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Welcome



8 Wildflower Grove, Parkerville

HOME OPEN CANCELLED

4  2  4 

**UNDER
OFFER**

HOME OPEN CANCELLED

Let nature and the wild beauty of the Perth Hills shape a lifestyle filled with love, laughter and family. Set behind an electric gate at the end of a cul-de-sac, this Rural Building Company property exemplifies the classic Hills' aesthetic. Soaring cathedral windows bracket the grand high-ceilinged living zone, blurring the distinction between the interior and exterior; an open-plan design flows seamlessly to outdoor living and entertaining spaces, and a central double-sided fireplace anchors the shared living spaces and offers an irresistible focus during the cooler months.

The expansive entertaining deck is a standout feature for summer living. Fully equipped with an outdoor kitchen, cedar panelling, overhead fans, and lighting, Perfect for alfresco dining, this space effortlessly transitions from lazy afternoon barbecues to evening cocktails, all while overlooking a lush central lawn and listening to the tranquil sounds of the surrounding bush.

It is easy to imagine the creative and fulfilling life that awaits at this beguiling property. Fruit trees, raised vegetable beds, and space to keep chickens promise homegrown produce and a palpable connection to the changing seasons. A large workshop offers ample flexible space for various pursuits with 3-phase power, and a concrete floor is divided into a fully finished office with a large storage room and a two-bay garage with roller doors.

With this enchanting family home, where nature's wild beauty meets refined style, there is no need to tame your expectations.

SCHOOL CATCHMENT

- 2.3 km ♦ Parkerville Steiner College
- 2.4 km ♦ Silver Tree Steiner School
- 2.9 km ♦ Parkerville Primary School
- 3.2 km ♦ Mundaring Christian College
- 8 km ♦ Eastern Hills Senior High School
- 9 km ♦ Helen College Senior Campus

RATES

Shire - \$2770

Water - \$282

FEATURES

- * Stylish Rural Building Company Design
- * Spectacular Outdoor Living
- * Central Open Plan
- * Cathedral Windows
- * Soaring Ceilings
- * Separate Study/Craft Room
- * Sealed Driveway
- * Modern ♦ Cooks ♦ Kitchen
- * Double-sided Fireplace
- * Spacious Parents' Retreat
- * Paved Rear Patio
- * Ceiling Fans
- * Scheme Water
- * PVA: 6.6kW 18 panels
- * Battery System: 9.6 kWh
- * Split System ACs (Fujitsu)
- * Ducted Evaporative Cooling

General

- * Build Year: 2001
- * Block: 4001 sqm
- * Internal Living Area: 193 sqm
- * Total Built Area: 419 sqm

Kitchen

- * Dishwasher (LG)
- * Electric Wall Oven and Grill (Westinghouse)
- * 5-burner Gas Hob (Westinghouse)
- * Rangehood
- * Walk-in Pantry
- * Corner Windows
- * Laminate Benchtops
- * Open Shelving
- * Under Bench Cabinets




