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## Welcome



### 46 Honours Rise, Marangaroo

**SOLD!**

4  2  2  **\$810,000**

2 Living Areas

A fantastic 4 bedroom, 2 bathroom family home all ready for its new owners. Superbly located in a quiet cul-de-sac location, ensuring local traffic only, this home has been freshly painted throughout. With multiple living areas, a study and activity area, there is plenty of space for a family to enjoy. The backyard features a large patio and entertaining area, coupled with a garden shed for ample storage. There really is nothing to do but move in and put your feet up.

#### RATES

Council: \$2181.24 (24/25 FY) City of Wanneroo

Water: \$1192.79 (23/24 FY)

#### SCHOOL CATCHMENTS

Rawlinson Primary School (0.5 km)

Girrawheen Senior High School (1.5 km)

#### FEATURES

##### General

- \* Build Year: 1993
- \* Build Area: 252sqm (approx)
- \* Residence: 150sqm (approx)
- \* Whole House Ducted Reverse Cycle Air-conditioning (Fujitsu)
- \* Roller Shutters
- \* Security Doors

- \* Gas Storage Hot Water System 170L (Thermann)
- \* Study
- \* Activity Room
- \* NBN Internet Connectivity
- \* Double Carport

#### Kitchen

- \* 4 Plate Gas Cooktop (Chef)
- \* 600mm Oven (Chef)
- \* Double Stainless Steel Sink

#### Master Bedroom

- \* Ensuite
- \* Built-in Wardrobe
- \* Ceiling Fan
- \* Sheer Curtains

#### Lounge

- \* Carpet
- \* Bar

#### Bedrooms 2/3/4

- \* Built-in Wardrobes
- \* Sheer Curtains

#### Outdoor

- \* Patio
- \* Garden Shed
- \* Front Reticulation (Irritrol)
- \* Side Access

#### LIFESTYLE

- 350 m - Frangipani Park
- 600 m - Public Transport
- 900 m - Paloma Park
- 1.1 km - Landsdale Farm
- 1.4 km - John Moloney Park
- 2.4 km - Kingsway Sporting Complex
- 2.9 km - Kingsway City Shopping Centre
- 3.3 km - Marangaroo Golf Course
- 6.7 km - Warwick Train Station
- 11 km - Hillarys Boat Harbour
- 16 km - Perth CBD



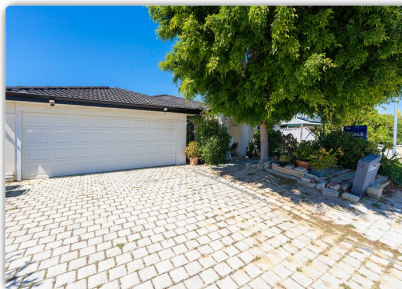
## Comparable Sales



### 4 BOUGAINVILLEA COURT, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 2 Car  
\$736,000  
Sold ons: 16/09/2024  
Days on Market: 63

Land size: 514  
**sale - sold**



### 98 BERKLEY ROAD, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 2 Car  
\$760,000  
Sold ons: 05/03/2025  
Days on Market: 92

Land size: 506  
**sale - sold**



### 66 MONASH CIRCLE, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 2 Car  
\$780,000  
Sold ons: 11/06/2024  
Days on Market: 15

Land size: 537  
**sale - sold**



### 3 NELLIE COURT, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 2 Car  
\$785,000  
Sold ons: 15/07/2024  
Days on Market: 21

Land size: 594  
**sale - sold**



### 15 VEROS PLACE, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 1 Bath | 1 Car  
\$760,000  
Sold ons: 17/04/2025  
Days on Market: 22

Land size: 742  
**sale - sold**

Powered by PropTrack



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## Certificate of Title

[Click here to download The Certificate of Title](#)

[Click here to download the Certificate of Title with Sketch](#)

[Click here to download the Plan](#)

[Click here to download the Plan - Title List](#)

[Click here to download the Transfer](#)

## Offer Documents

[Click to download Offer Documents](#)

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

## Local Schools



[Click here to view Intake Area](#)





[Click here to view Intake Area](#)



