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## Welcome



### 20 Mornington Street, Armadale

**Generous Family Home Offering  
Convenient Lifestyle!**

4  1  0 

**End Date  
Process**

All offer presented on before 6pm Tuesday 10th December  
The seller reserves the right to accept offers before the end date.

This standout family home sets itself apart with luxury touches, a convenient location, and a functional home layout on a huge sized block. With 4 generous sized bedrooms, 2 well-appointed bathrooms, plus an additional shower and toilet, there is plenty of space for the family to settle in, and to host guests. Make the most of your large outdoor patio area for entertaining, and prepare the party food in the spacious, modern, recently refreshed kitchen!

Featuring white gloss overhead cabinetry with an undermounted range hood, a tiled splashback, and stainless-steel appliances, this open plan kitchen is an entertainer's dream. Leave the sliding doors to the backyard open, so guests and family can make the most of the indoor-outdoor living. With beautiful polished jarrah flooring underneath, the space is warm, bright, and inviting. The open plan living is a great space for the family to spend some quality time together.

When the summer sun is shining, you can enjoy both the grass in the backyard, and the picturesque front yard. With huge established trees providing plenty of shade, this fenced in front yard becomes another functional area of the home. Secure your car in the lock up drive through garage, that makes it easy for storing bikes and the like. The drive through garage connects with the outdoor area, so guests don't need to walk through the whole house for a backyard function!

With primary school less than 300m down the road, and a multitude of parks, and shopping centres within walking distance, this home will provide a convenient lifestyle for your family. The

kids can keep busy on the weekends with the football ovals, and leisure centres so close by, and the adults can enjoy a night off cooking and head to The Dale for dinner, just 2.7km from your doorstep. Be the envy of your friends with this spacious family home that has a fresh interior, and plenty of practical additions.

This property offers exciting potential for developers and homebuyers alike. With an R15/25 zoning, it presents a fantastic retain and build opportunity (subject to council approval). Whether you're looking to renovate or subdivide, this property provides endless possibilities in a prime location. Maximize its potential with the right vision, subject to STCA - (Subject To Council Approval) and (STWAPC) Subject to Western Australian Planning Commission . Don't miss out on this incredible opportunity!

#### SCHOOL CATCHMENT

Gwynne Park Primary School (270m)

Armadale Senior High School (2.3km)

#### RATES

Council: \$

Water: \$1071 approx.

#### FEATURES

- \* Land Size: 708 Sqm
- \* Polished Jarrah Flooring
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Generously Sized Bedrooms
- \* Laundry with Additional Shower and Toilet
- \* Kitchen with Generous Cabinetry Storage
- \* Stainless Steel Appliances
- \* Ducted Air Conditioning Throughout
- \* Fenced Front Yard
- \* Large Undercover Patio in Backyard
- \* Patio Connects Up to Garage
- \* Lock Up Drive Through Garage

