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## Welcome



**93/1 Kennedy Street, Maylands**

**For Definite Sale**

2  1  1 

**End Date  
Process**

All offer presented on before 6pm Tuesday 20th of May.  
The seller reserves the right to accept offers before the end date.

### RATES

Council: \$2052 / year

Water: \$1280.01 / year

Strata: \$968.80 / quarter

### SCHOOL CATCHMENT

Inglewood Primary (1.3km)

Maylands Peninsula Primary (2km)

Mount Lawley Senior High (3.2km)

### FEATURES

#### General

- \* Build Year: 2020
- \* Total Area:
- \* Engineered Stone Benches
- \* 4 Burner Electric Stove (Fisher & Paykel)
- \* 600mm Over (Fisher & Paykel)
- \* Dishwasher (Westinghouse)
- \* Hybrid Floors
- \* Split System AC (Gree)
- \* Washing Machine (Bosch)
- \* Dryer (Fisher & Paykel)

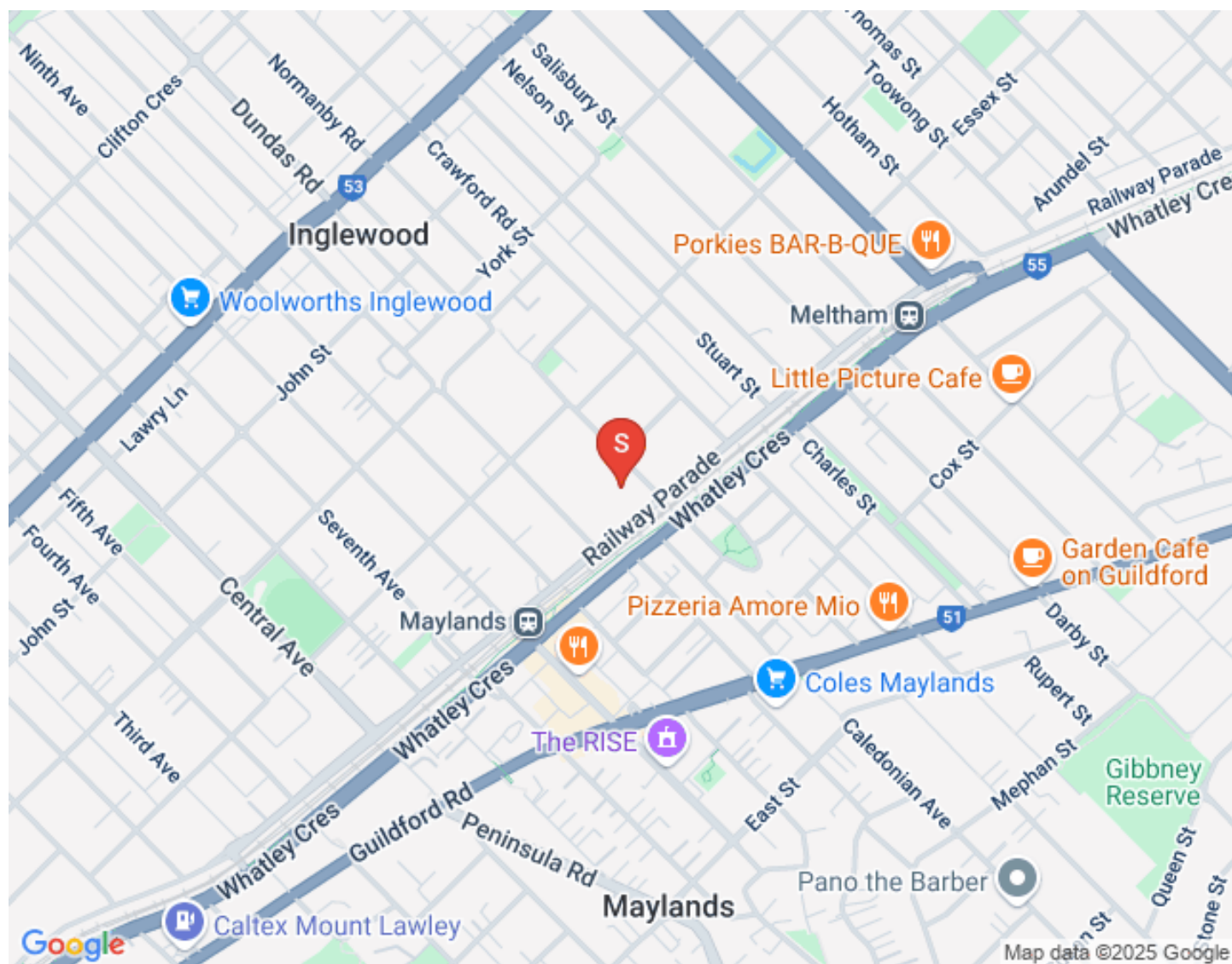
- \* Semi-Ensuite Bathroom
- \* Walk-through Wardrobe
- \* Secure Complex
- \* Cafe (On-Site)

