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Welcome



3A Braewood Court, Nollamara

Stunning Villa in the Heart of Nollamara

3  2  2 

Offers from

\$669,000

◆ Warm, inviting, comfortable, spacious ◆ as we walked around this stunning villa, we found ourselves repeating these words. Although it's technically a villa, it's big enough to house a family with its 3 Bedrooms, 2 Bathroom, 1 Living plus Dining Area and Double Garage Entertaining is a joy with a functionally laid out kitchen that opens to the dining area and in turn spills out to the spacious courtyard. Open flame gas cooking is a great feature. Add to the list air-conditioning in the living area and master bedroom you have a home that is comfortable! Comfort is complemented in a quiet complex to give you peace of mind. There are lots of memories filling the walls of this home and the baton is ready to be handed over to the next lucky family who can build memories for a long time to come! Location, location, location is what they always say! perfectly situated 15 mins drive to Perth CBD, Shopping Centres, Highways Systems and only a short drive to Perth Domestic and International Airport. Invest in Nollamara for immediate return and long-term capital growth prospects.

SCHOOL CATCHMENT

Nollamara Primary School (1.8Km)

Dianella Secondary College (2.1Km)

RATES

Council: \$1637.76 approx.

Water: \$1161.60 approx.

No Strata Levy

Currently Tenanted till 1st of Feb, 2025

FEATURES

General

- * Build Year 2004
- * Total Land Area 241 Approx.
- * Total Built Area 144 Approx.

Kitchen

- * Kitchen with Ample Storage
- * Pantry Cabinet
- * Overhead Cabinet
- * Oven (Simpson)
- * 4 Burner Gas Cooktop
- * Inbuilt Rangehood (ILVE)

* 3 Bedrooms

- * 1 Master Bedroom (Full Size Mirrored Sliding Built-in-Robe & Modern Ensuite)
- * Ensuite with Shower and Single Vanity
- * Wall Mounted Air Conditioning in Master Bedroom (Fujitsu)
- * Bedroom 2 (Built-in-Robe)
- * Bedroom 3 (Double Door Built-in-Robe)
- * 1 Decent Size Living/Lounge Room
- * 1 Laundry
- * Walk in Linen
- * 1 Split Airconditioning in Lounge Room (Fujitsu)
- * Common Bathroom with Shower and Bathtub
- * 1 Powder Room
- * All Windows with Security Screen
- * All Windows with Roller Security Shutters
- * Hybrid Flooring in Living/Dining Area
- * Tiles in the Kitchen and Laundry
- * Carpet in All Rooms