#### LIFESTYLE

450m Dale Christian College

550m Gwynne Park

550m Don Simmons Reserve

1.1km Taste Of Italy Restaurant

1.2km Markwell Park

1.9km The Dale Pub and Restaurant


2.0km Armadale Shopping Centre

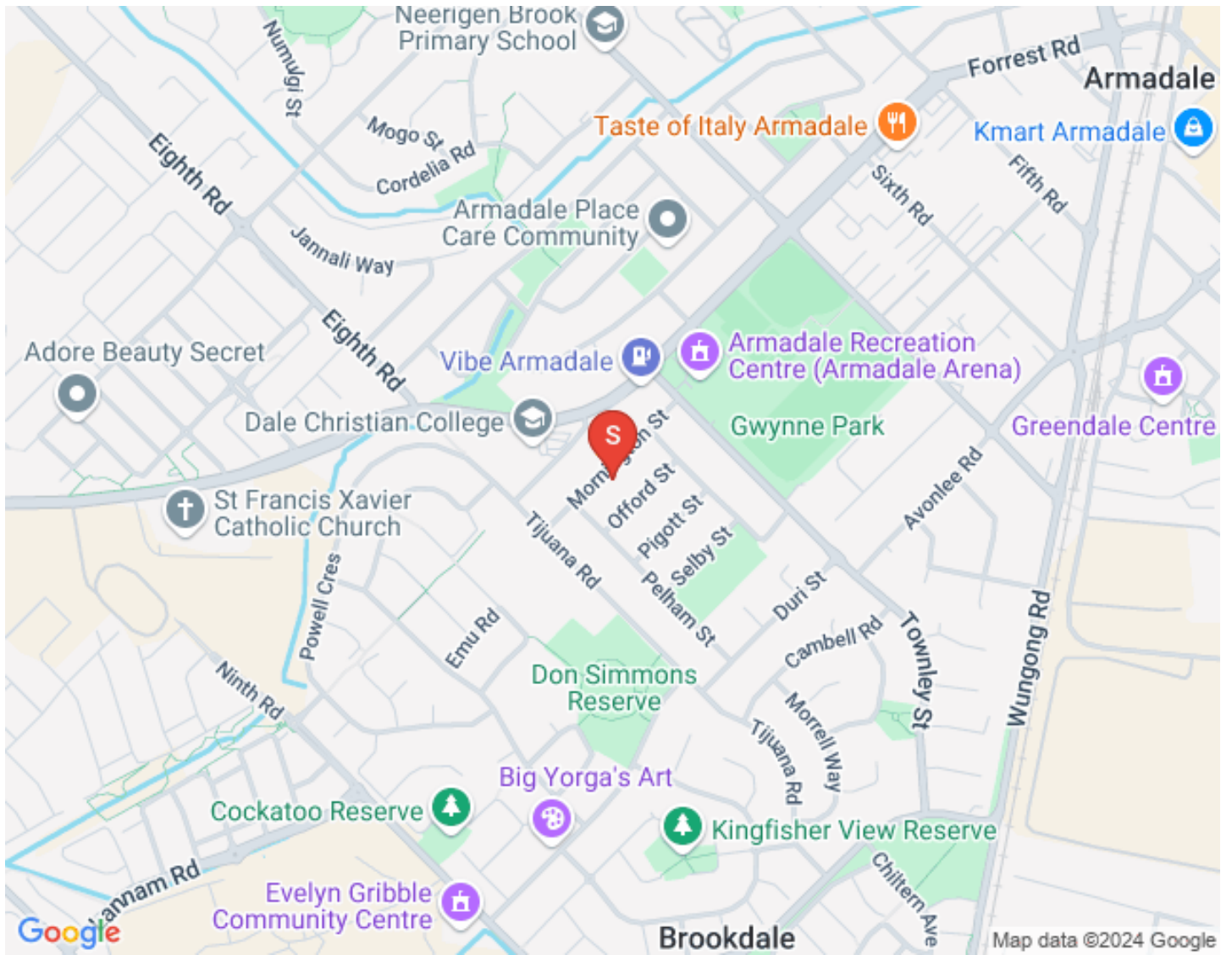
2.4km Haynes Shopping Centre

2.7km Ye Olde Narrogin Inn

6.1km Kelmscott Train Station

10.1km  Wungong Dam

13.8km  Araluen Botanical Park



## Floor Plan



## Comparable Sales



### 19 CHADWICK PARADE, BROOKDALE, WA 6112, BROOKDALE

4 Bed | 1 Bath | 2 Car  
\$567,000  
Sold ons: 08/07/2024  
Days on Market: 15

Land size: 668  
**sale - sold**



### 4 BURROWA STREET, ARMADALE, WA 6112, ARMADALE

3 Bed | 1 Bath | 1 Car  
\$600,000  
Sold ons: 15/10/2024  
Days on Market: 1

**sale - sold**



### 5 CHUDITCH CLOSE, BROOKDALE, WA 6112, BROOKDALE

4 Bed | 1 Bath | 2 Car  
\$620,000  
Sold ons: 13/08/2024  
Days on Market: 15

Land size: 700  
**sale - sold**



### 14 WERNDDLEY STREET, ARMADALE, WA 6112, ARMADALE

4 Bed | 1 Bath | 1 Car  
\$580,000  
Sold ons: 21/03/2024  
Days on Market: 14

Land size: 852  
**sale - sold**



### 6 PROUT ROAD, ARMADALE, WA 6112, ARMADALE

4 Bed | 1 Bath | 8 Car  
\$675,000  
Sold ons: 03/06/2024  
Days on Market: 13

Land size: 1171  
**sale - sold**



### 43 SEXTY STREET, ARMADALE, WA 6112, ARMADALE

4 Bed | 1 Bath | 2 Car  
\$621,000  
Sold ons: 03/05/2024  
Days on Market: 32

Land size: 881  
**sale - sold**



### 46 DOORIGO ROAD, ARMADALE, WA 6112, ARMADALE

4 Bed | 1 Bath | 3 Car  
\$599,000  
Sold ons: 09/10/2024  
Days on Market: 52

Land size: 713  
**sale - sold**



### 26 BAVICH ROAD, ARMADALE, WA 6112, ARMADALE

4 Bed | 1 Bath | 2 Car  
\$590,000  
Sold ons: 10/05/2024  
Days on Market: 38

Land size: 700  
**sale - sold**



### 22 BRIGALOW WAY, ARMADALE, WA 6112, ARMADALE

4 Bed | 1 Bath | 1 Car  
\$580,000  
Sold ons: 14/06/2024  
Days on Market: 22

Land size: 713  
**sale - sold**

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## Offer Documents

[Click here to download the Offer Pack](#)

[Click here to download the Multiple Offer Form](#)

## Certificate of Title

[Please Download Certificate of Title](#)

[Please Download the Sketch](#)

[Please Download the Plan](#)