Main Bedroom

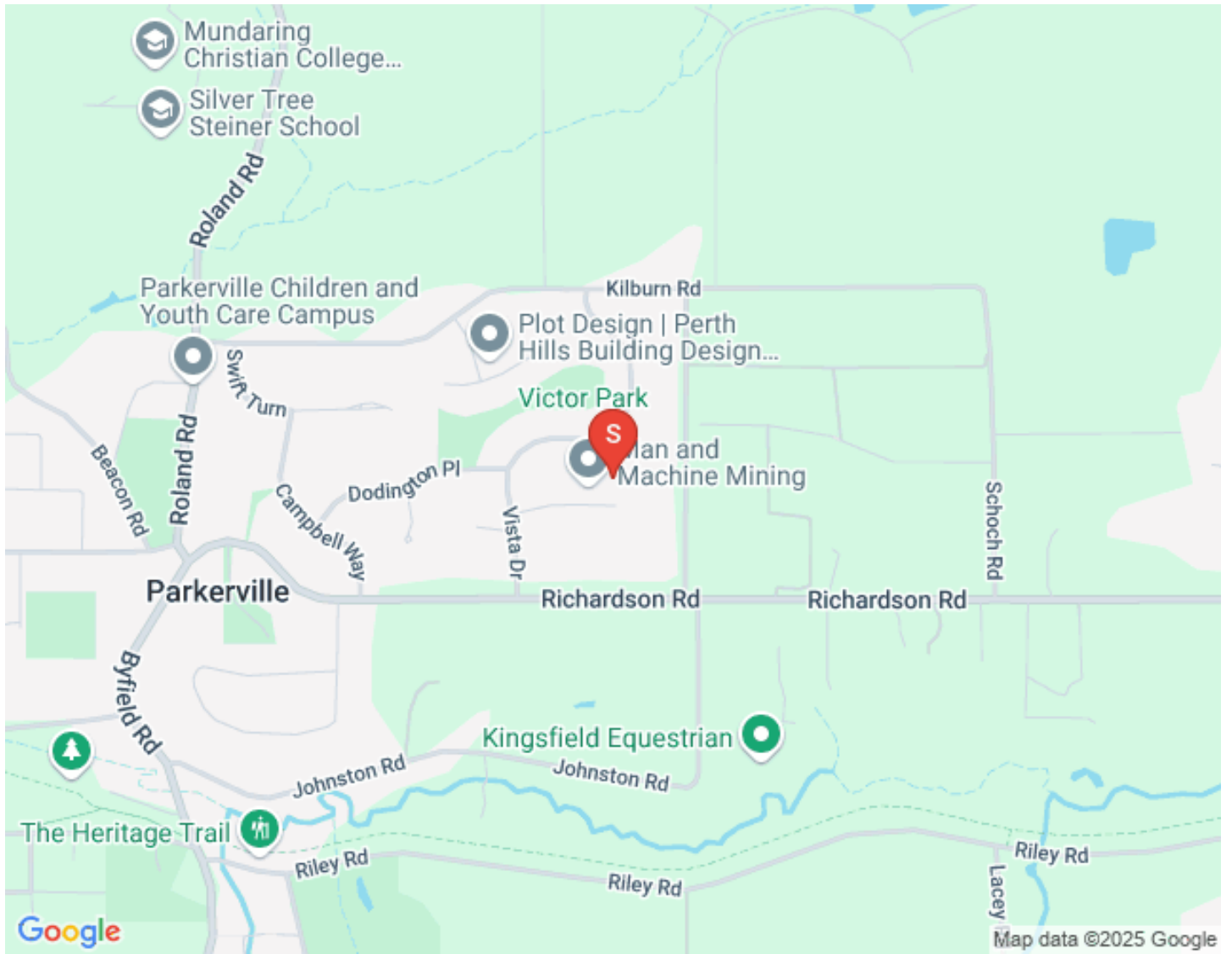
- * Carpet
- * Reverse Cycle Air Conditioner
- * Ceiling Fan
- * Walk-through Robe
- * Ensuite

Outside

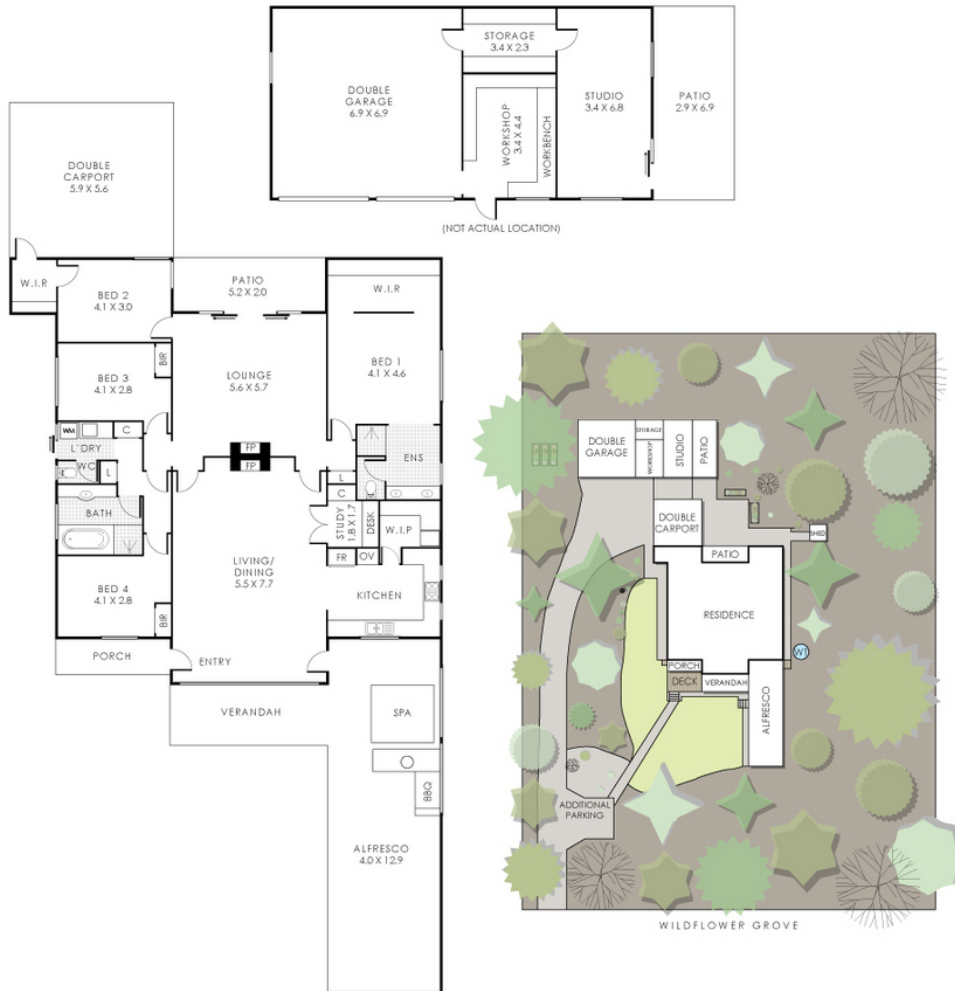
- * Spectacular Outdoor Living & Entertaining
- * Outdoor  Kitchen 
- * 2-door Beverage Fridge (Schmick)
- * Stone Benchtops
- * Gasmate Platinum BBQ
- * Cedar and Mini Orb Lining
- * Overhead Fans
- * Track Lighting
- * Bush Poles
- * HWS Electric Storage (Rheem)
- * 6.6kW PVA (18 Panels)
- * 9.6 kW Battery System (Redback Technologies)
- * Paved Drive
- * 2-car Carport
- * Colorbond Workshop
- * 3-phase Power
- * Lined Office and Storeroom
- * Quintessential Hills' Landscape (Banksia, Jarrah, Grass Trees, Wildflowers)
- * Scheme Water
- * Automatic Retic to Lawn

