

## Table of Contents

- | Welcome
- | Floor Plan
- | Metronet Project
- | Comparable Sales
- | Certificate of Title
- | Offer Documents
- | Joint Form of General Conditions
- | Local Schools
- | Team Genesis
- | Our Recent Sales in the Area

## Welcome



**7 Tuckett Street, Carlisle**

**END DATE SALE**

4  2  1 

**End Date  
Process**

All offers presented on or before 6pm Tuesday 19th of November 2024.  
(The sellers reserve the right to accept offer before the end date).

### RATES

Council: \$2325.81

Water: \$1344.78

### SCHOOL CATCHMENTS

Lathlain Primary School (2.5km)

Kent Street Senior High School (3.5km)

Belmont City College (4.4km)

### FEATURES

#### General

- \* Build Year: 2002
- \* Total Built Area: 194sqm
- \* 3m High Ceilings (living area)
- \* Ducted Reverse Cycle Air-conditioning (Daikin)
- \* Tasmanian Oak Floors
- \* Renovated Laundry
- \* Security Screens (front/rear entry)
- \* 2 Living Areas
- \* Wardrobes (all bedrooms)
- \* 4 Burner Gas Stove-top (Chef)
- \* 600mm Oven (Euromaid)

- \* Laminate Benchtops
- \* Water Filter Tap
- \* Two Pantry Spaces
- \* NBN (Premises)
- \* Foxtel Hardware
- \* Gas Bayonets (x2)

#### Outside

- \* Single Carport
- \* Established Lawns/Gardens
- \* Alfresco Area
- \* Gas Storage Hot Water System (Thermann)
- \* 4.2kW Solar Inverter (Goodwe)
- \* Garden Shed
- \* Reticulation Lawns & Gardens (front / back)
- \* Large Jacaranda
- \* Passionfruit Vine
- \* Olive Tree (verge)

#### LIFESTYLE

- 240m - Oat Street Station
- 300m - South Metropolitan Tafe
- 700m - Aqualife Centre
- 75m - Parnham Park
- 1km - Carlisle Train Station
- 1km - Vic Park Cafe Strip
- 2.1km - Hawaiian's Park Centre
- 7.5km - Perth CBD



# Floor Plan



**7 Tuckett Street, Carlisle**

Residence 140m<sup>2</sup> | Porch 3m<sup>2</sup> | Carport 18m<sup>2</sup> | Alfresco 33m<sup>2</sup>  
**Total Area 194m<sup>2</sup>**



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 the floor plan, all measurements, and any other information shown are approximately. Measurements and total area do not include or account for wall thickness or roof area under eaves. Cite Creative will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.citecreative.com.au

# Metronet Project

## Oats Street Station

[Click here to view Oats Street Station Fact Sheet](#)



## Comparable Sales



### 143A MARS STREET, CARLISLE, WA 6101, CARLISLE

3 Bed | 2 Bath | 4 Car  
\$820,000  
Sold ons: 16/08/2024  
Days on Market: 9

Land size: 305



### 110C PLANET STREET, CARLISLE, WA 6101, CARLISLE

3 Bed | 2 Bath | 3 Car  
\$876,500  
Sold ons: 27/09/2024  
Days on Market: 23

Land size: 310



### 19A JUPITER STREET, CARLISLE, WA 6101, CARLISLE

3 Bed | 2 Bath | 4 Car  
\$907,000  
Sold ons: 27/05/2024  
Days on Market: 25

Land size: 310



### 177 CARNARVON STREET, EAST VICTORIA PARK, WA 6101, EAST VICTORIA PARK

4 Bed | 2 Bath | 4 Car  
\$970,500  
Sold ons: 10/09/2024  
Days on Market: 51

Land size: 237

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## Certificate of Title

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

[Click to Download the Deposited Plan](#)

[Click to Download the Transfer](#)



## Offer Documents

[Click to Download the Offer Pack](#)