## Armadaale

### Armadaale Shopping City



### Local Parks

Pelham reserve

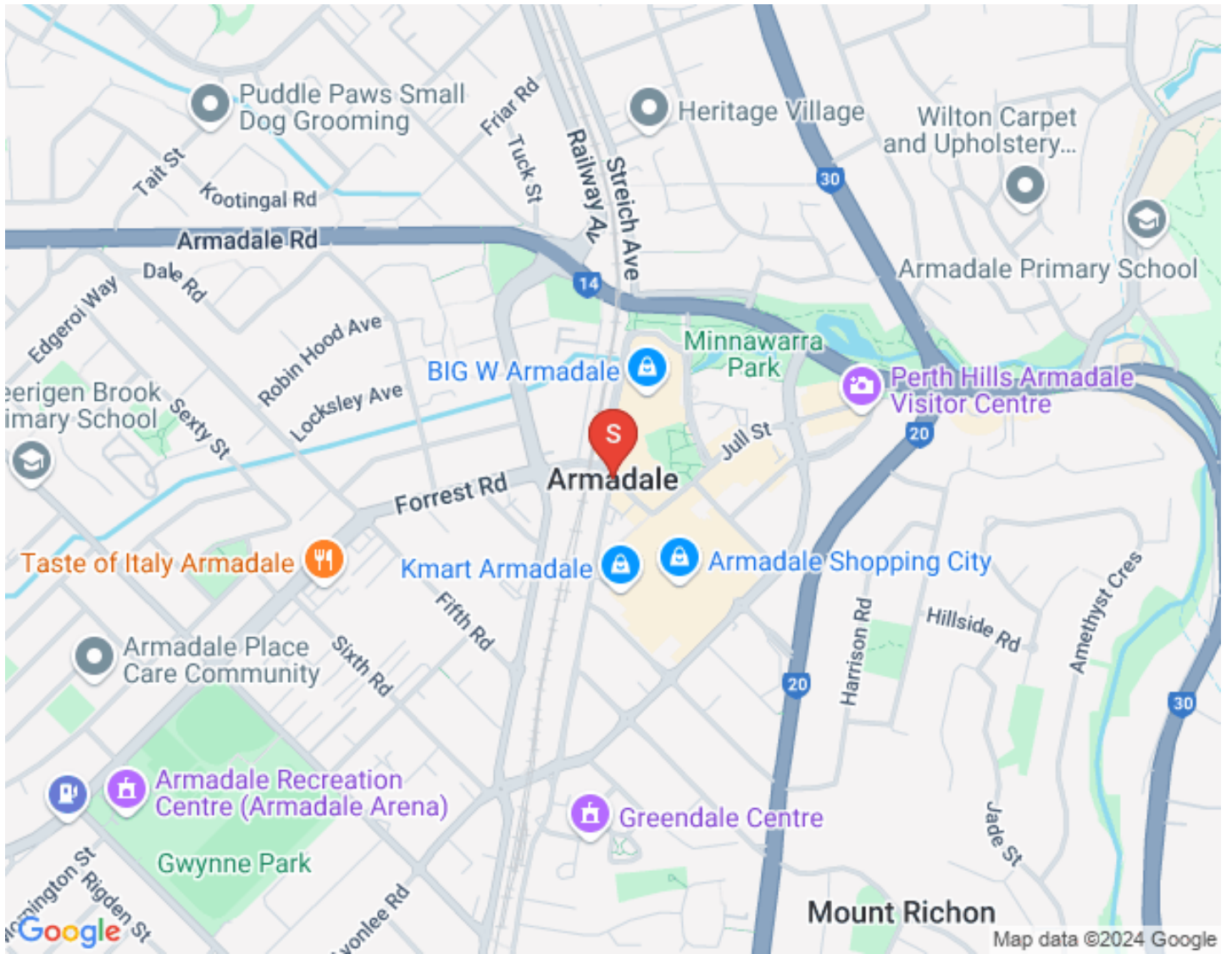