LIFESTYLE

- 400 m Victor Park
- 850 m Bus Stop
- 1.8 km Heritage Trail
- 5.6 km Mundaring
- 16.1 km Midland
- 17.4 km  St John of God Hospital
- 23.8 km  Perth Airport (25-30 minutes)
- 35 km  Perth CBD (40-50 minutes)



Floor Plan



8 Wildflower Grove, Parkerville

Residence 193m² | Storage 8m² | Alfresco 52m² | Verandah 13m² | Porch 4m² | Patio 30m²
 Double Garage 48m² | Studio 23m² | Double Carport 33m² | Workshop 15m²
Total Area 419m²



This floorplan 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, all measurements, and any other information shown are an approximate representation only. Measurements and final areas do not include or account for wall thickness or roof area under eaves. C/E Creative will not be held liable or responsible for any errors, omissions, misrepresentations or use of any information shown on this floor plan. For full details for any other purposes, visit www.creative.com.au.

Comparable Sales



7 TOWLE WAY, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 2 Car
\$1,075,000
Sold ons: 17/04/2024
Days on Market: 37

Land size: 2182



180 FALLS ROAD, HOVEA, WA 6071, HOVEA

4 Bed | 1 Bath
\$1,105,000
Sold ons: 17/07/2024
Days on Market: 29

Land size: 4274



315 BROOKING ROAD, MAHOGANY CREEK, WA 6072, MAHOGANY CREEK

5 Bed | 2 Bath | 2 Car
\$1,525,000
Sold ons: 20/06/2024
Days on Market: 161

Land size: 4045



8 DUNCOMBE DRIVE, PARKERVILLE

4 Bed | 2 Bath | 2 Car
\$1,535,000
Sold on: 13/01/2024
Days on Market: 1

Land size: 2055

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Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

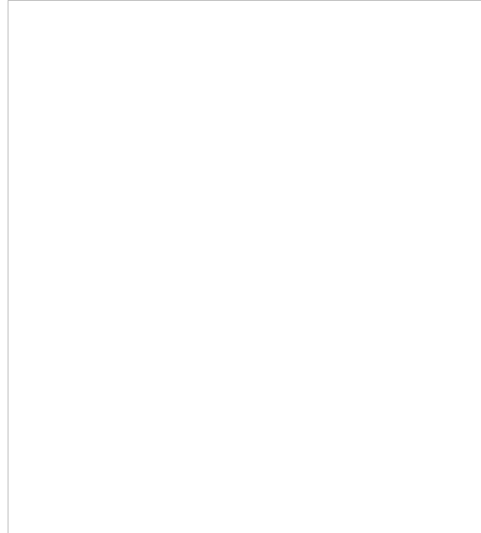
[Click to Download the Transfer](#)