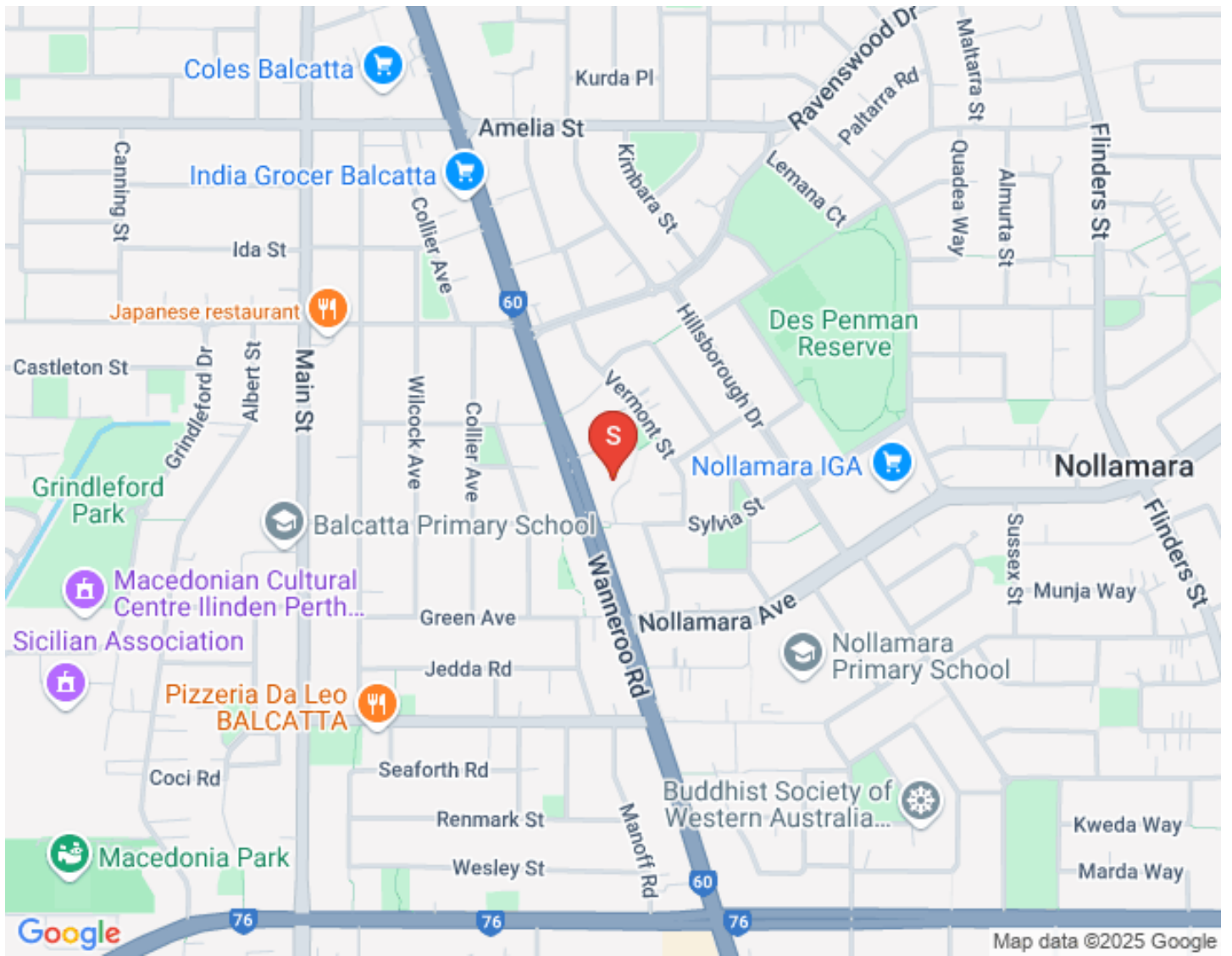
Outside

- * Double Car Garage
- * Gas Storage Water Heater HWS (Vulcan 135L)
- * Paved Low Maintenance Courtyard
- * Drive Through Access