## Marangaroo

### Landsdale Farm



### Marangaroo Conservation Reserve



## Marangaroo Golf Course



## Kingsway Bar and Bistro



**Kingsway City Shopping Centre**





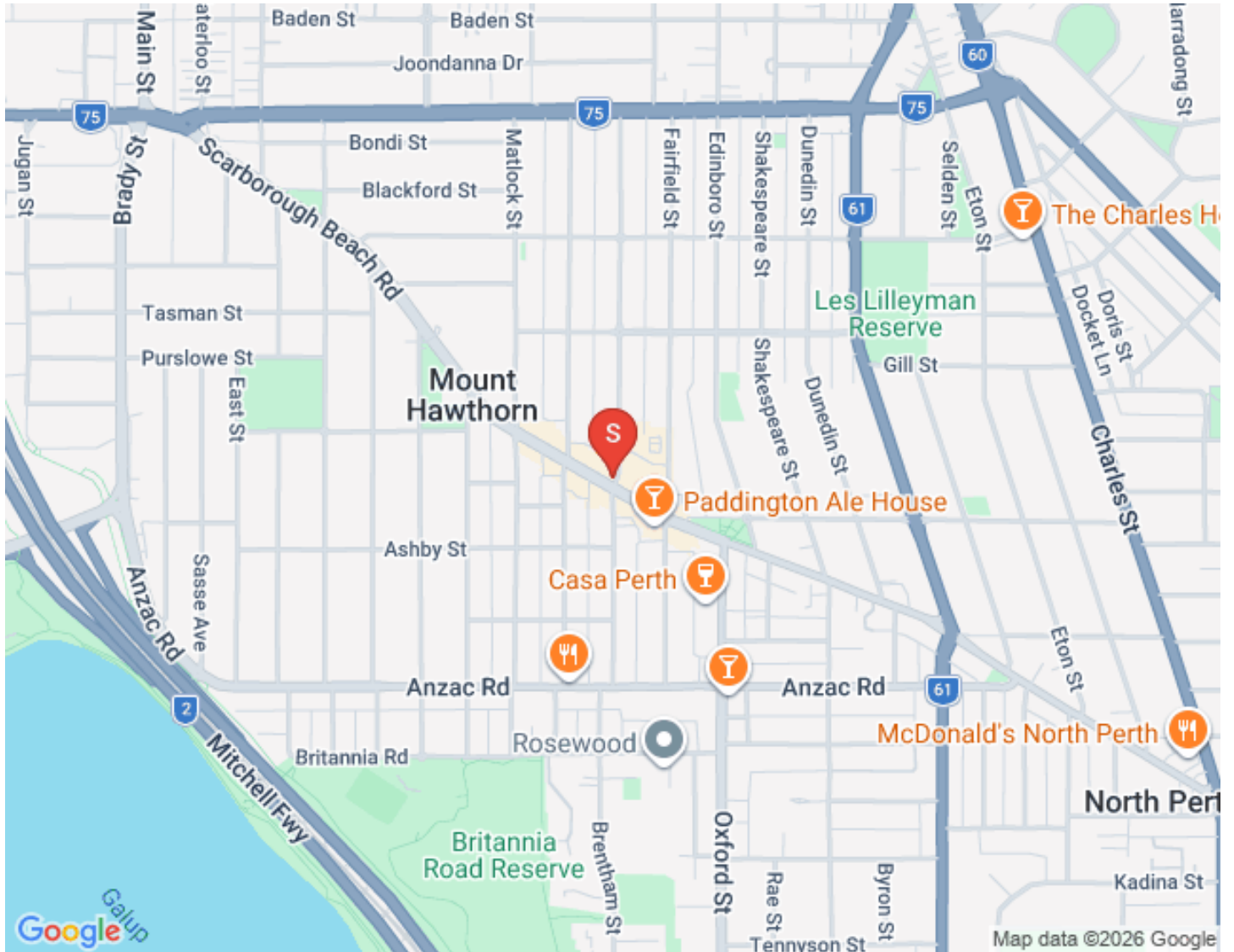
## Joint Form of General Conditions

**2022 General Conditions**

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

## Team Genesis



**MARK HUTCHINGS**

SALES CONSULTANT

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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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**

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0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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**

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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.



## **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.



## **KAHLA PURVIS**

**SALES ADMINISTRATOR**

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[admin@fn genesis.com.au](mailto:admin@fn genesis.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.

## Recent Sales in the Area



### 24 Waddington Crescent, Koondoola

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3 Bed | 2 Bath | 2 Car

Land size: 688sqm

\$700,000



### 9 Sissinghurst Crescent, Landsdale

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4 Bed | 2 Bath | 2 Car

Land size: 504sqm

End Date Process



### 6 Boronia Court, Greenwood

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5 Bed | 3 Bath | 2 Car

Land size: 890sqm

End Date Process



## 81 Hampton Road, Darch

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4 Bed | 2 Bath | 2 Car

Land size: 447sqm

Offers Presented



## 18 Blossomwood Road, Girrawheen

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3 Bed | 2 Bath | 2 Car

Land size: 210sqm

Low to mid 300,000



## 9 Morgan Way, Girrawheen

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4 Bed | 2 Bath | 1 Car

Land size: 692sqm

End Date Process