Offer Documents

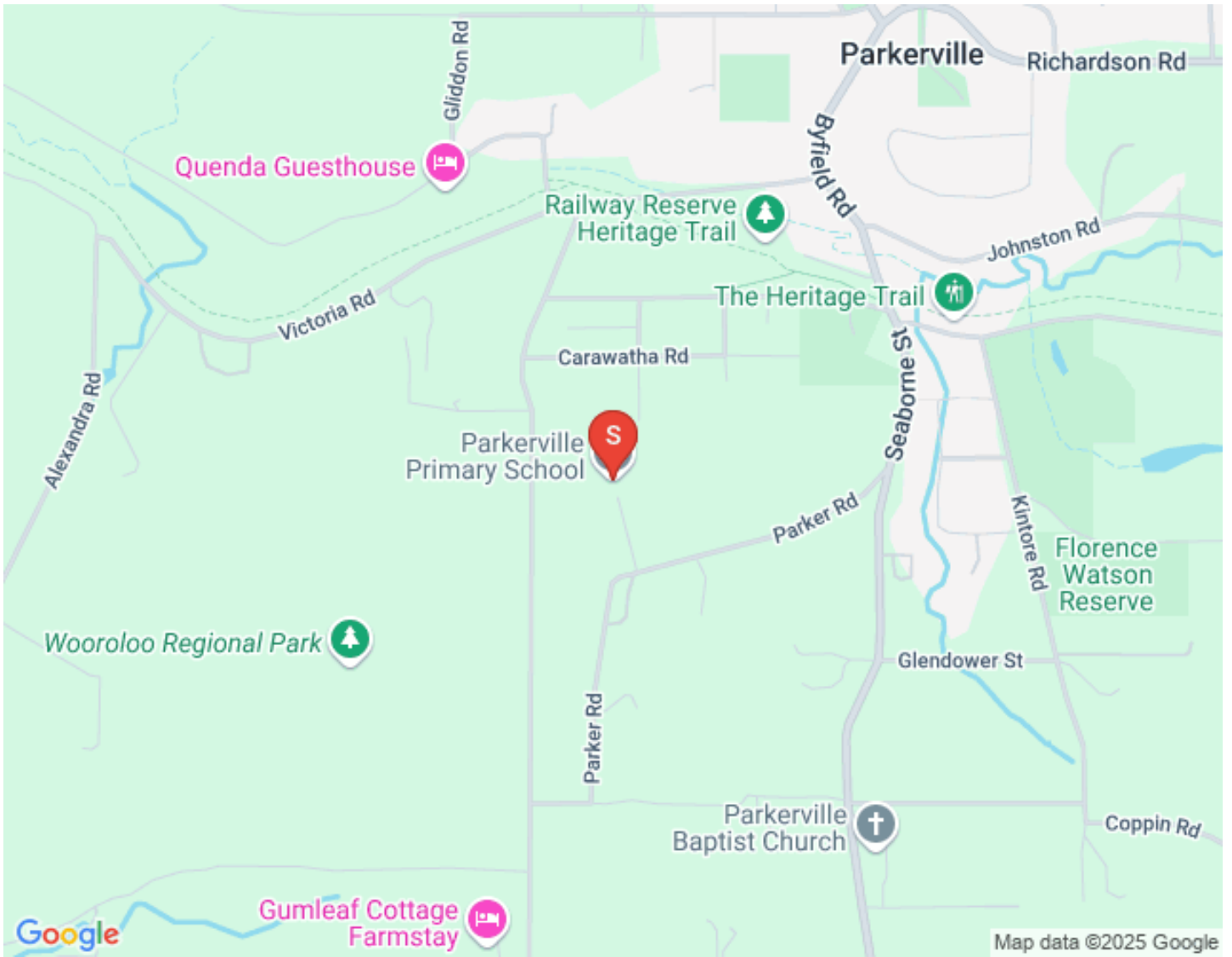
[Click to Download the Offer Pack](#)