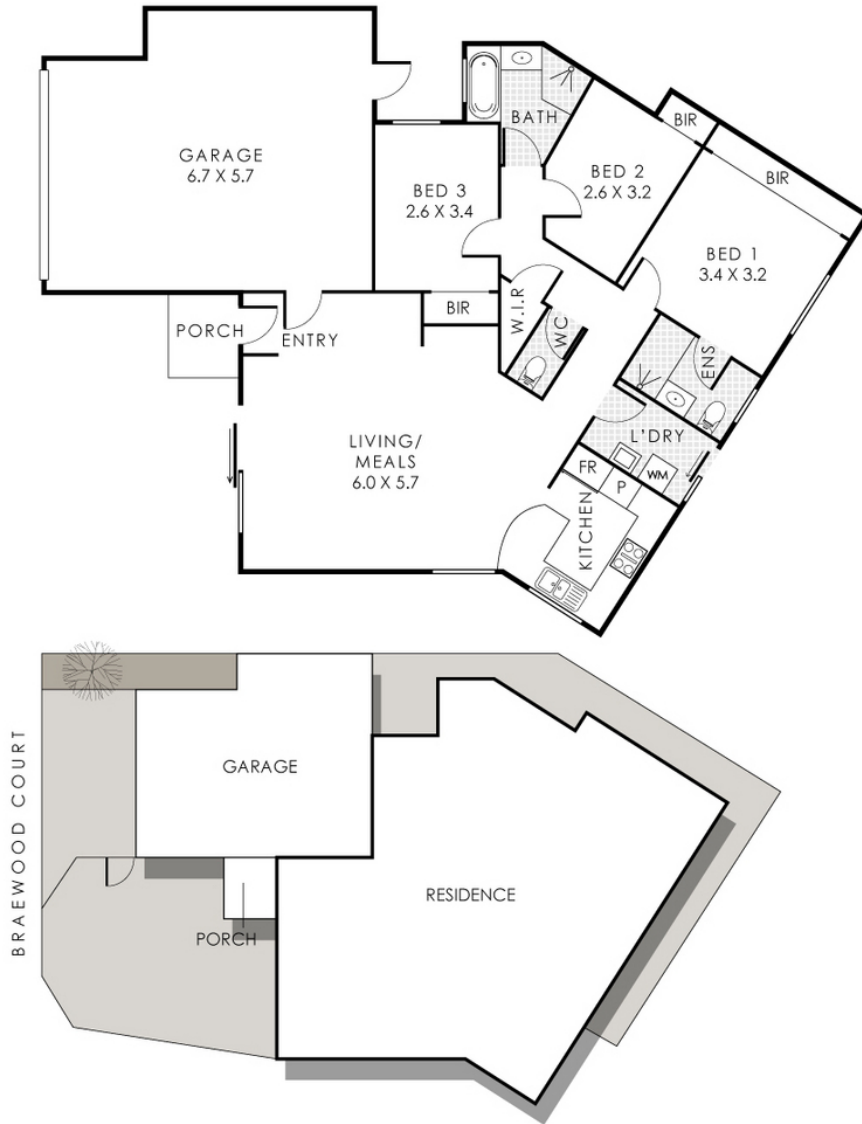
LIFESTYLE

- 130m  Bus Stop (Public Transport)
- 250m  Marion Shainton Park
- 350m  Balcatta Medical Centre
- 850m  Nollamara Tennis Club
- 900m  Des Penman Reserve
- 1Km  Northern Districts Medical Centre
- 1.3Km  Northland Shopping Centre

- 5.5Km 📍 North Perth
- 5.6Km 📍 Stirling Leisure
- 6.2Km 📍 Leederville Caf📍 Strip
- 6.6Km 📍 Mount Lawley Golf Club
- 8.9km 📍 Perth CBD
- 8.9km 📍 Scarborough Beach
- 12km 📍 Crown Casino
- 20m 📍 Perth Airport



Floor Plan



3A Braewood Court, Nollamara

Residence 102m² | Garage 39m² | Porch 3m²
Total Area 144m² | Total Lot Size 241m²



This Booklet 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. City 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 purpose.
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Certificate of Title

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

[Click to Download the Survey Strata Plan](#)

[Click to Download the Transfer](#)

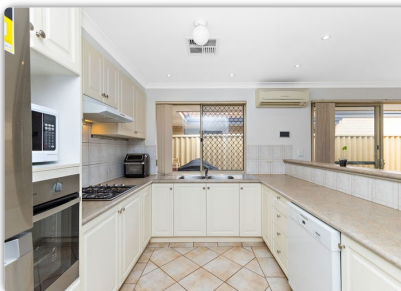
Comparable Sales



73 SYLVIA STREET, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 1 Car
\$660,000
Sold ons: 13/09/2024
Days on Market: 52

Land size: 226
sale - sold



67 HARRISON STREET, BALCATT, WA 6021, BALCATT

3 Bed | 2 Bath | 1 Car
\$668,000
Sold ons: 07/10/2024
Days on Market: 36

Land size: 250
sale - sold



45 VERMONT STREET, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car
\$675,000
Sold ons: 10/09/2024
Days on Market: 49

Land size: 268
sale - sold



4B SUSSEX STREET, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car
\$680,000
Sold ons: 13/09/2024
Days on Market: 52

sale - sold



20B ST ALBANS ROAD, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car
\$690,000
Sold ons: 13/07/2024
Days on Market: -5

sale - sold



1/65 HILLSBOROUGH DRIVE, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car

Land size: 241

\$700,000

sale - sold

Sold ons: 26/08/2024

Days on Market: 41

★ Professionals



6C ILUMBA WAY, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car

Land size: 269

\$706,500

sale - sold

Sold ons: 31/07/2024

Days on Market: 8



7C PIEDMONT COURT, NOLLAMARA, WA 6061, NOLLAMARA

3 Bed | 2 Bath | 2 Car

Land size: 394

\$730,000

sale - sold

Sold ons: 30/08/2024

Days on Market: 26

THE AGENCY

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Offer Documents

[Click to Download the Offer Pack](#)

