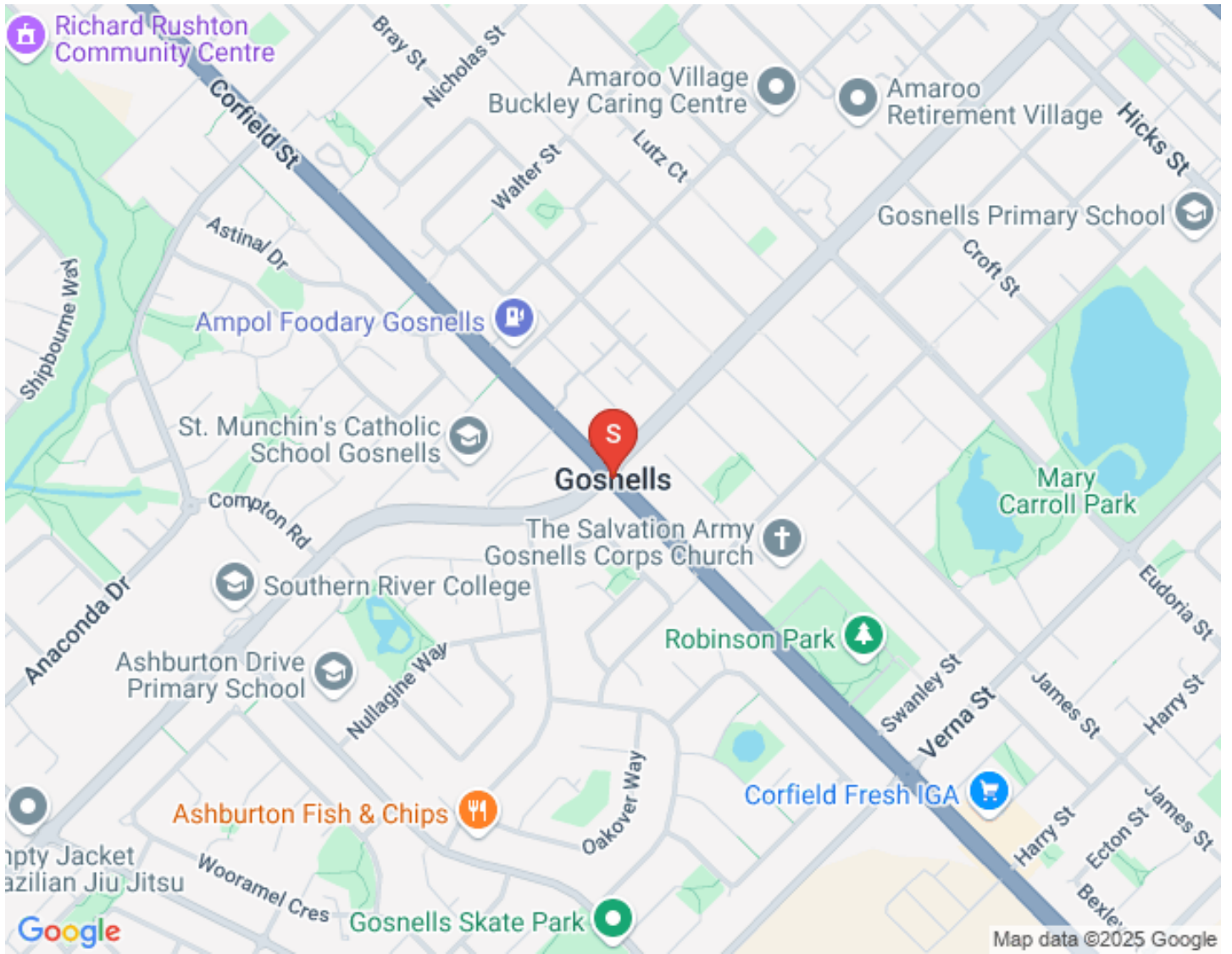
Railway Markets



Old Barrington Quarry and Ellis Brook Valley







Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

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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@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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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

0432 269 444

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"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

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.



GUY KING

SALES CONSULTANT

0417900315

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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

rentals@fngenesisis.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.