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

Local Schools

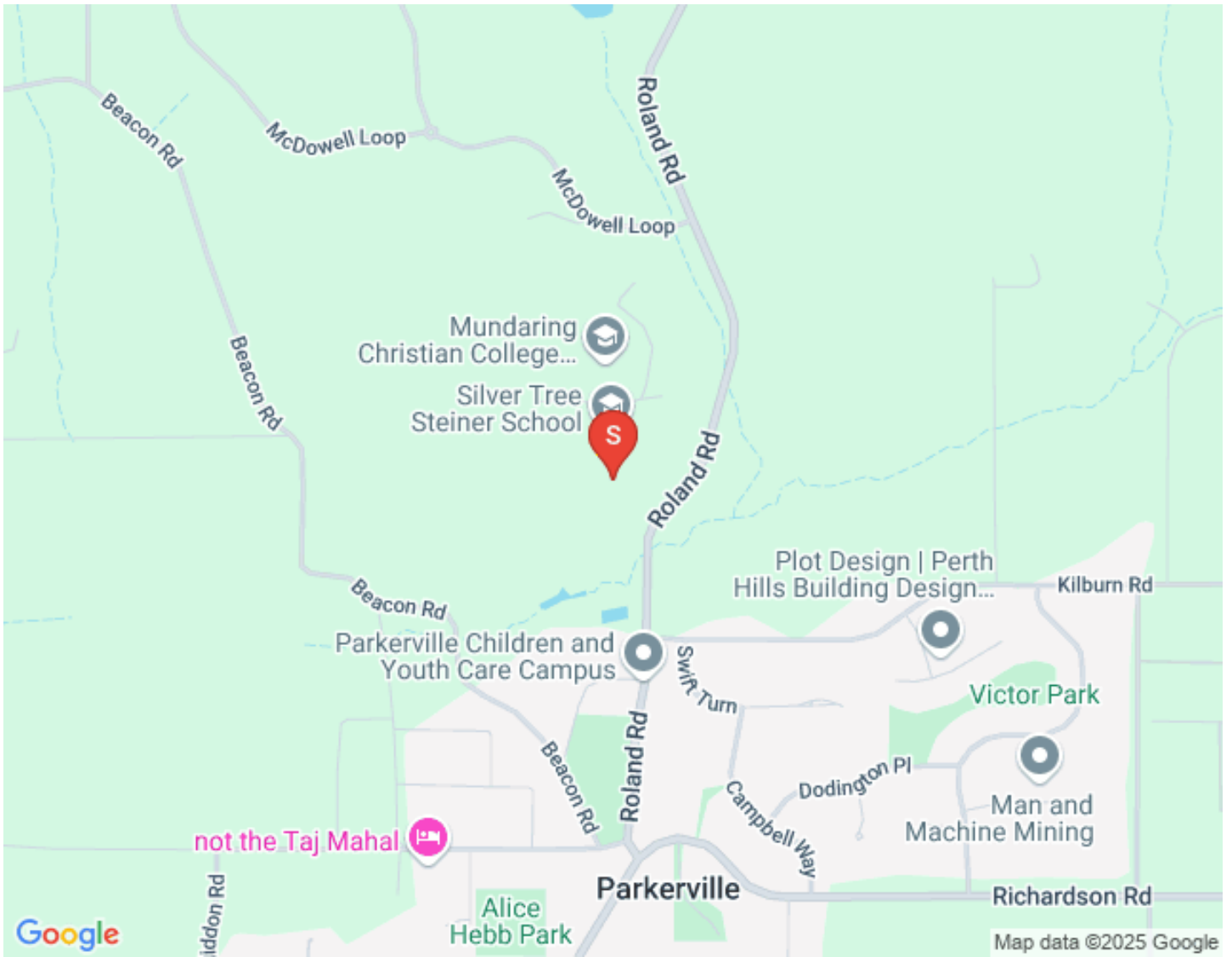


[Click Here to view Parkerville Primary School](#)