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

Strata Forms

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

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

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

Nollamara

Des Penman Reserve



IGA Nollamara - 3 mins drive away



Primewest Northlands - 3 mins drive away



The Square Mirrabooka - 4 mins drive away

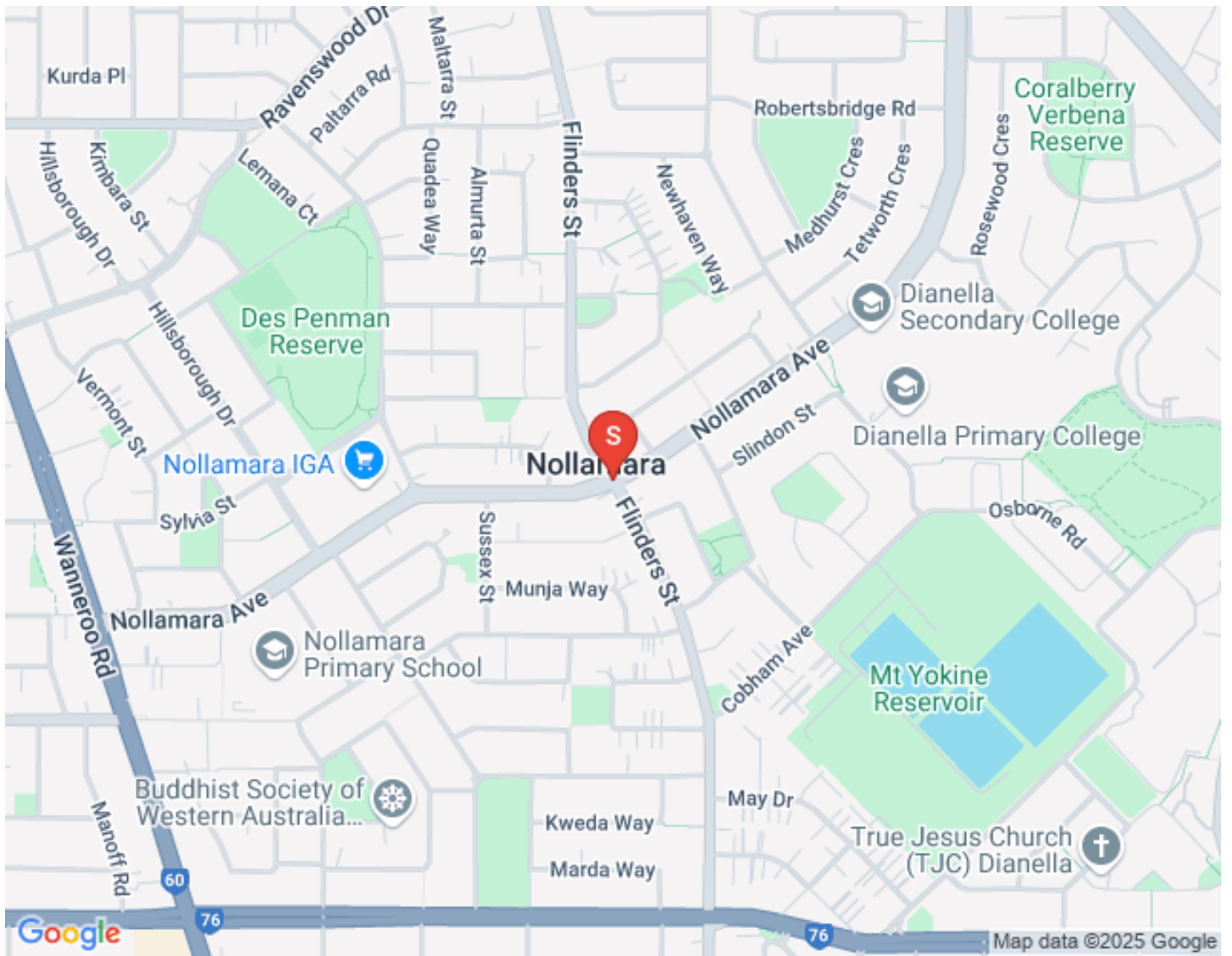


Wanneroo Road shops



Yokine Golf Course