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

## Joint Form of General Conditions

2022 General Conditions

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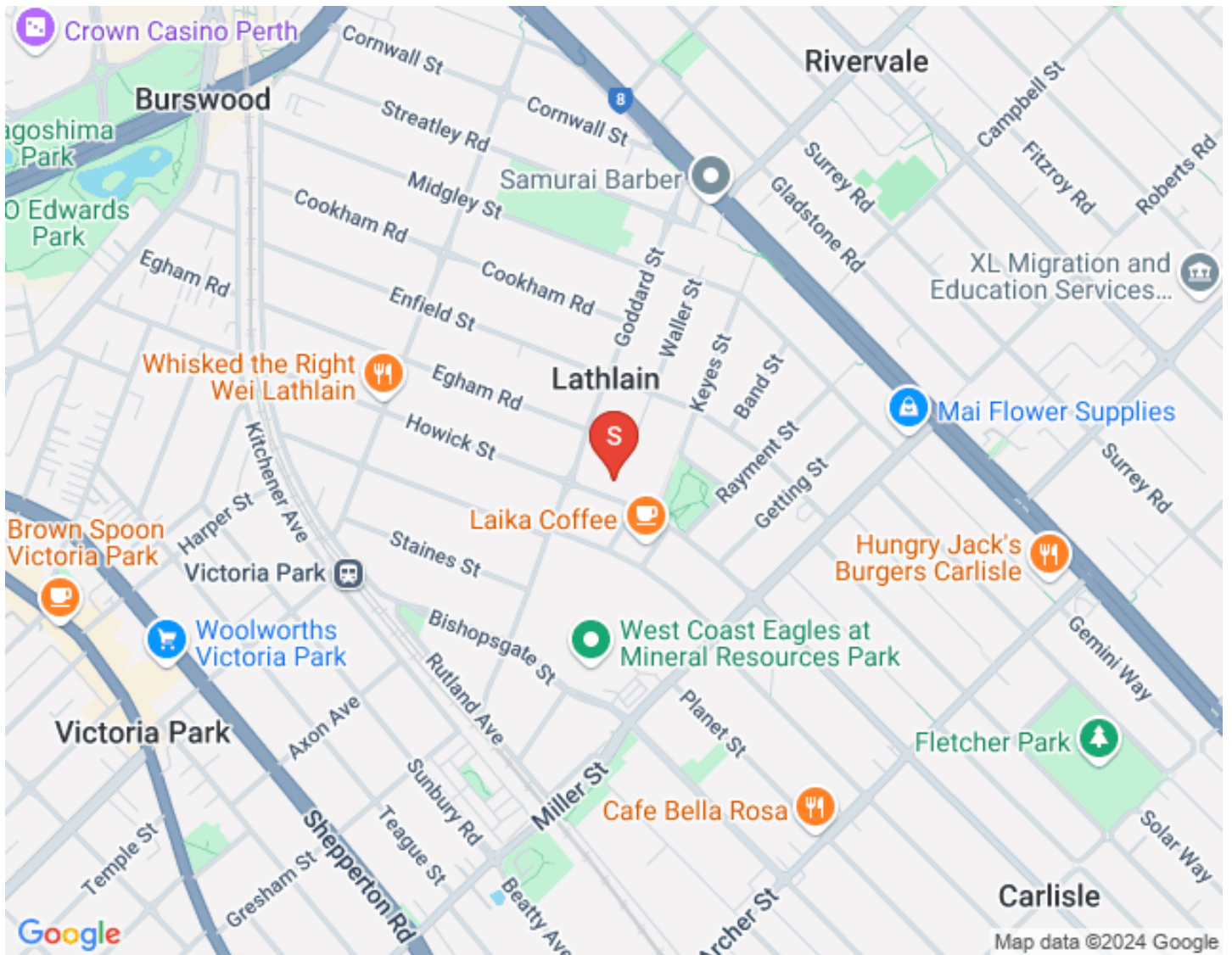
**JOINT FORM  
OF  
GENERAL  
CONDITIONS  
FOR THE  
SALE OF  
LAND**

[View Joint Form Here](#)

## Local Schools



[Click Here to view Lathlain Primary School](#)