Gwynn Park



## Armadale Fitness & Aquatic Centre (Opened in March 2019)

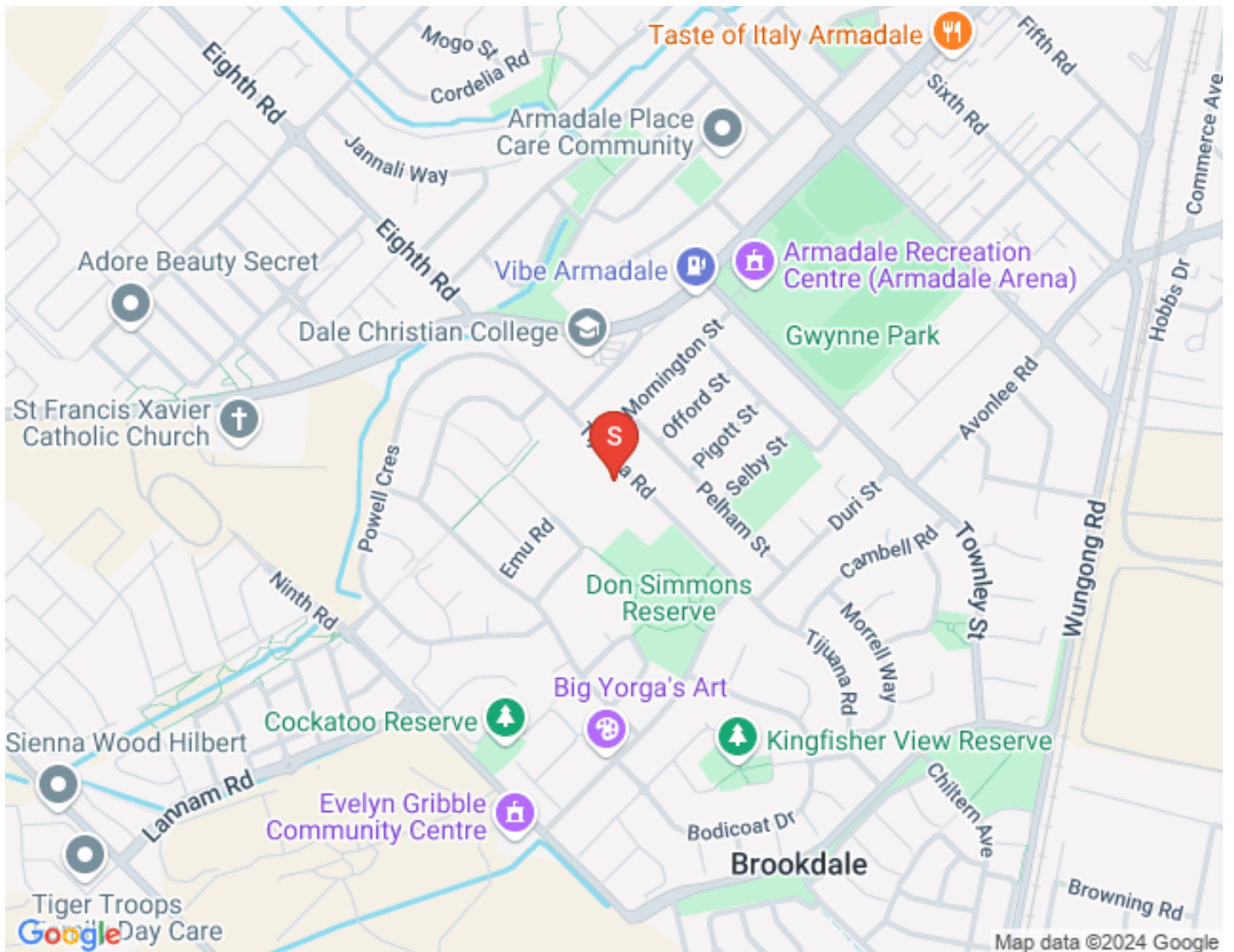