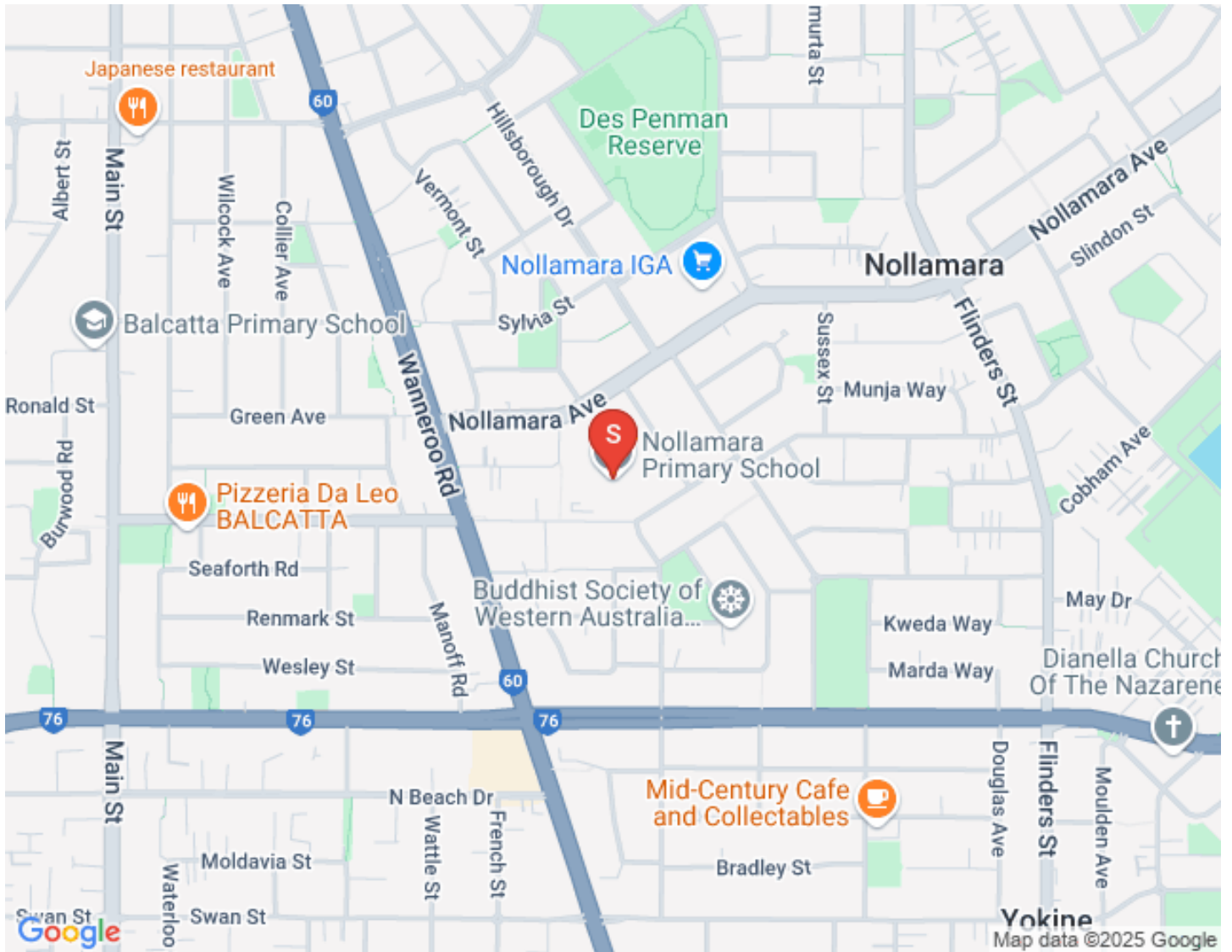


Local Schools



Nollamara Primary School

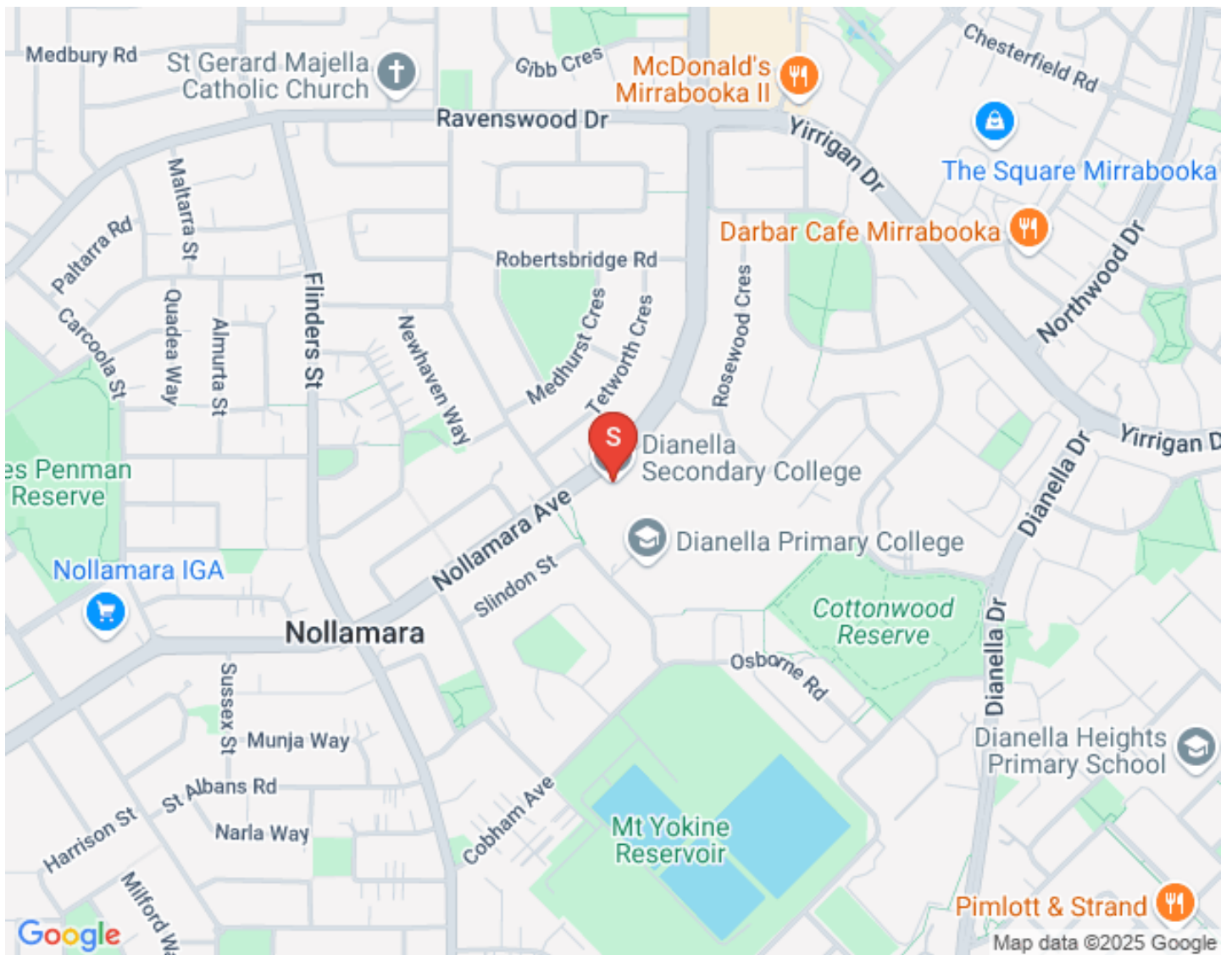
[Click Here to View INTAKE MAP](#)





Dianella Secondary College

[Click here to view INTAKE AREA](#)



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

0430161765

rsingh@fngenesisis.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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fngenesisis.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.



NISTHA JAYANT

PERSONAL ASSISTANT

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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

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.



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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesisis.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

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 tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.