**KENT STREET**  
SENIOR HIGH SCHOOL

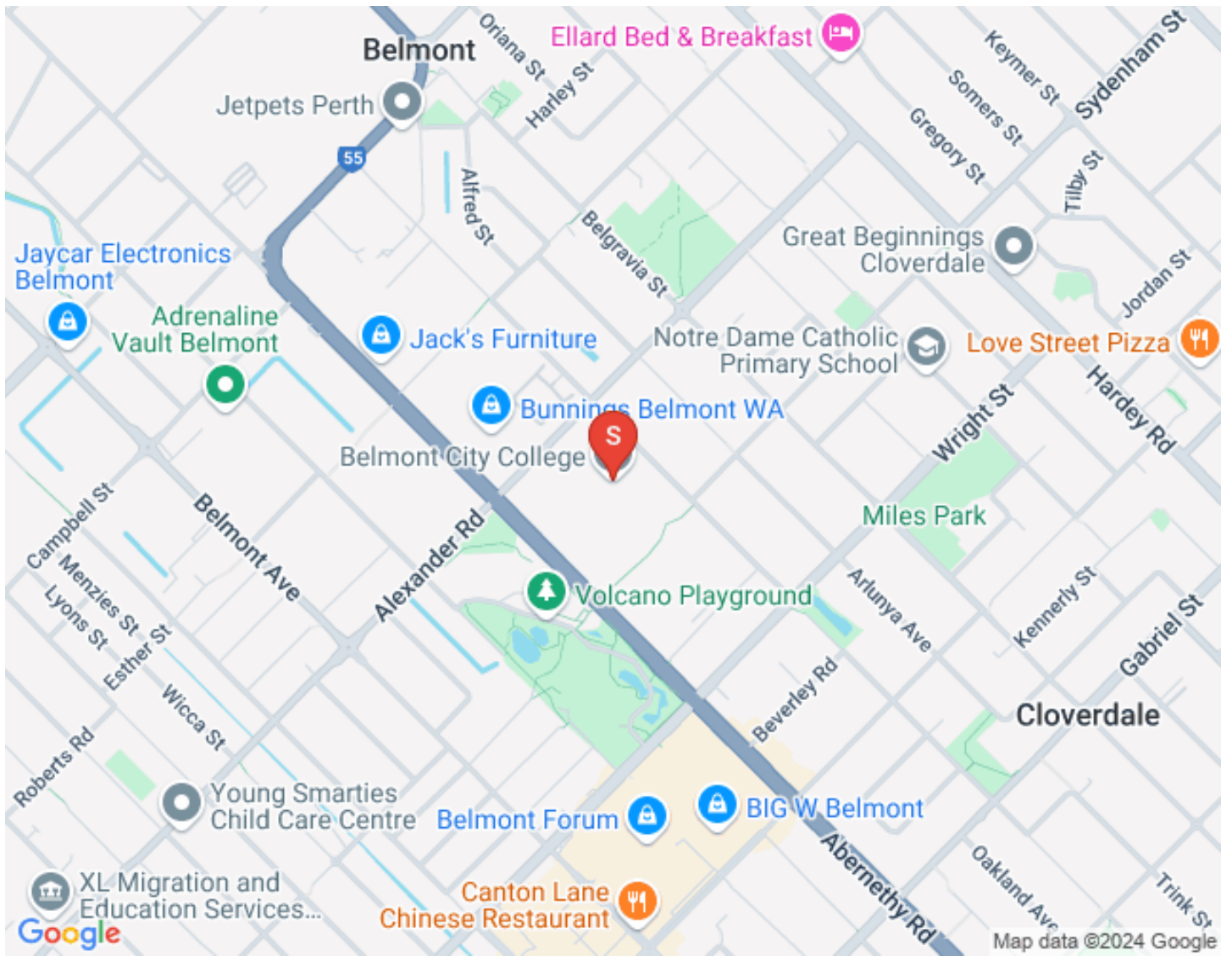
[Click Here to view Kent Street Senior High School](#)



**BELMONT CITY COLLEGE**

*belong. collaborate. create.*

[Click Here to view Belmont City College](#)



## Team Genesis



### **JONATHAN CLOVER**

DIRECTOR / SALES COACH / AUCTIONEER

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.



## **GUY KING**

SALES CONSULTANT

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0417900315

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





## **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.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

[rsingh@fn genesis.com.au](mailto:rsingh@fn genesis.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@fn genesis.com.au](mailto:njayant@fn genesis.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.

## **GARY SINGH**

SALES CONSULTANT

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[gsingh@fn genesis.com.au](mailto:gsingh@fn genesis.com.au)

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset - welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



## MARK HUTCHINGS

SALES CONSULTANT

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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.