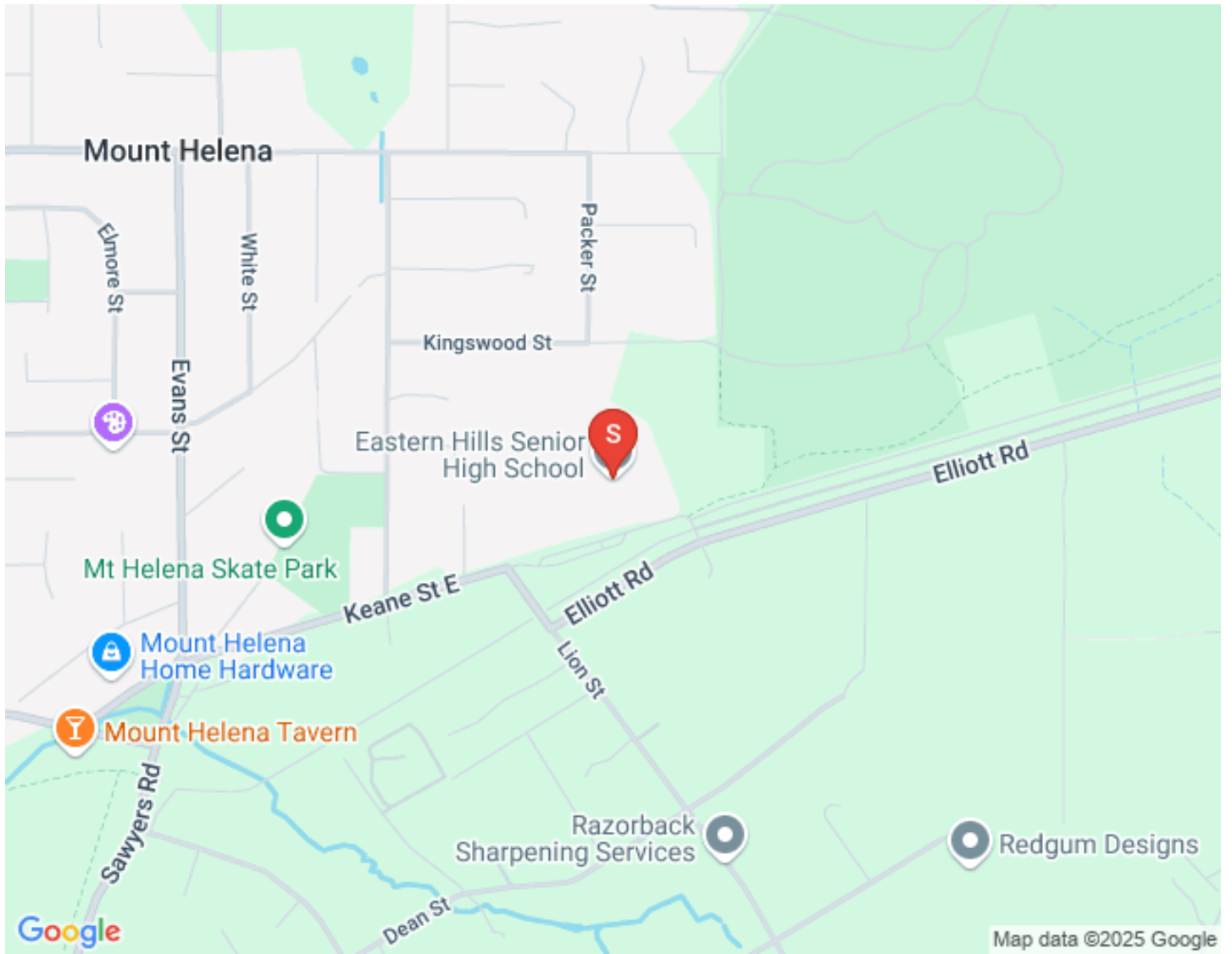


SILVER TREE STEINER SCHOOL

[Click Here to view Silver Tree Steiner School](#)



[Click Here to view Eastern Hills Senior High School](#)



