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Welcome



9 Sovereign Place, Forrestfield

Large Family Home

5  2  2 

End Date
Process

All Offers Presented ON OR BEFORE 6:00pm, Tuesday February 11th.
(the seller reserves the right to sell prior to the end date)

Coming from a guy with 4 kids who knows how important space and design is, I can say this home is beyond impressive. It all starts as soon as you walk up the driveway and realize the oversized double garage is not only great for parking your family cars but the extra width is perfect workshop space!

Entering the home is a welcoming experience. Open living areas that flow into each other creating an open and airy layout complimented by natural light from strategically placed skylights. Wide French doors and open hallways invite you to keep exploring. Passing sizable bedrooms with wardrobes and ceiling fans is impressive, but true luxury is apparent when you enter the spacious master suite with renovated ensuite and huge walk in wardrobe.

As we toured through the property, our excitement to present this lovely family home to the market grew... big bedrooms, 3 large living areas, gally kitchen with scullery, incredible outdoor entertaining surrounded by greenery.... we could ramble on about this property but you really do need to come and see it.

With the market moving fast, a highly motivated seller and a home with so many great features, we don't expect this one to last long so please reach out to discuss the next steps of securing this amazing property!

SCHOOL CATCHMENT
Forrestfield Primary School (1km)

Darling Range Sports College (3.1km)

RATES (rounded up whole dollar figure)

Council: \$2273.31

Water: \$1240.79

FEATURES

General

- * Build Year: 1979
- * Total Built Area: 342sqm
- * Construction: Brick Frame, Zinalume Room
- * Ducted Reverse Cycle Air-conditioning (Panasonic)
- * Kent Wood Fire
- * Renovated Bathroom
- * Renovated Ensuite
- * Split System Air-conditioning
- * Ceiling Fans Throughout
- * Feature Ceiling Rose

Kitchen

- * Oven / Grill (Fisher & Paykel)
- * 4 Burner Electric Stove (Electrolux)
- * Scullery

Outside

- * Built-in BBQ Area
- * 63sqm Covered Entertaining
- * Reticulated Lawns/Gardens
- * Oversized Double Garage
- * 12 Solar Panels (3kw)

LIFESTYLE

350m - Centro Forrestfield

370m - Lincoln Road Reserve

950m - Public Transport

1.4km - Hawaiians Forrestfield Shops

1.5km - Hartfield Park

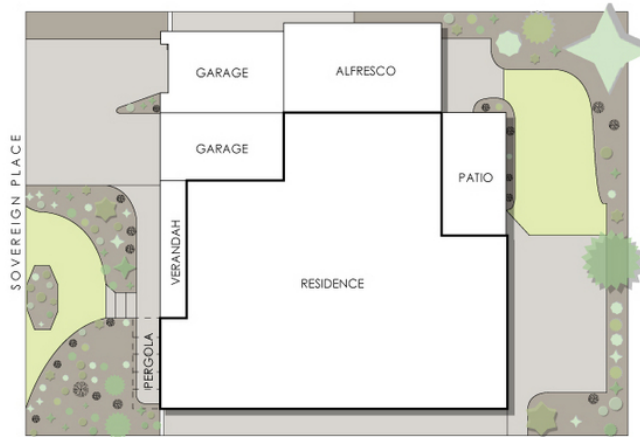
6.2km - High Wycombe Station

10.5km - Perth Airport

18km - Perth CBD



Floor Plan



9 Sovereign Place, Forrestfield

Residence 224m² | Verandah 9m² | Garage 46m² | Alfresco 41m² | Patio 22m²
Total Area 342m²



The 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, of measurements, and any other information shown are on approximately measurement only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C/S 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 purposes. www.creative.com.au

Comparable Sales



68 SOLANDRA WAY, FORRESTFIELD, WA 6058, FORRESTFIELD

4 Bed | 2 Bath | 1 Car
\$720,000
Sold ons: 17/05/2024
Days on Market: 59

Land size: 700



61 MAHONIA WAY, FORRESTFIELD, WA 6058, FORRESTFIELD

5 Bed | 2 Bath | 2 Car
\$730,000
Sold ons: 16/10/2024
Days on Market: 28

Land size: 739



12 DIOSMA WAY, FORRESTFIELD, WA 6058, FORRESTFIELD

4 Bed | 2 Bath
\$755,000
Sold ons: 03/01/2024
Days on Market: 36

Land size: 700



37 ALLAMANDA WAY, FORRESTFIELD, WA 6058, FORRESTFIELD

4 Bed | 2 Bath | 2 Car
\$775,000
Sold ons: 08/11/2024
Days on Market: 96

Land size: 703



16 DAWSON AVENUE, FORRESTFIELD, WA 6058, FORRESTFIELD

4 Bed | 2 Bath | 2 Car
\$800,000
Sold ons: 09/08/2024
Days on Market: 37

Land size: 703



12 GIMLET COURT, FORRESTFIELD, WA 6058, FORRESTFIELD

5 Bed | 3 Bath | 4 Car

Land size: 700

\$815,000

Sold ons: 22/07/2024

Days on Market: 49



74 SOLANDRA WAY, FORRESTFIELD, WA 6058, FORRESTFIELD

4 Bed | 2 Bath | 2 Car

Land size: 700

\$820,000

Sold ons: 28/03/2024

Days on Market: 38



19 MINERAL PLACE, FORRESTFIELD, WA 6058, FORRESTFIELD

4 Bed | 2 Bath | 2 Car

Land size: 689

\$830,000

Sold ons: 16/09/2024

Days on Market: 33

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Certificate of Title

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

[Click to Download the Plan](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Local Schools



[Click Here to view intake map.](#)