## Local Schools

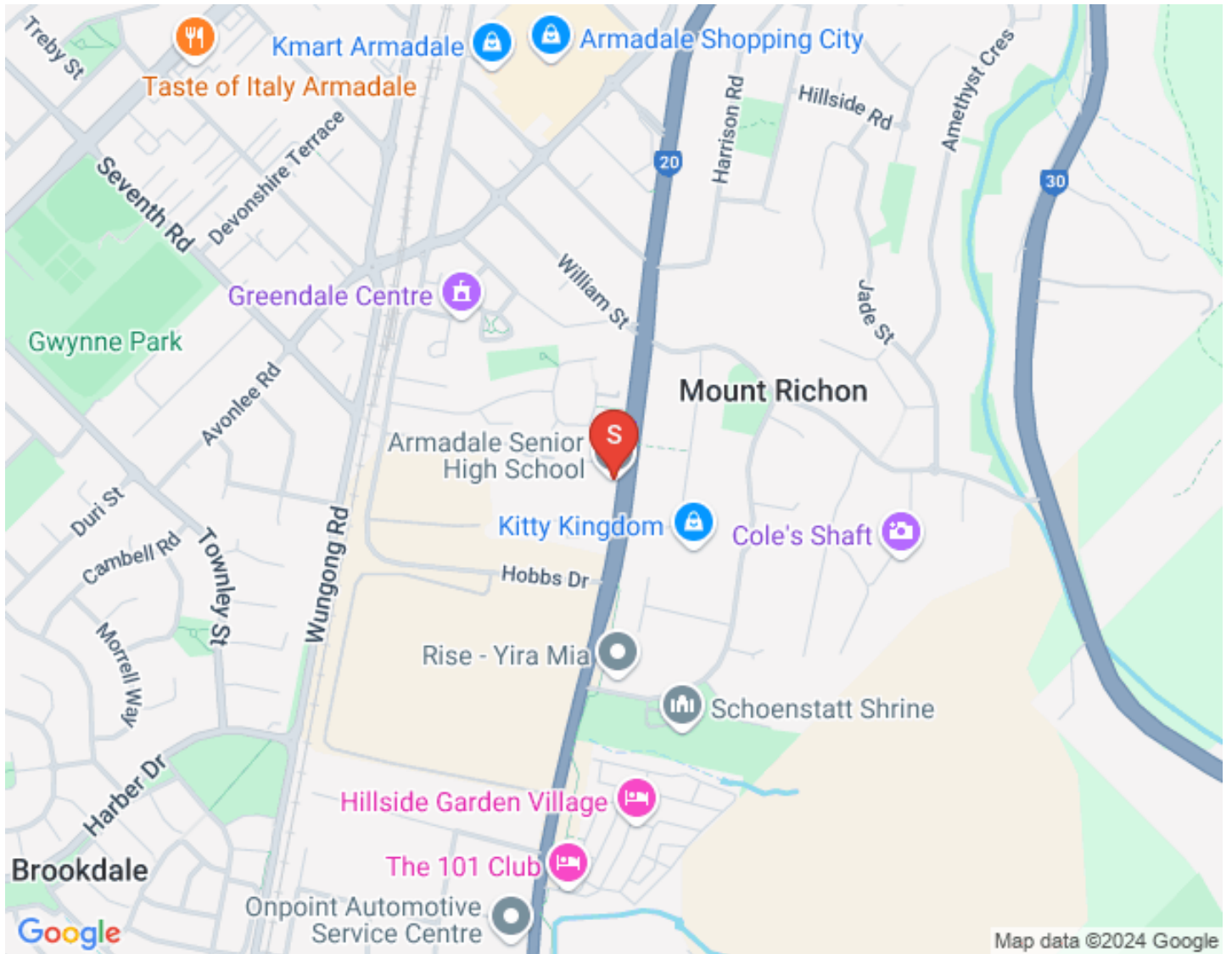


[Click Here to View Catchment Area](#)