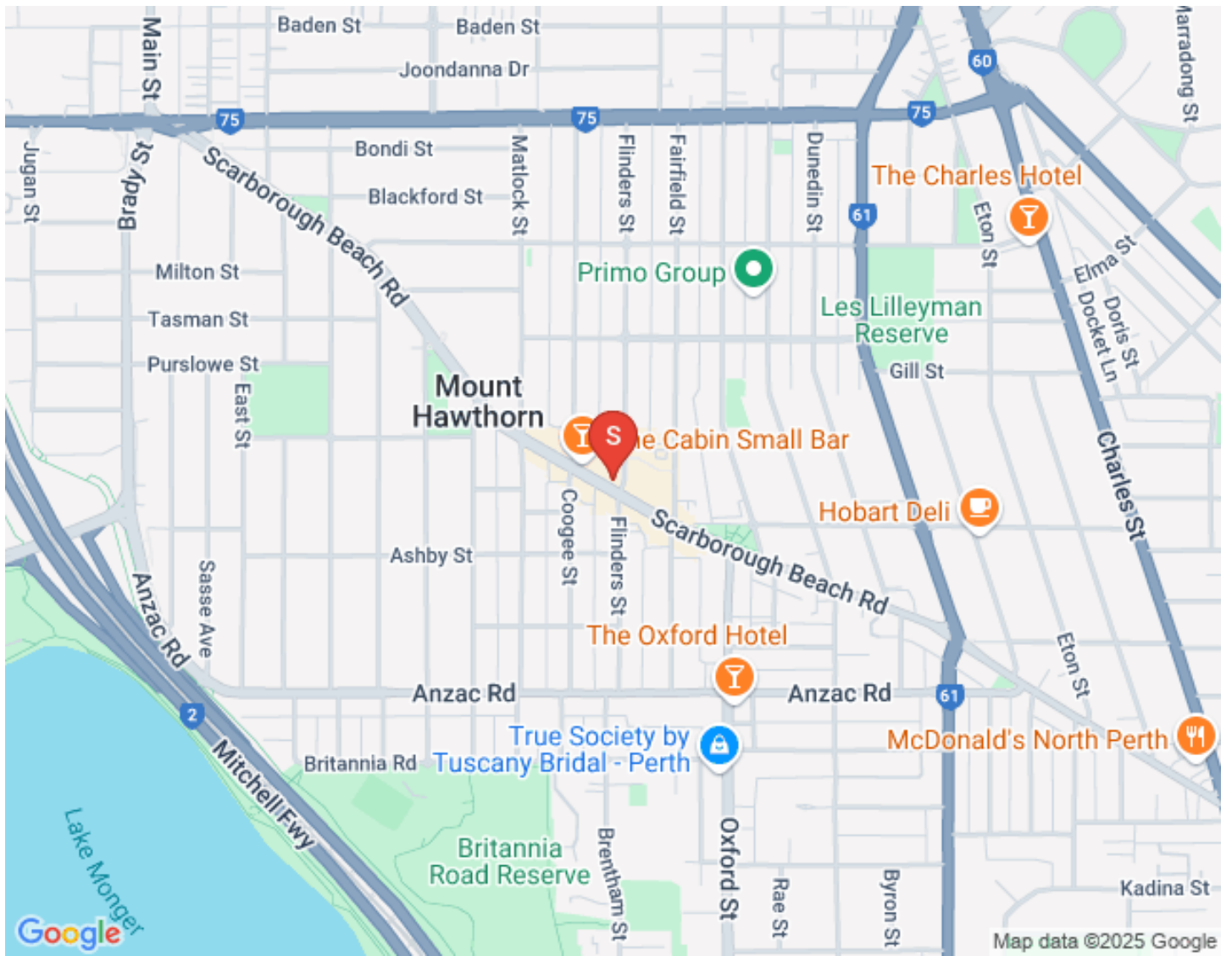


KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fngenesis.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 Recent Sales in the Area



4/65 Shakespeare Avenue, Yokine

2 Bed | 1 Bath | 1 Car

Under Offer



15C Almurta Street, Nollamara

3 Bed | 2 Bath | 2 Car

Land size: 252sqm

UNDER OFFER



68B Ravenswood Drive, Nollamara

3 Bed | 2 Bath | 2 Car

Land size: 204sqm

UNDER OFFER

22 Glenwood Way, Balcatta

3 Bed | 1 Bath | 1 Car

Land size: 728sqm

From \$459,000



60 Dutton Crescent, Hamersley

3 Bed | 1 Bath | 2 Car

Land size: 689sqm

\$485,000

8 Bertram Street, Dianella

3 Bed | 1 Bath | 1 Car

Land size: 464sqm

From \$369,000



1/37 Ellerby Way, Koondoola

3 Bed | 1 Bath | 2 Car

Land size: 203sqm

UNDER OFFER



Lot Proposed Lot, 195 Nollamara Avenue, Nollamara

Land size: 362sqm

ALL OFFERS PRESENTED



8/20 Roscorla Avenue, Yokine

2 Bed | 1 Bath | 1 Car

End Date Process