Parkerville

Parkerville Tavern



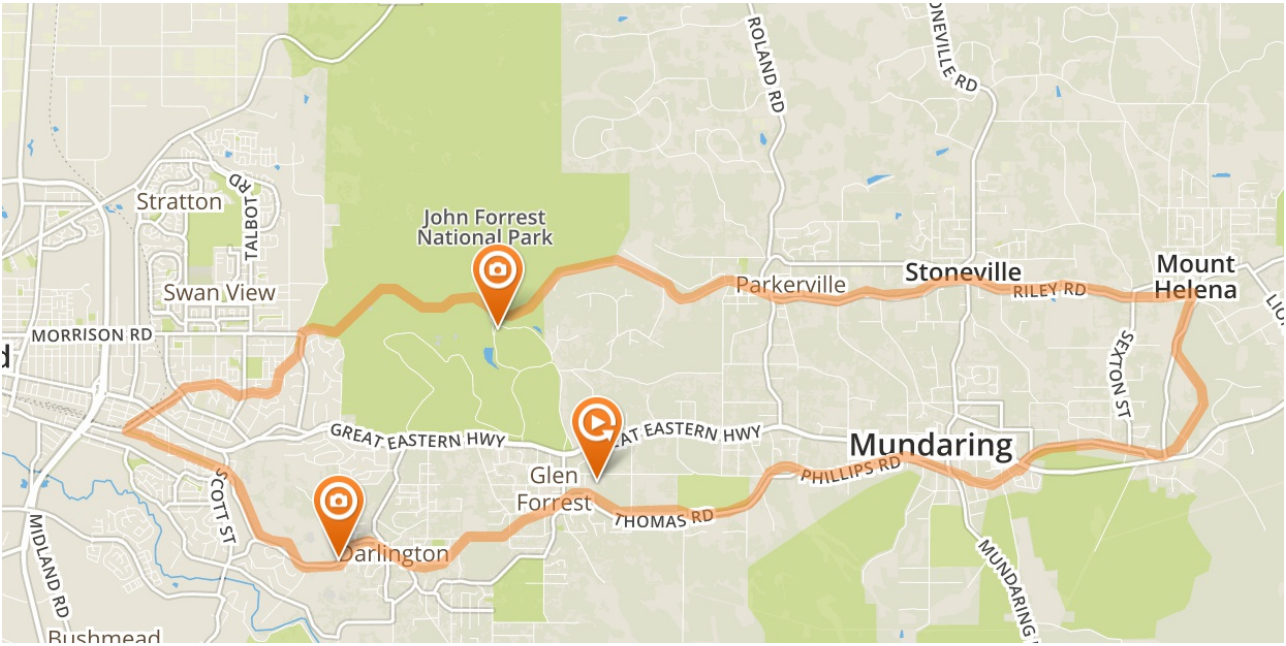
John Forrest National Park

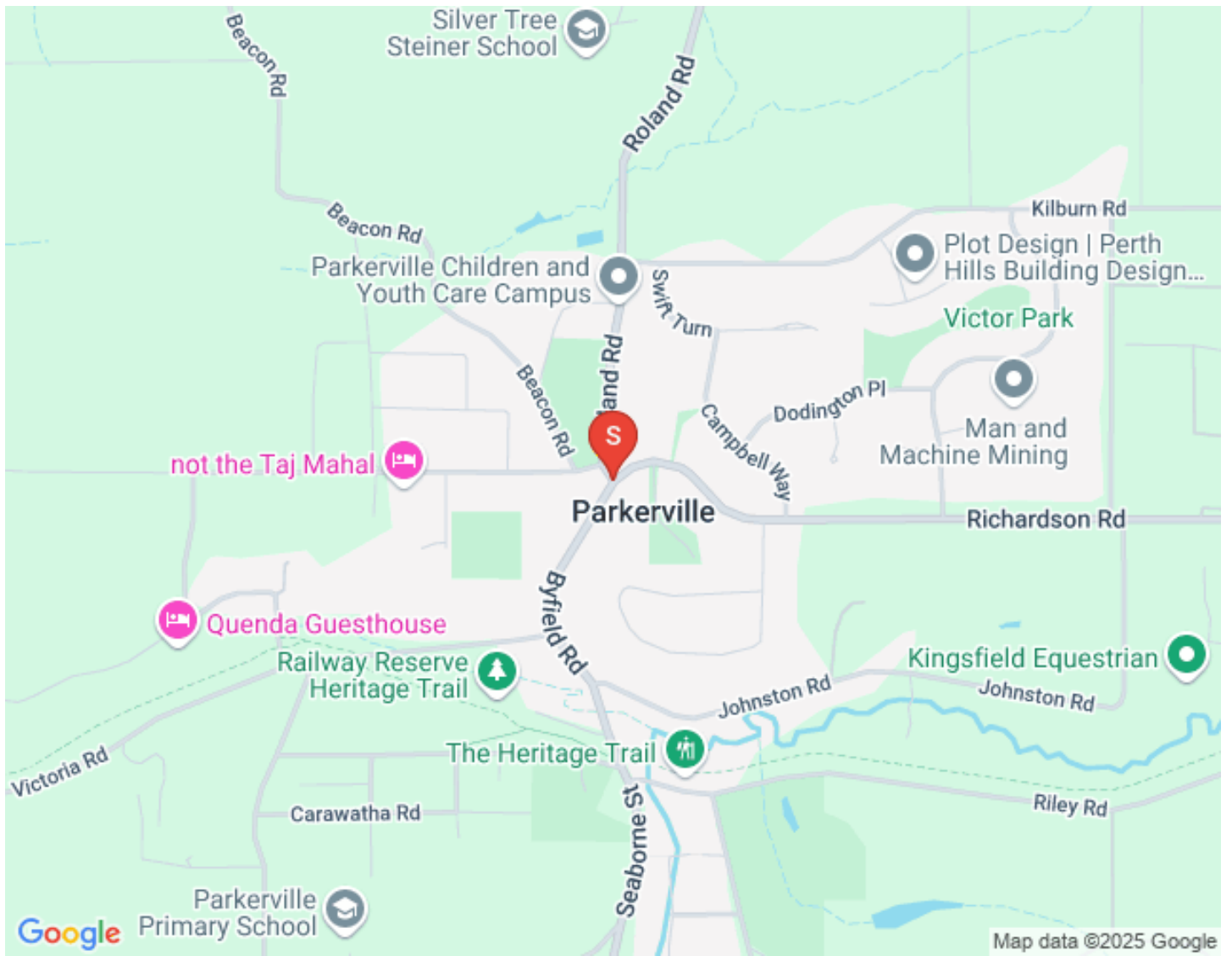


Malmalling Vineyard



Heritage Trail





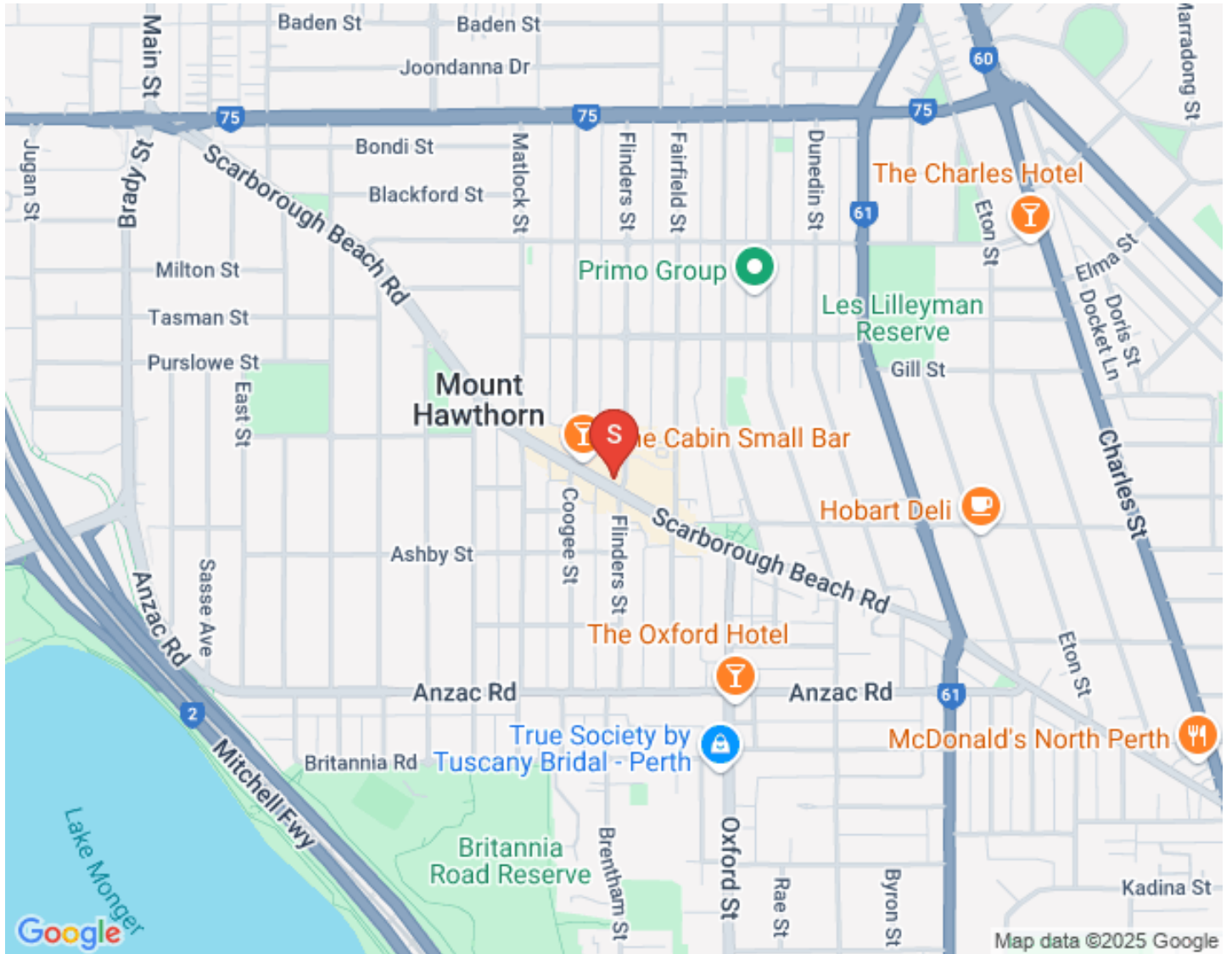
Joint Form of General Conditions

2022 General Conditions

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

[View Joint Form Here](#)

Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fn genesis.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.



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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesis.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

njayant@fngenesisis.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@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.

GARY SINGH

SALES CONSULTANT

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.



ILENA GECAN

PROPERTY MANAGER

0412 175 528