[Click Here to view intake map.](#)



Forrestfield



Parks and Playgrounds



Hawaiian Shopping Centre





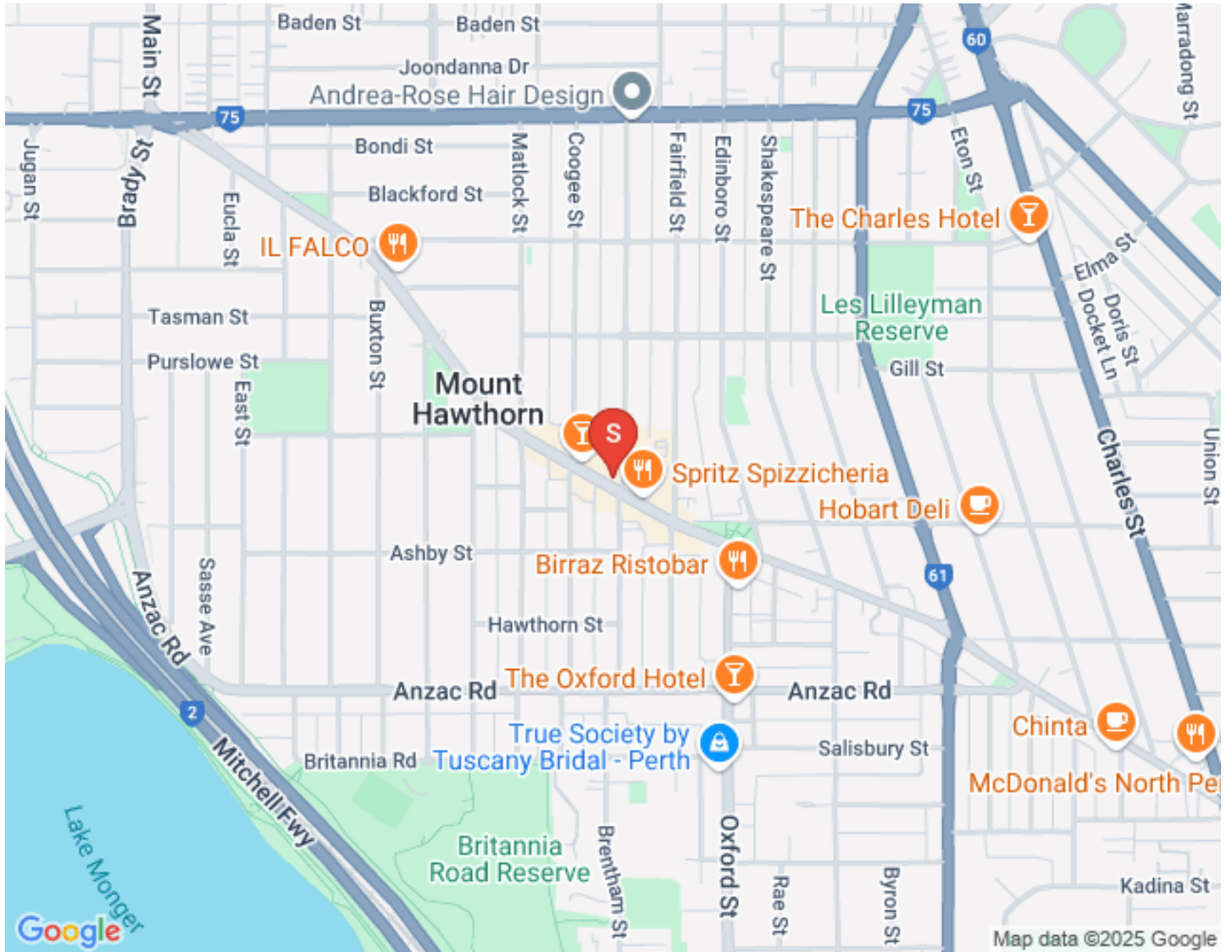
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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

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.



GUY KING

SALES CONSULTANT

0417900315

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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

0430161765

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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@fngenesis.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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

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 tranquility 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@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.



Recently Sold



36 Begonia Way, Forrestfield

3 Bed | 1 Bath | 1 Car

Land size: 706sqm

End Date Process



4 Blossom View, Forrestfield

3 Bed | 2 Bath | 2 Car

Land size: 374sqm

From \$549,000



6 Coburg Street, Forrestfield

3 Bed | 1 Bath | 4 Car

Land size: 916sqm

UNDER OFFER



29 Burtonia Way, Forreestfield

5 Bed | 2 Bath | 2 Car

Land size: 845sqm

From \$539,000



20 Boodjera Bend, Forreestfield

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

End Date Process



82 Dawson Avenue, Forreestfield

3 Bed | 1 Bath | 1 Car

Land size: 709sqm

UNDER OFFER!



16 Palm Terrace, Forrestfield

3 Bed | 1 Bath | 1 Car

Land size: 704sqm

Sold Off Market



34 Sussex Road, Forrestfield

3 Bed | 1 Bath | 2 Car

Land size: 476sqm

UNDER OFFER



20 Maida Vale Road, Maida Vale

4 Bed | 3 Bath | 2 Car

Land size: 546sqm

From \$449,000



5 Moonglow Rise, Maida Vale

5 Bed | 4 Bath | 2 Car

Land size: 4030sqm

End Date Process



4/31 Pinker Crescent, Maida Vale

4 Bed | 2 Bath | 3 Car

Land size: 288sqm

Under Offer By Rachael O'Dowd



3/33 Matuka Mews, Maida Vale

3 Bed | 3 Bath | 2 Car

Land size: 271sqm

Under Offer By Rachael O'Dowd