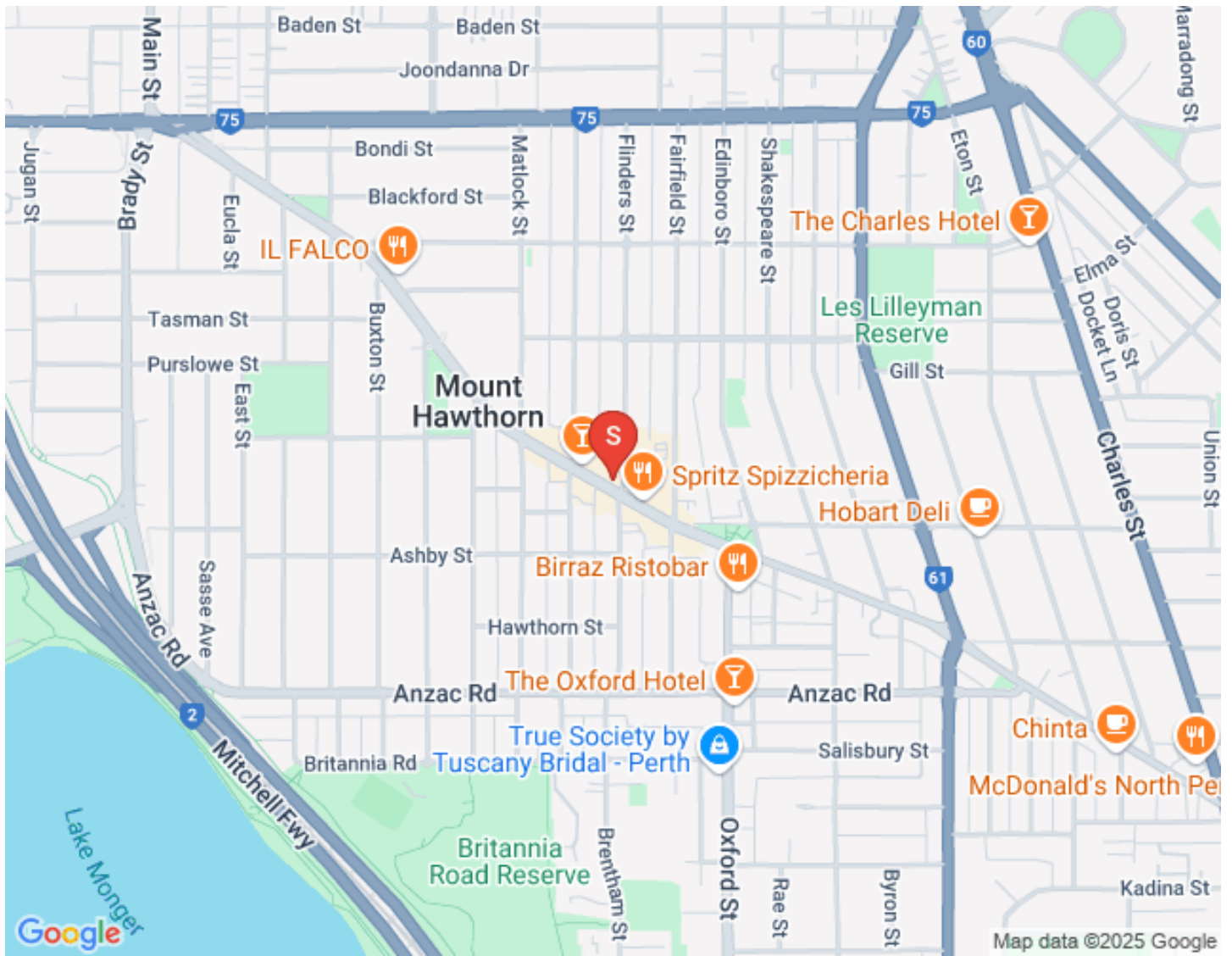


KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fngenesisis.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 Local Sales



2 Charlton Place, Thornlie

4 Bed | 2 Bath | 2 Car

Land size: 810sqm

From \$389,000

6 Rushbrook Way, Thornlie

4 Bed | 1 Bath | 1 Car

Land size: 890sqm

End Date Process



40 Firefalls Close, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



5 Boronia Close, Camillo

5 Bed | 2 Bath | 2 Car

Land size: 700sqm

End Date Process



22 Coachwood Way, Maddington

3 Bed | 1 Bath | 1 Car

Land size: 737sqm

Offers \$299,000-\$329,000



11 Argyll Close, Camillo

4 Bed | 2 Bath | 2 Car

Land size: 700sqm

UNDER OFFER



141 Crandon Street, Gosnells

3 Bed | 1 Bath | 2 Car

Land size: 809sqm

!UNDER OFFER!

Strata Documents

Strata Documents

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

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

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