rentals@fn genesis.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@fn genesis.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.

Recent Sales in the Area



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER

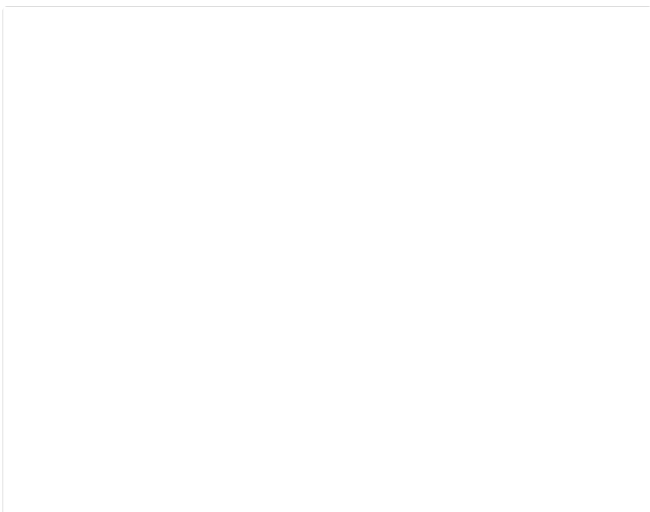


9 Campbell Way, Parkerville

4 Bed | 2 Bath | 1 Car

Land size: 1530sqm

End Date Process



9 Campbell Way, Parkerville

4 Bed | 2 Bath | 1 Car

Land size: 1530sqm

End Date Process

36 Marnie Road, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 1782sqm

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



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



50 Sexton Street, Sawyers Valley

4 Bed | 2 Bath | 1 Car

Land size: 3705sqm

UNDER OFFER



61 Dalry Road, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2001sqm

UNDER OFFER



5 Edith Street, Darlington

5 Bed | 2 Bath | 2 Car

Land size: 2140sqm

UNDER OFFER