[Click Here to View Catchment Area](#)



## Joint Form of General Conditions

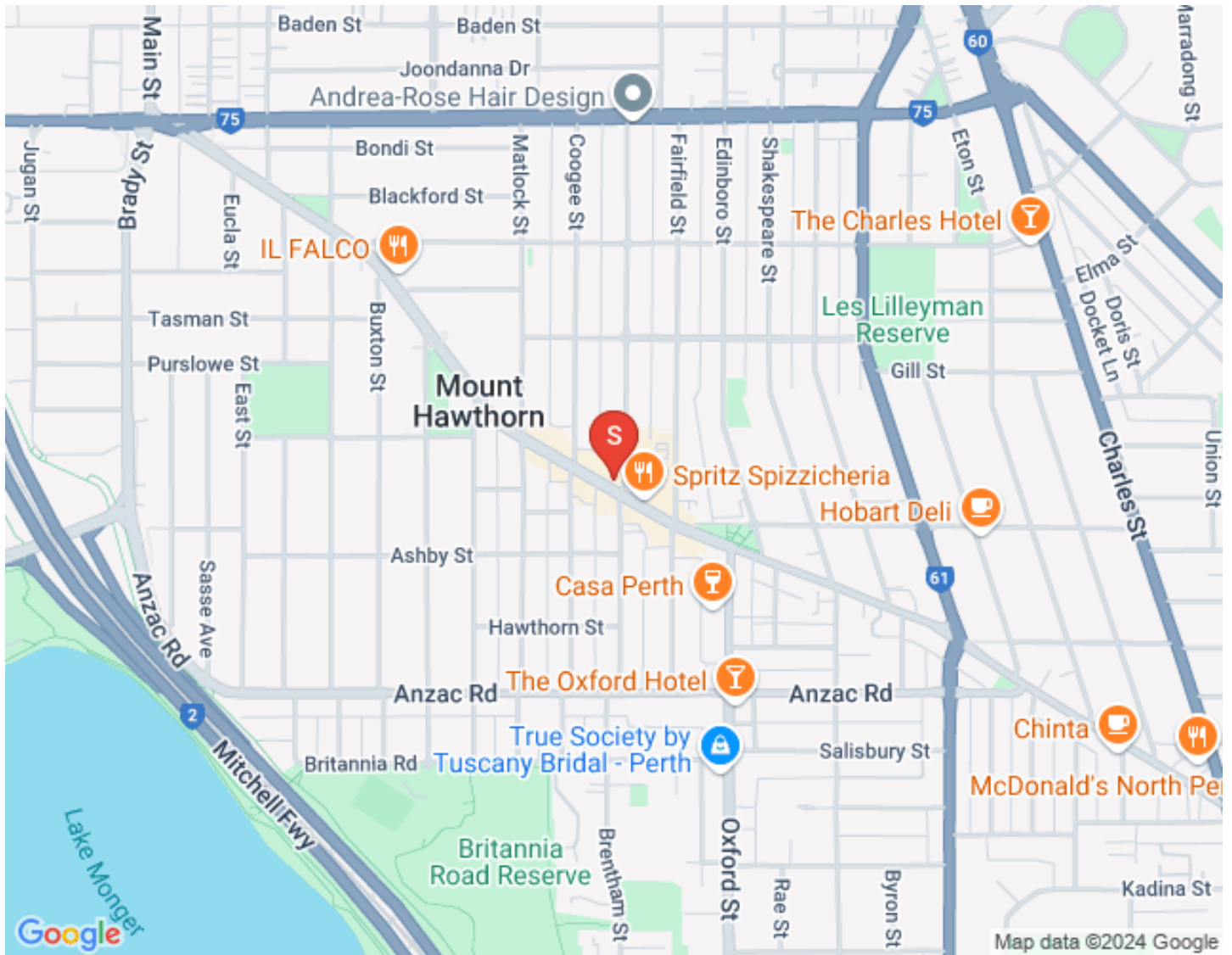
**2018 General Conditions**

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



## First National Real Estate Genesis



### **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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[njayant@fngenesisis.com.au](mailto: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.



## **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.



## **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.



## **GUY KING**

SALES CONSULTANT

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0417900315

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

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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.



## **ILENA GECAN**

**ASSISTANT PROPERTY MANAGER**

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