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Welcome



46 Honours Rise, Marangaroo

SOLD!

4  2  2 

SOLD

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



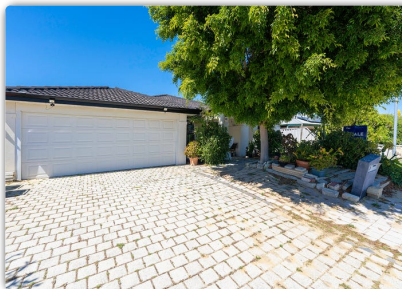
Comparable Sales



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

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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

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



first
national
REAL ESTATE

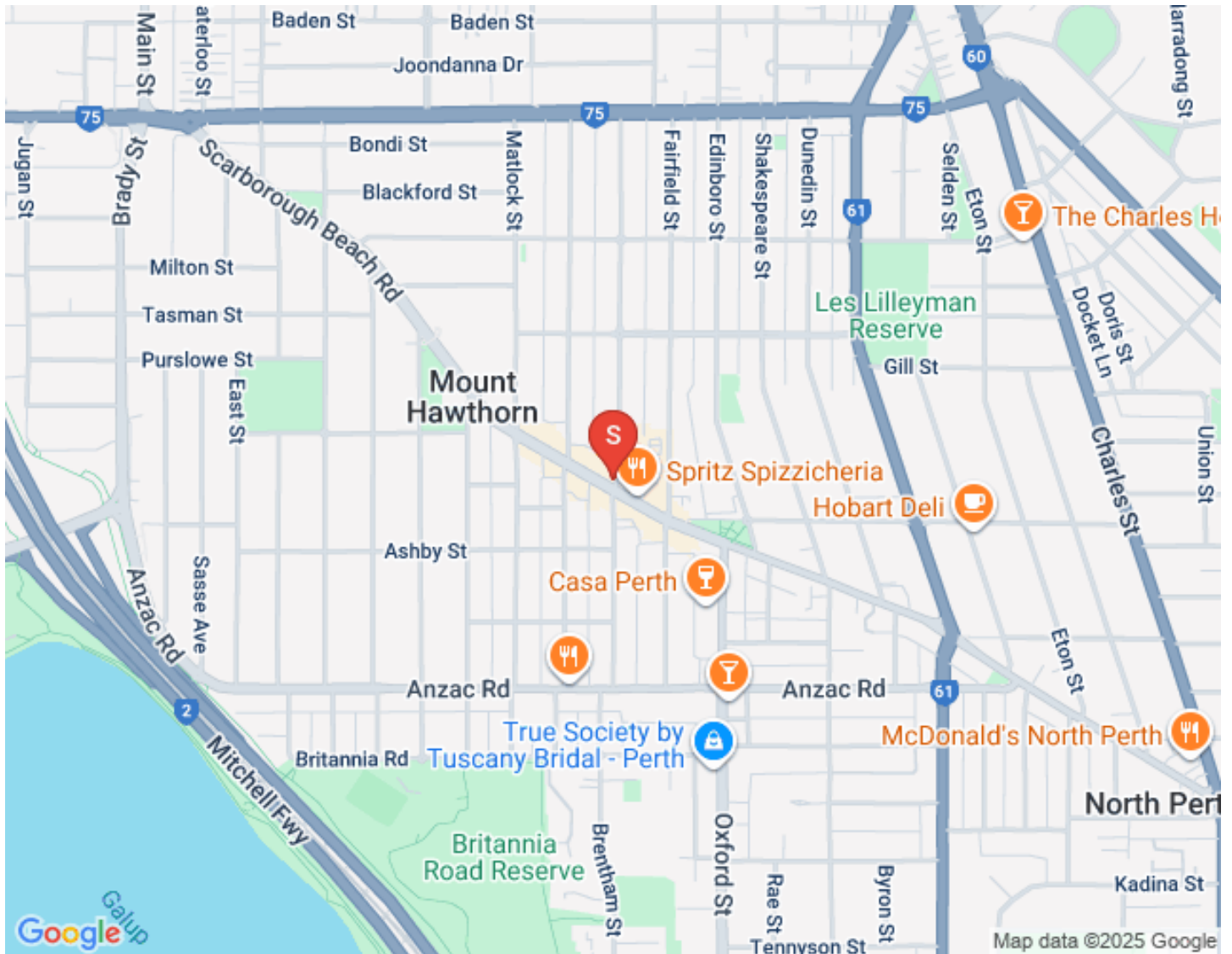
Genesis

Mark Hutchings

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Team Genesis



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.



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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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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"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.



NISTHA JAYANT

PERSONAL ASSISTANT

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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.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

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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.



CAITLIN MCSHERRY

RECEPTIONIST

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Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Recent Sales in the Area



24 Waddington Crescent, Koondoola

3 Bed | 2 Bath | 2 Car

Land size: 688sqm

\$700,000



9 Sissinghurst Crescent, Landsdale

4 Bed | 2 Bath | 2 Car

Land size: 504sqm

End Date Process



6 Boronia Court, Greenwood

5 Bed | 3 Bath | 2 Car

Land size: 890sqm

End Date Process



81 Hampton Road, Darch

4 Bed | 2 Bath | 2 Car

Land size: 447sqm

Offers Presented



18 Blossomwood Road, Girrawheen

3 Bed | 2 Bath | 2 Car

Land size: 210sqm

Low to mid 300,000



9 Morgan Way, Girrawheen

4 Bed | 2 Bath | 1 Car

Land size: 692sqm

End Date Process