## 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**

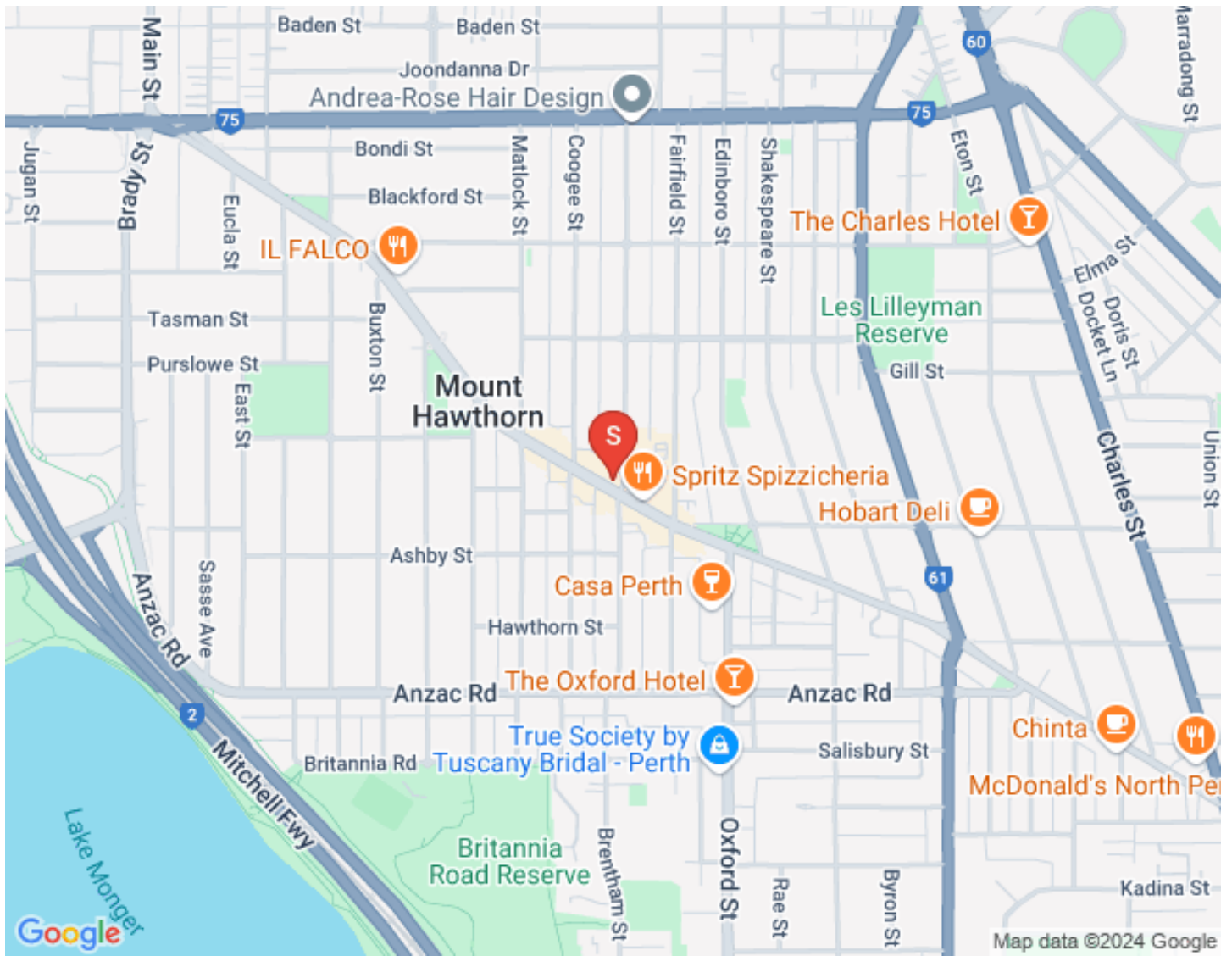
RECEPTIONIST/MARKETING OFFICER

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[reception@fngenesis.com.au](mailto:reception@fngenesis.com.au)

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Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.