#### Common Areas

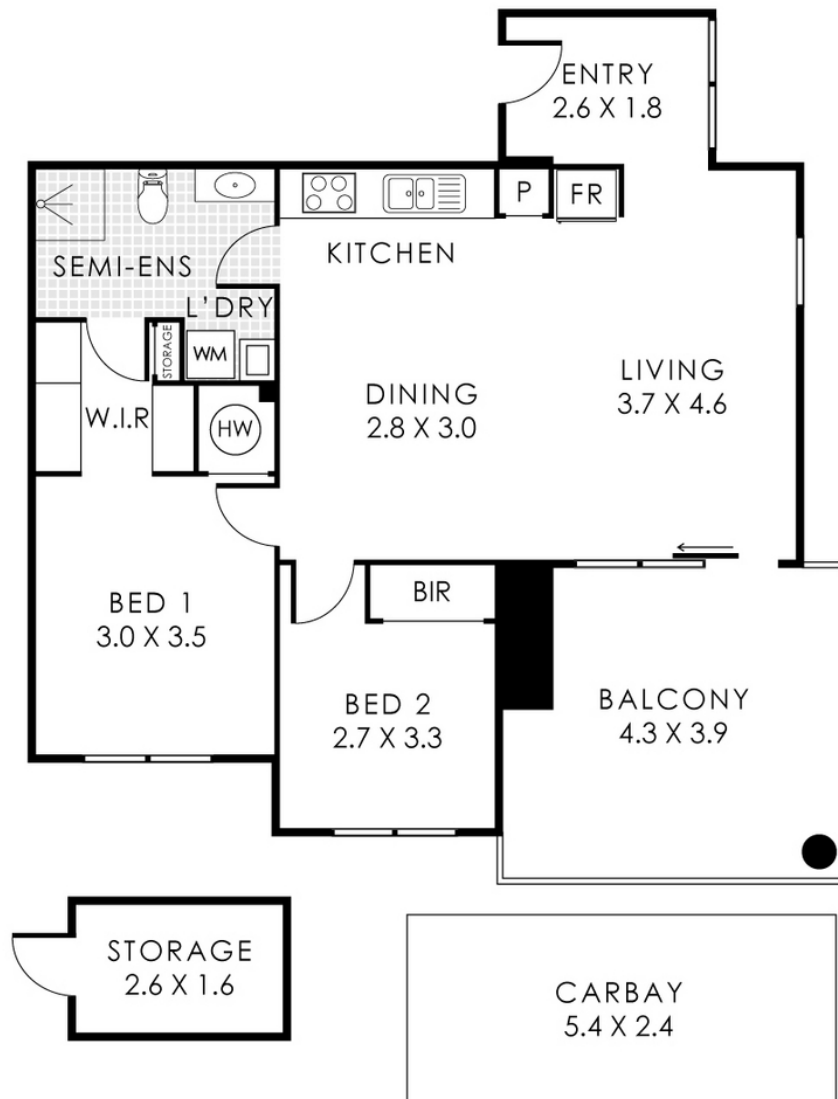
- \* Resort Style Pool
- \* BBQ Area
- \* Residents Lounge
- \* Gymnasium / Sauna
- \* Car Washing Bay
- \* Beautiful Gardens
- \* Visitor Parking

#### LOCATION

50 Steps (downstairs) - Cafe  
300m - St Margaret Reserve  
470m - Dome Cafe  
500m - Maylands Station  
550m - Maylands Cafe / Restaurant Strip  
750m - Meltham Station  
950m - RISE Community Centre  
1km - Maylands Library  
1.2km - Beaufort Cafe / Restaurant Strip  
1.7km - Bardon Park / River Front  
2.6km - Maylands Peninsula Golf Course  
4.2km - Optus Stadium  
5km - Perth CBD



## Floor Plan



### 93/1 Kennedy Street, Maylands

Residence 67m<sup>2</sup> | Storage 4m<sup>2</sup> | Carbay 13m<sup>2</sup> | Balcony 16m<sup>2</sup>  
Total Area 100m<sup>2</sup>



This floor plan 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 interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Directive will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.citydirectiv.com.au

## Certificate of Title

[Click here to download Certificate of Title](#)

[Click here to download Strata Plan](#)

[Click to download Strata Plan - Title List](#)

[Click to download the Notification](#)

## Comparable Sales



### 66/1 KENNEDY STREET, MAYLANDS, WA 6051, MAYLANDS

1 Bed | 1 Bath | 1 Car  
\$480,000  
Sold ons: 02/04/2025  
Days on Market: 16

sale - sold



### 15/30 PENINSULA ROAD, MAYLANDS, WA 6051, MAYLANDS

2 Bed | 1 Bath | 2 Car  
\$530,000  
Sold ons: 17/04/2025  
Days on Market: 53

sale - sold



### 31/1 KENNEDY STREET, MAYLANDS, WA 6051, MAYLANDS

2 Bed | 1 Bath | 1 Car  
\$551,000  
Sold ons: 28/01/2025  
Days on Market: 65

sale - sold



### 110/1 KENNEDY STREET, MAYLANDS, WA 6051, MAYLANDS

2 Bed | 2 Bath | 1 Car  
\$584,050  
Sold ons: 21/01/2025  
Days on Market: 13

Land size: 100  
sale - sold



### 50/1 KENNEDY STREET, MAYLANDS, WA 6051, MAYLANDS

2 Bed | 2 Bath | 2 Car  
\$609,000  
Sold ons: 15/11/2024  
Days on Market: 37

sale - sold





**111/1 KENNEDY STREET, MAYLANDS, WA 6051, MAYLANDS**

2 Bed | 2 Bath | 1 Car  
\$612,500  
Sold ons: 24/02/2025  
Days on Market: 7

Land size: 100  
**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.](#)



## Offer Documents

[Click to download the Offer Pack](#)

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

## Strata Documents

[Click to download the Precontractual Disclosure](#)

[Click to download the Strata Plan \(Att 1+2\)](#)

[Click to download the By-Laws \(Att 3\)](#)

[Click to download the Scheme Notice \(Att 4\)](#)

[Click to download the Meeting Minutes \(Att 5\)](#)

[Click to download the Statement of Accounts \(Att 6\)](#)

[Click to download the Levies Notice \(Att 7\)](#)

[Click to download the Certificate of Currency \(Att 8\)](#)

## Maylands



**Dome Maylands**



**Maylands Yacht Club**





**Maylands Waterland**



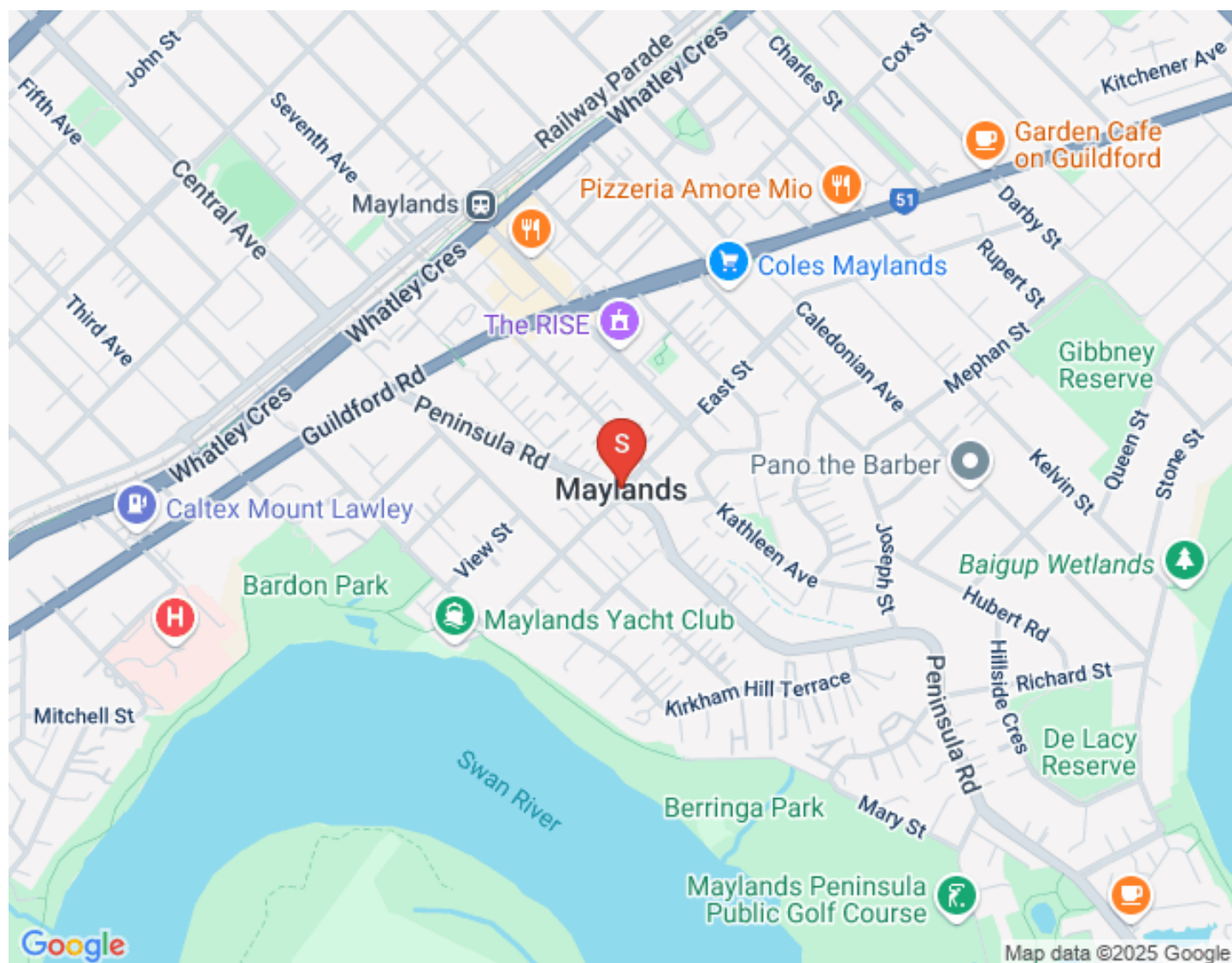
**The Rise**





**Mayland's Park Shopping Centre**





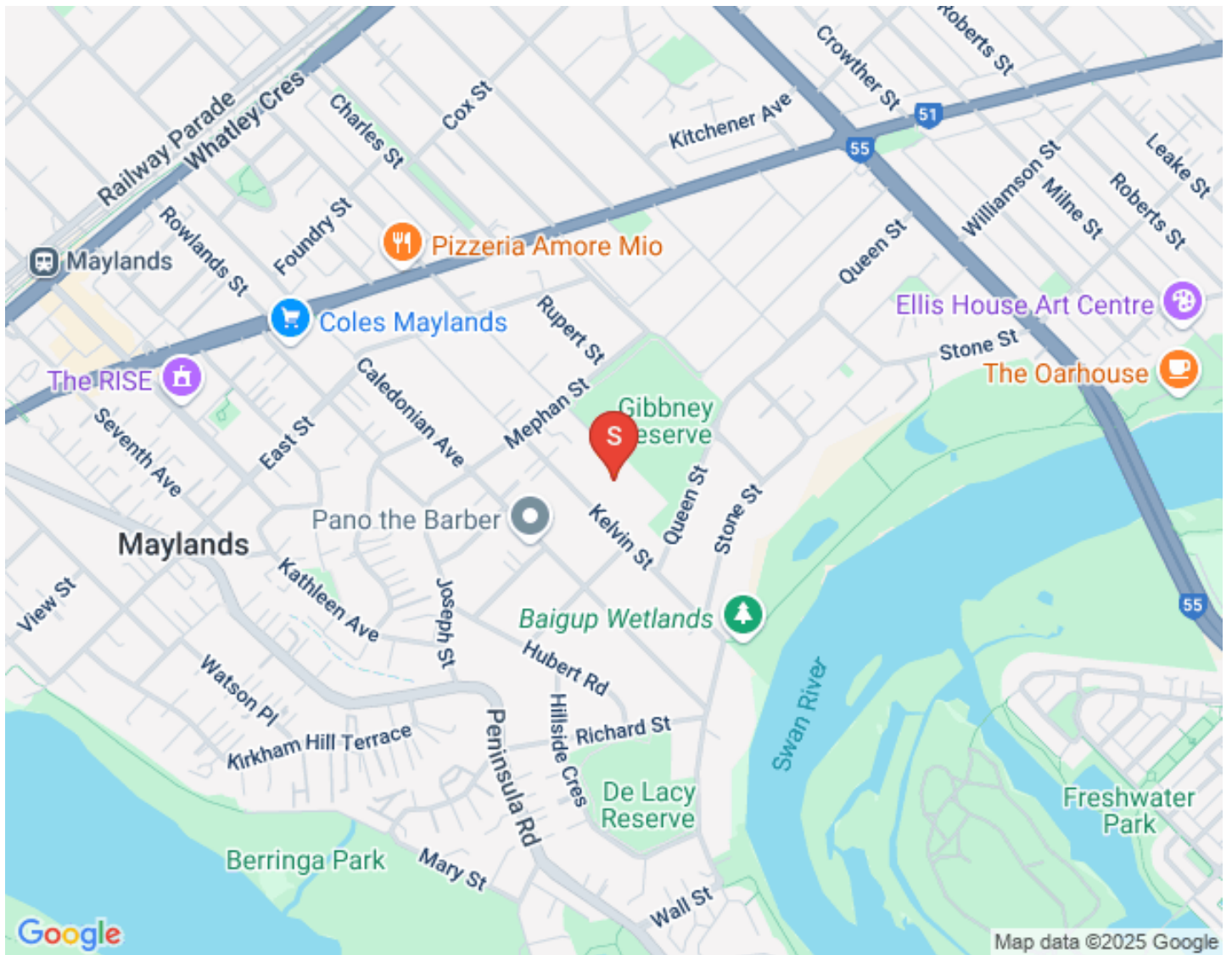
## Local Schools

**Maylands Peninsula**  
PRIMARY SCHOOL

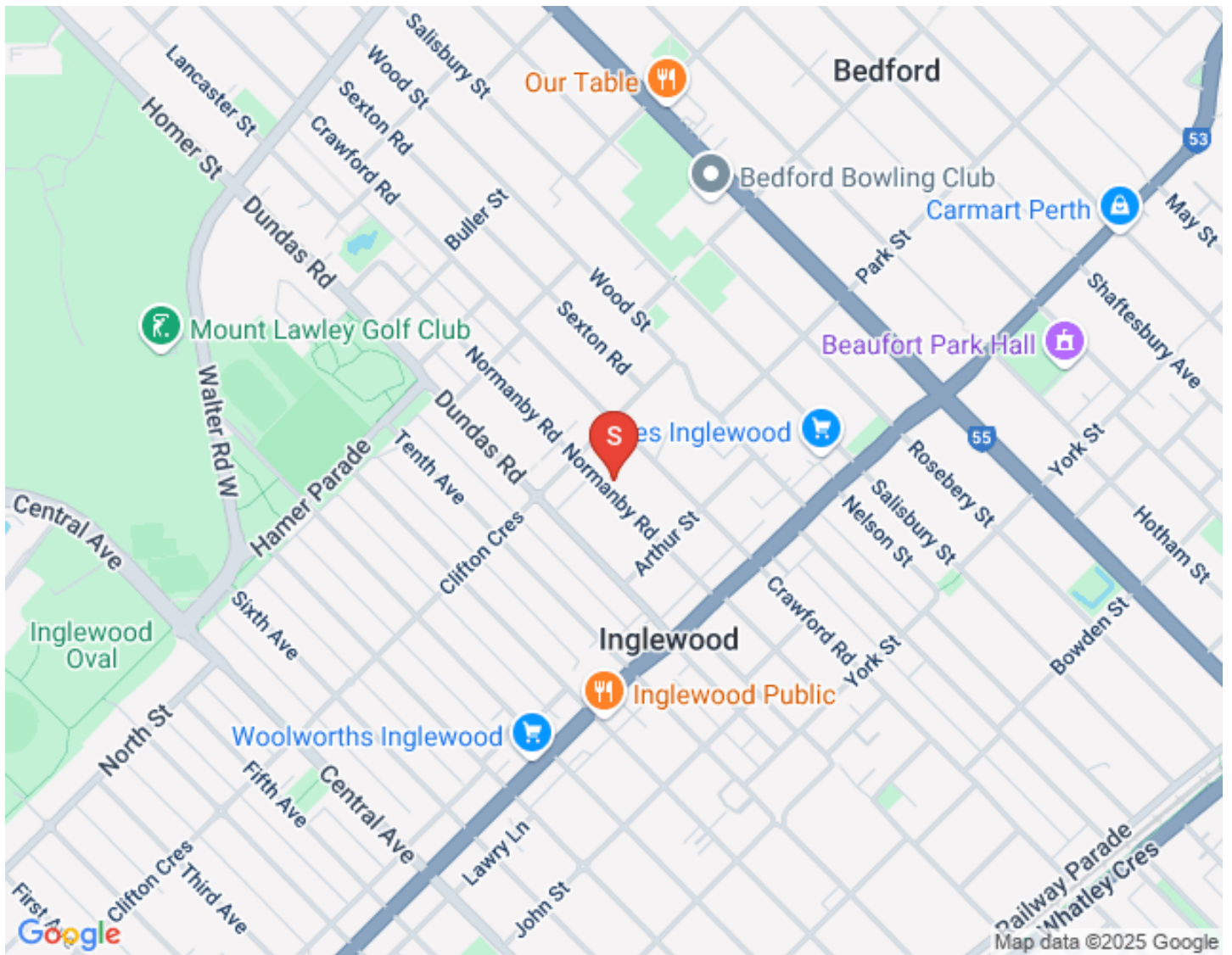


[Click here to view Intake Area](#)

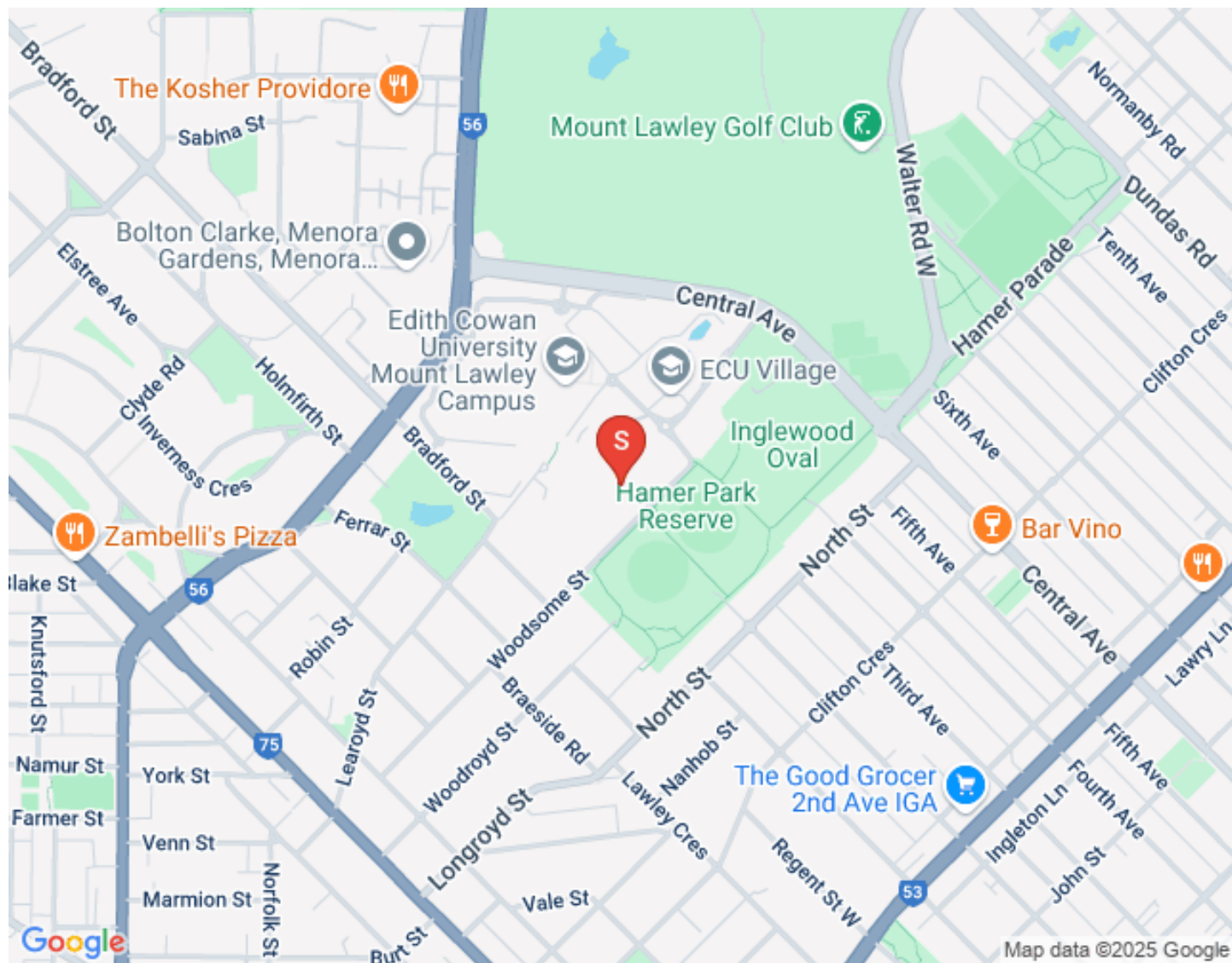




[Click here to view Intake Area](#)



[Click here to view Intake Area](#)



## 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](#)



## Team Genesis



### **JONATHAN CLOVER**

**DIRECTOR / SALES COACH / AUCTIONEER**

0439 688 075

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

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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.





## **GUY KING**

SALES CONSULTANT

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0417900315

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

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.



## **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@fngenesis.com.au](mailto:njayant@fngenesis.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

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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.

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## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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[admin@fngenesis.com.au](mailto: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.



## **CAITLIN MCSHERRY**

**RECEPTIONIST**

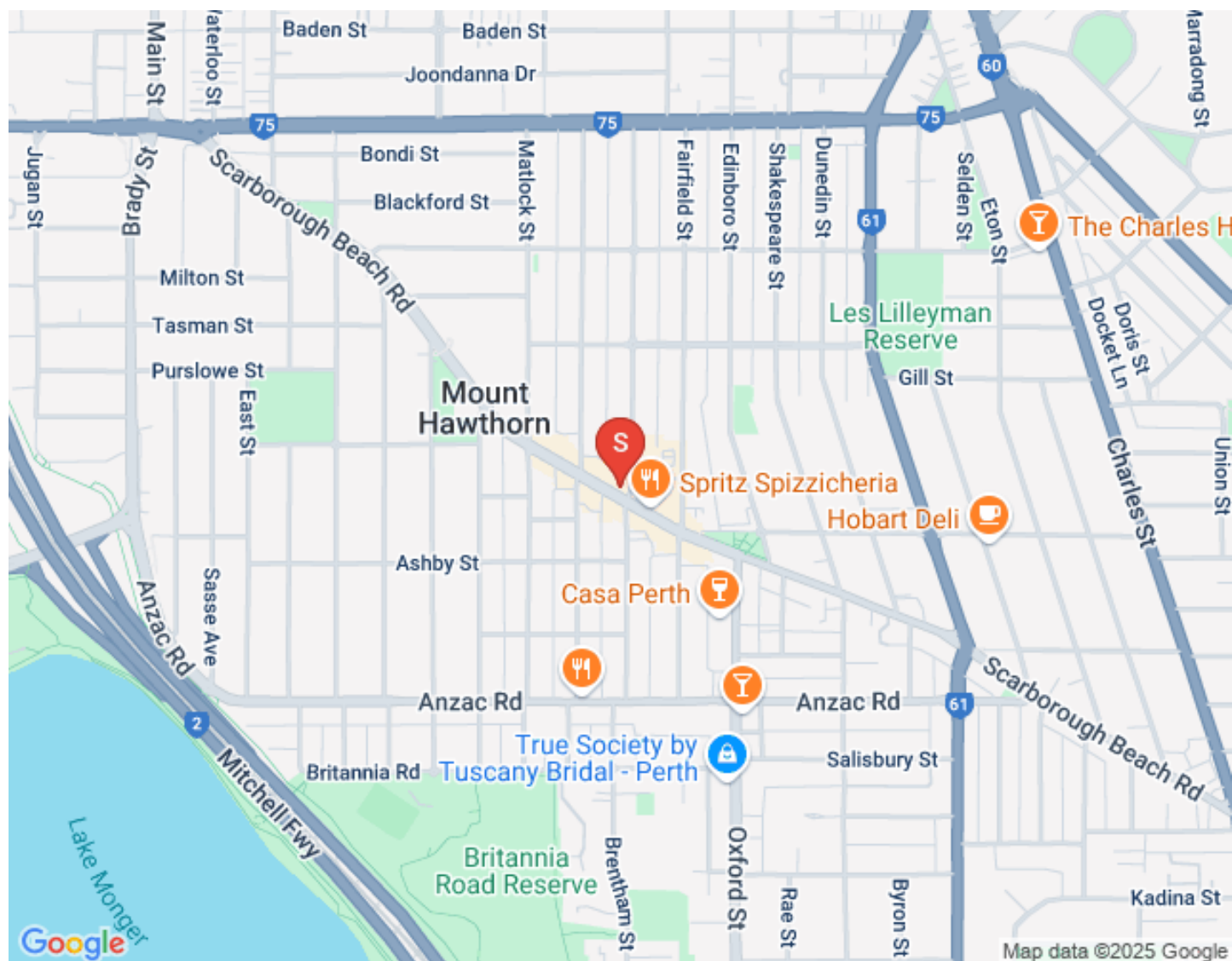
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[reception@fngenesis.com.au](mailto:reception@fngenesis.com.au)

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.





## Our Recent Sales in the Area



### 11B Clarke Way, Bassendean

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3 Bed | 1 Bath | 2 Car

Land size: 639sqm

**\*\* UNDER OFFER \*\***



### 3/26 The Crescent, Midland

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2 Bed | 1 Bath | 1 Car

**\*\* UNDER OFFER \*\***



## 123 Joel Terrace, Mount Lawley

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3 Bed | 1 Bath | 1 Car

Land size: 480sqm

UNDER OFFER



## 192 Walcott Street, Mount Lawley

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3 Bed | 1 Bath | 2 Car

Land size: 756sqm

**\*\* UNDER OFFER \*\***