## Our Recent Sales in the Area



### 21 Teutonia Court, High Wycombe

---

4 Bed | 2 Bath | 1 Car

Land size: 709sqm

UNDER OFFER



### 4 Blossom View, Forreestfield

---

3 Bed | 2 Bath | 2 Car

Land size: 374sqm

From \$549,000



### 19 The Oaks, Brigadoon

---

5 Bed | 2 Bath | 0 Car

Land size: 2.00ha

End Date Process



## 61 Dalry Road, Darlington

---

3 Bed | 2 Bath | 2 Car

Land size: 2001sqm

UNDER OFFER



## 8 Kuranda Place, Darlington

---

4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



## 1535 Thomas Road, Glen Forrest

---

5 Bed | 3 Bath | 3 Car

Land size: 1.50ha

From \$1.18 mil





## 11A Nicholl Street, Glen Forrest

---

4 Bed | 2 Bath | 2 Car

Land size: 2445sqm

Under Offer



## 94 Kalamunda Road, Kalamunda

---

4 Bed | 2 Bath | 2 Car

Land size: 2000sqm

UNDER OFFER



## 6 Helena Street, Mundaring

---

3 Bed | 1 Bath | 1 Car

Land size: 1.11ha

UNDER OFFER



## 655 Fagan Street, Sawyers Valley

---

5 Bed | 2 Bath | 2 Car

Land size: 2.00ha

End Date Process



## 665 Helena Terrace, Sawyers Valley

---

4 Bed | 2 Bath | 2 Car

Land size: 1.18ac

Best Offer Over \$700,000



## 1815 Railway Terrace, Sawyers Valley

---

4 Bed | 1 Bath | 3 Car

Land size: 3723sqm

UNDER OFFER



## 6 Woodlea Place, Sawyers Valley

---

4 Bed | 2 Bath | 2 Car

Land size: 1.03ac

UNDER OFFER



## 22 Abbott Way, Swan View

---

3 Bed | 1 Bath | 1 Car

Land size: 726sqm

UNDER OFFER - Open Cancelled



## 14 Cupello Drive, Swan View

---

4 Bed | 2 Bath | 2 Car

Land size: 1208sqm

UNDER OFFER



## 1020 Coulston Road, Boya

---

5 Bed | 2 Bath | 4 Car

Land size: 1.26ac

End Date Process



## 1445 Coulston Road, Boya

---

3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



## 855 Coulston Road, Boya

---

4 Bed | 2 Bath | 2 Car

Land size: 2625sqm

UNDER OFFER



## 210 Glen Forrest Drive, Glen Forrest

---

4 Bed | 2 Bath | 2 Car

Land size: 2299sqm

\*\* UNDER OFFER \*\*



## 95 Moola Road, Mahogany Creek

---

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER



## 1 Craigie Place, Mundaring

---

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



## 1240 Martin Road, Mundaring

---

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



## 1435 Hidden Valley Road, Parkerville

---

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



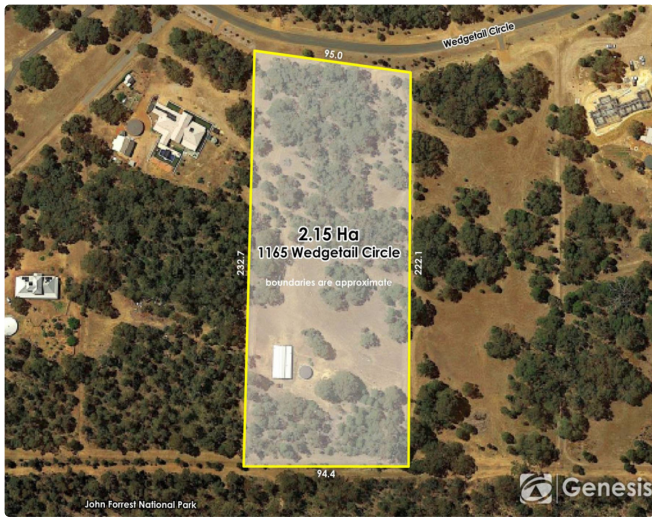
## 210 Seaborne Street, Parkerville

---

5 Bed | 3 Bath | 2 Car

Land size: 1.27ha

UNDER OFFER



## 1165 Wedgetail Circle, Parkerville

---

Land size: 2.15ha

UNDER OFFER



## 985 Wedgetail Circle, Parkerville

---

3 Bed | 2 Bath | 2 Car

Land size: 2.15ha

UNDER OFFER - Open Cancelled



## 45 Timbertop Way, Stoneville

---

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER