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## Welcome



**25 Benowa Drive, Glen Forrest**

**For Definite Sale**

4  2  2 

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

All Offers Presented ON OR BEFORE 6:00pm Tuesday August 20th  
(The seller reserves the right to sell prior to the end date)

The last rays of sunshine penetrate the forest canopy while the birds sing their sweet evening lullaby. The sounds of nature wash over you, bringing a deep calm after a busy day at work. You sink into your favourite chair on the verandah and look out across the forest, as far as the eye can see. As you breathe in the cool freshness of the hills, the soothing scent of burning wood fills the winter evening. You pinch yourself to make sure you're not dreaming💎

💎We looked for the perfect hills home for what felt like an eternity💎 and it was well worth the wait💎 you tell your friends and family. 💎We wanted a home that has character and a lovely open plan living space💎 as soon as we walked in, we had to make it our forever home!💎 Your excitement is evident as you describe how magical it was to stand at the top of the stairs absorbing the atmosphere of the main living area. 💎The polished Jarrah floors helped carry the light across the entire room, the high ceilings make a large space feel even bigger, and the fire was so deliciously warm!💎

Whatever your walk of life, hospitality is a universal language which this home speaks fluently. 💎We love our kitchen. It's such a pleasure to cook when you have a new SMEG oven and stovetop and there is plenty of bench space for catering!💎 New Corian benchtops, a large corner pantry and more than sufficient cupboard space are just a few elements of your highly functional kitchen.

Many will fall in love with this incredible property and the lifestyle that accompanies it💎 but only

one lucky buyer or family will be blessed to call it home.

#### RATES

Water: \$282.6

Council: TBC

#### SCHOOL CATCHMENTS

Glen Forrest Primary School

Kalamunda Senior High School

Eastern Hills High School

Swan View High School

#### FEATURES

##### General

\* Build Year: 1992

\* Total Built Area: 388sqm (approx)

\* Residence & Studio

##### Construction:

\* Timber Frame

\* Cedar Clad

\* Iron Roof

\* Jarrah Floors (4◆ boards)

\* Wood Burning Heater (Masport)

\* Ducted Air-conditioning (evap)

\* Split System Air-conditioning (Daikin) Renovated Kitchen

\* Corian Bench-tops

\* 4 Burner Gas Stove (SMEG)

\* 600mm Oven (SMEG)

\* Solid Wood Cupboards

\* Skylights

\* Renovated Bathroom

\* Porcelain Tiles

\* Waterfall Shower

\* Double Sinks

\* Free Standing Bathtub

\* Built-in-wardrobes (bedrooms 1-3)

\* Private Powder Room (bedroom 4)

\* Renovated Laundry (shower 3)

##### Studio

\* Jarrah Floors

\* Raked Ceiling

\* Commercial Sinks

\* Toilet Facility

\* Large Verandah

Double Carport

\* Extra Parking Area

\* Under-house Storage

\* Large Verandas





## Property Photos



























# Floor Plan



## 25 Benowa Drive, Glen Forrest

Residence 150m<sup>2</sup> | Studio 62m<sup>2</sup> | Carport 37m<sup>2</sup> | Shed 7m<sup>2</sup> | Verandah 132m<sup>2</sup>  
**Total Area 388m<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 only approximate. Intended for only. Measurements are not to scale. Do not include or account for wall thickness or load areas under slabs. Call Creative for more details or responsible for any error, omission, misrepresentation or use of any other information shown on this floor plan. [www.creative.com.au](http://www.creative.com.au)

## Comparable Sales



### 15 JOHN STREET, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath | 6 Car  
\$1,000,000  
Sold ons: 01/03/2024  
Days on Market: 44

Land size: 2258



### 4 CARSTAIRS ROAD, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath  
\$1,020,000  
Sold ons: 28/06/2024  
Days on Market: 39

Land size: 2337



### 28 DALRY ROAD, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath | 2 Car  
\$1,052,000  
Sold ons: 16/05/2024  
Days on Market: 88

Land size: 2040



### 35 LUKIN AVENUE, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 3 Bath  
\$1,175,000  
Sold ons: 21/02/2024  
Days on Market: 8

Land size: 2582



### 6 ALLPIKE ROAD, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 3 Bath | 4 Car  
\$1,288,800  
Sold ons: 29/02/2024  
Days on Market: 70

Land size: 2696



## 14 SPRINGSIDE CRESCENT, GLEN FORREST, WA 6071, GLEN FORREST

4 Bed | 2 Bath | 2 Car

Land size: 2020

\$1,370,000

Sold ons: 13/05/2024

Days on Market: 18

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](#)


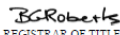
[Click to Download the Multiple Offers Form](#)

# Certificate of Title

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

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

[Click to Download the Diagram](#)

WESTERN AUSTRALIA	 <b>REGISTRAR OF TITLES</b>	<b>TITLE NUMBER</b> Volume Folio <b>1692 954</b>
<b>RECORD OF CERTIFICATE OF TITLE</b> UNDER THE TRANSFER OF LAND ACT 1893		
<p>The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.</p>		
 <b>REGISTRAR OF TITLES</b>		
<p><b>LAND DESCRIPTION:</b></p> <p>LOT 20 ON DIAGRAM 67939</p>		
<p><b>REGISTERED PROPRIETOR:</b> (FIRST SCHEDULE)</p> <p>MICHAEL JAMES SIBBALD NICOLE MARIE SIBBALD BOTH OF 2030 OXLEY ROAD, HOVEA AS JOINT TENANTS</p> <p style="text-align: right;">(T E036848) REGISTERED 3/3/1989</p>		
<p><b>LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:</b> (SECOND SCHEDULE)</p> <p>Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.</p> <p style="text-align: center;">-----END OF CERTIFICATE OF TITLE-----</p>		
<p><b>STATEMENTS:</b></p> <p>The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.</p>		
<p>SKETCH OF LAND: 1692-954 (20 D67939) PREVIOUS TITLE: 1120-7 PROPERTY STREET ADDRESS: 2030 OXLEY RD, HOVEA LOCAL GOVERNMENT AUTHORITY: SHIRE OF MUNDARING</p>		

LT.37

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

CT 1692 954 F


Application 07143 WESTERN AUSTRALIA  
Volume 1120 Folio 7

1692 954

**CERTIFICATE OF TITLE**  
UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 24th April, 1985


  
REGISTRAR OF TITLES

**ESTATE AND LAND REFERRED TO**


Estate in fee simple in portion of Swan Location 2168 and being Lot 20 on Diagram 67939, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

**FIRST SCHEDULE** (continued overleaf)  
Ernest William Thorpe of Oxley Road, Hovea, Minister of Religion.

**SECOND SCHEDULE** (continued overleaf)  
NIL

  
REGISTRAR OF TITLES

**THIRD SCHEDULE**



2169

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

7006/12/11-498-5/280

Superseded - Copy for Sketch Only

Superseded - Copy for Sketch Only

Page 2 (of 2 pages) LT 37

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
 NOTE: ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT INSTRUMENTS.

FIRST SCHEDULE (continued)		REGISTERED PROPRIETOR	INSTRUMENT	DATE	TIME	REMARKS
Michael James Sibbald and Nicole Marie Sibbald, both of 20 Commonwealth Avenue, North Perth, as joint tenants. The correct address of the registered proprietors is now 2030 Oakley Road, Mowla.		Transfer By	E06848 F989550	3.1.89 25.9.95	9.00 14.19	9.00 14.19

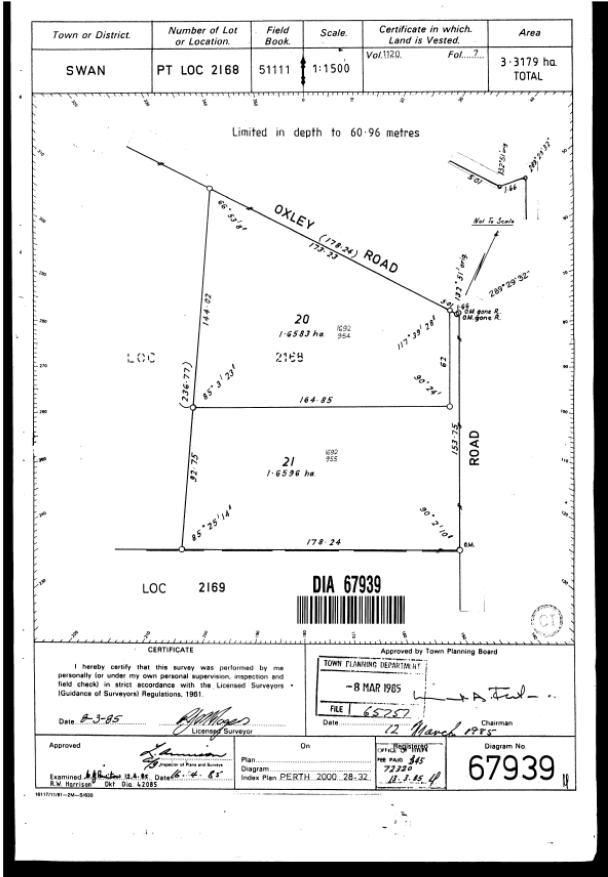
  

SECOND SCHEDULE (continued)		REGISTERED PROPRIETOR	INSTRUMENT	DATE	TIME	REMARKS
Mortgage to The Boral & Industrial Bank of Western Australia. Mortgage to Australia & New Zealand Banking Group Ltd.			E06849 F989550	3.1.89 25.9.95	9.00 14.19	9.00 14.19

CERTIFICATE OF TITLE VOL. 1692 954

Diagram 67939

Lot	Certificate of Title	Lot Status	Part Lot
20	1692/954	Registered	
21	1692/955	Registered	



LANDGATE COPY OF ORIGINAL NOT TO SCALE 22/08/2024 04:55 PM Request number: 67045392

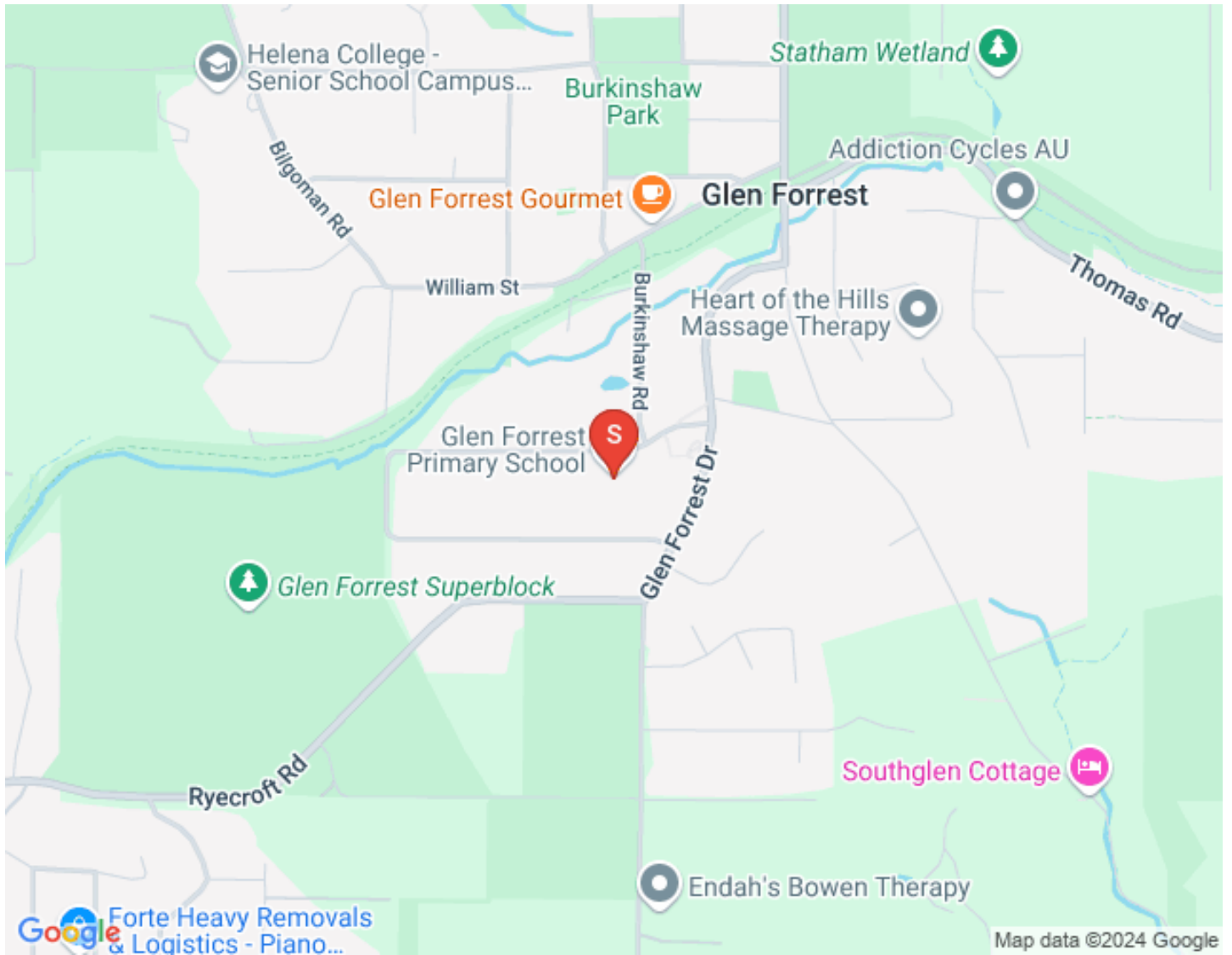


## Local Schools



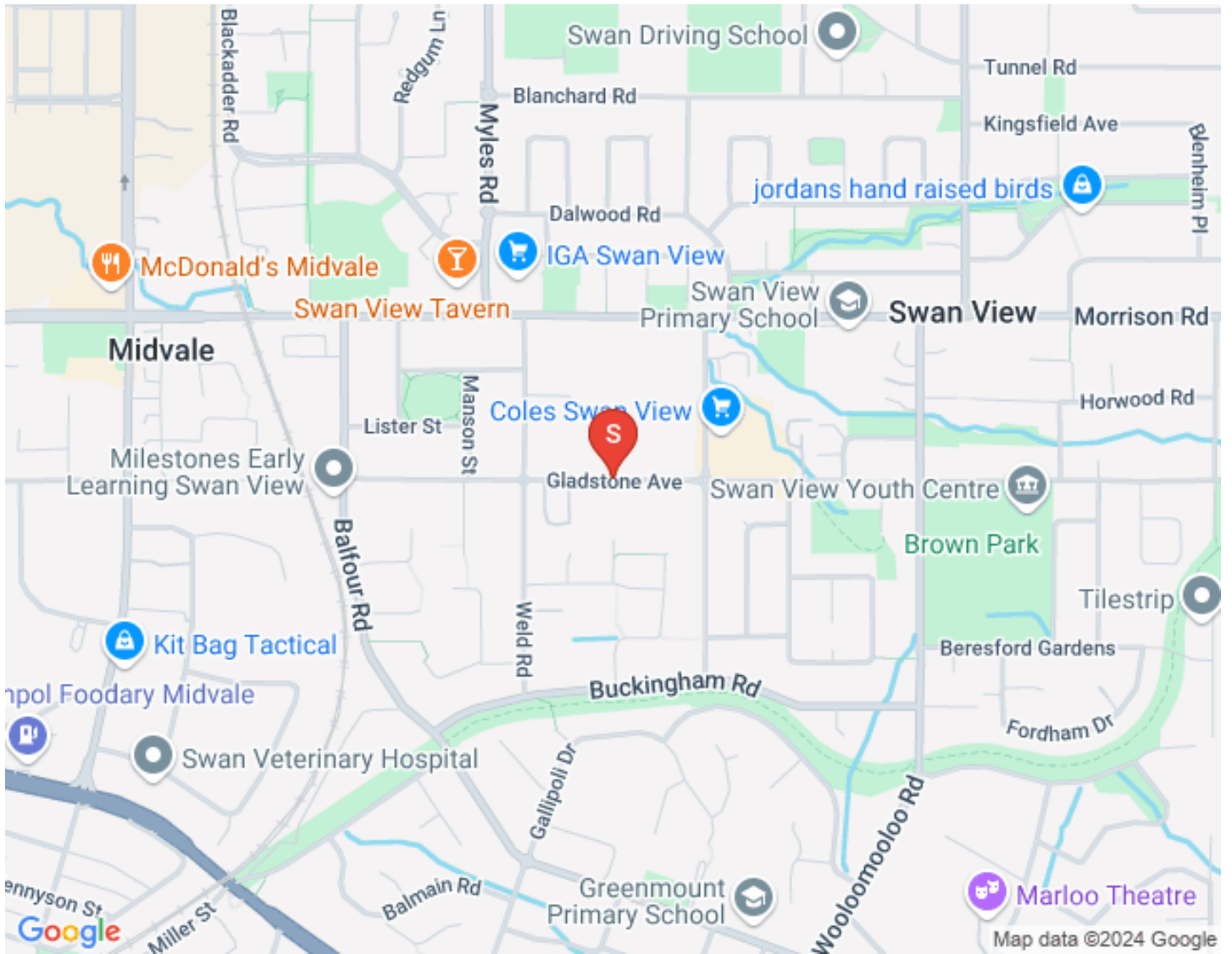
[Glen Forrest Primary School](#)





**Swan View**  
SENIOR HIGH SCHOOL

[Swan View Senior High School](#)



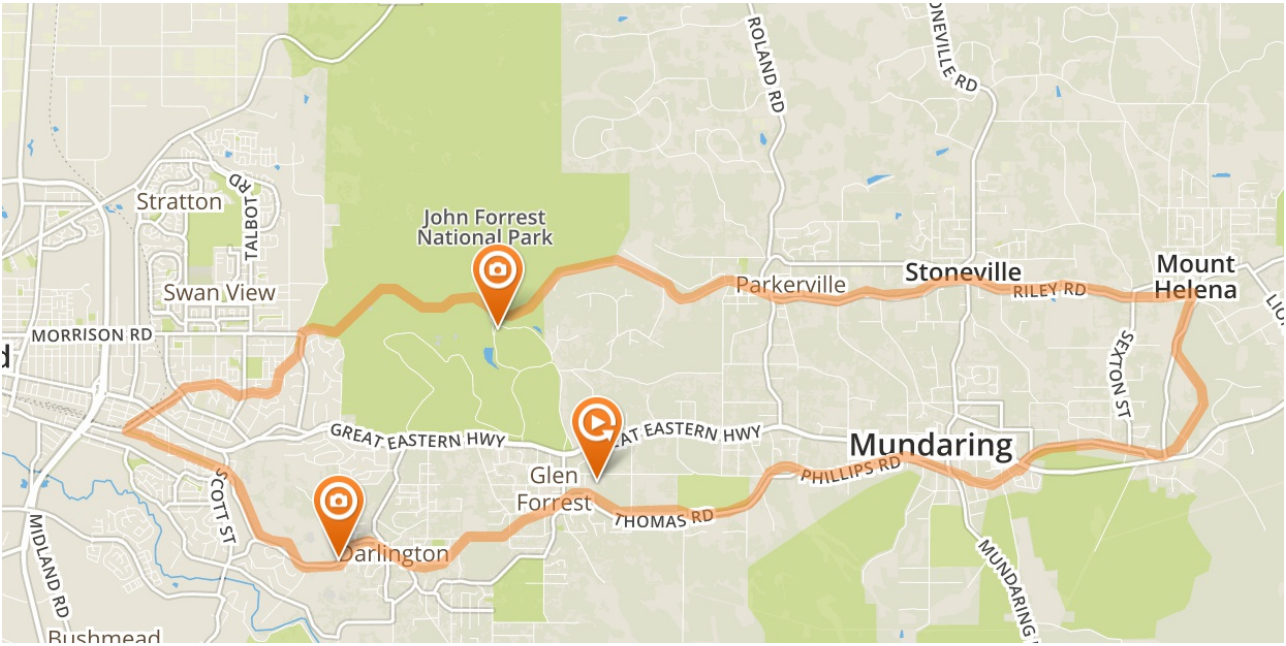
## Glen Forrest

### Nyaania Creek Reserve



### Heritage Trail





## M.J. Morgan Reserve





## Glen Forrest IGA

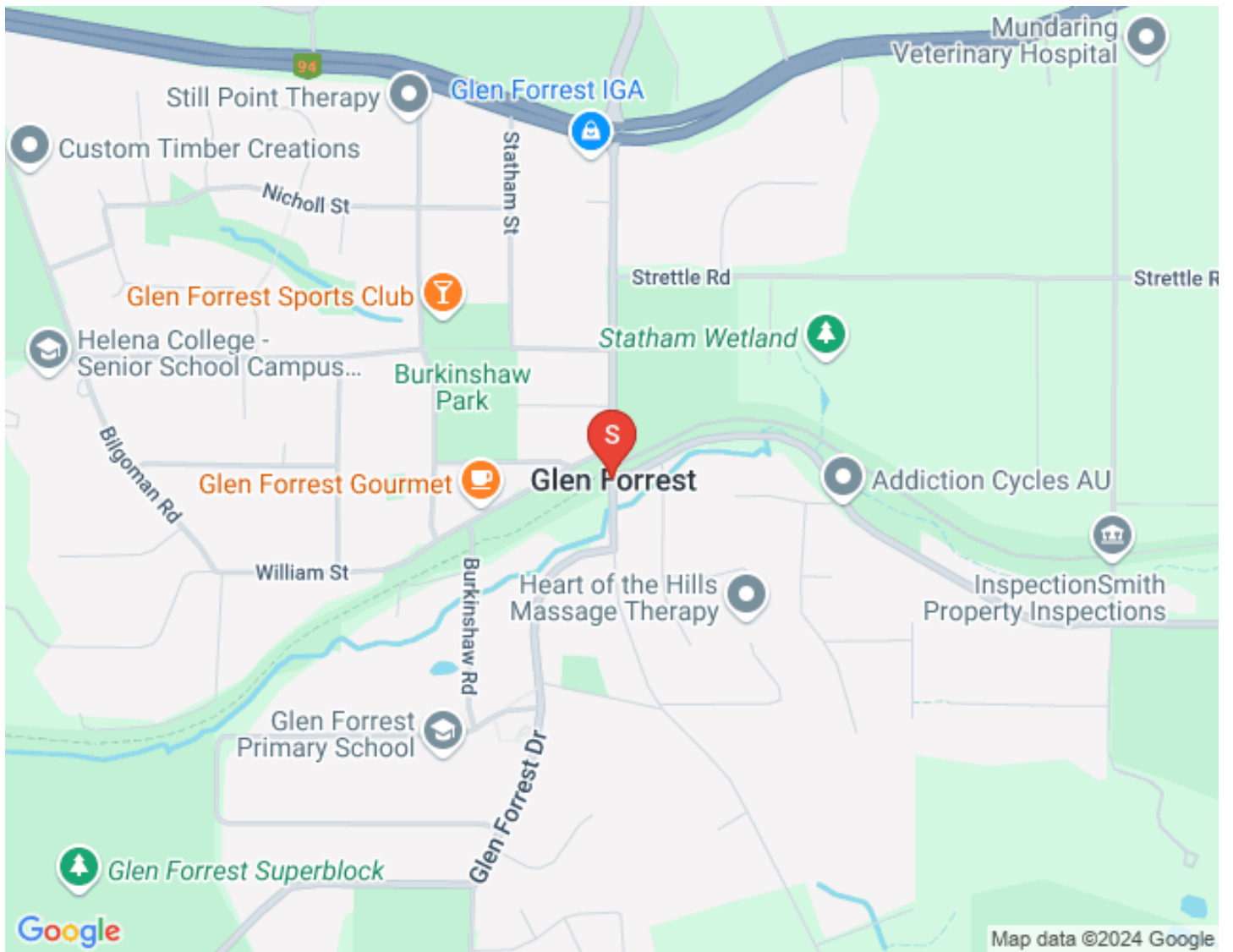






**Glen Forrest Shopping Centre**





## Joint Form of General Conditions



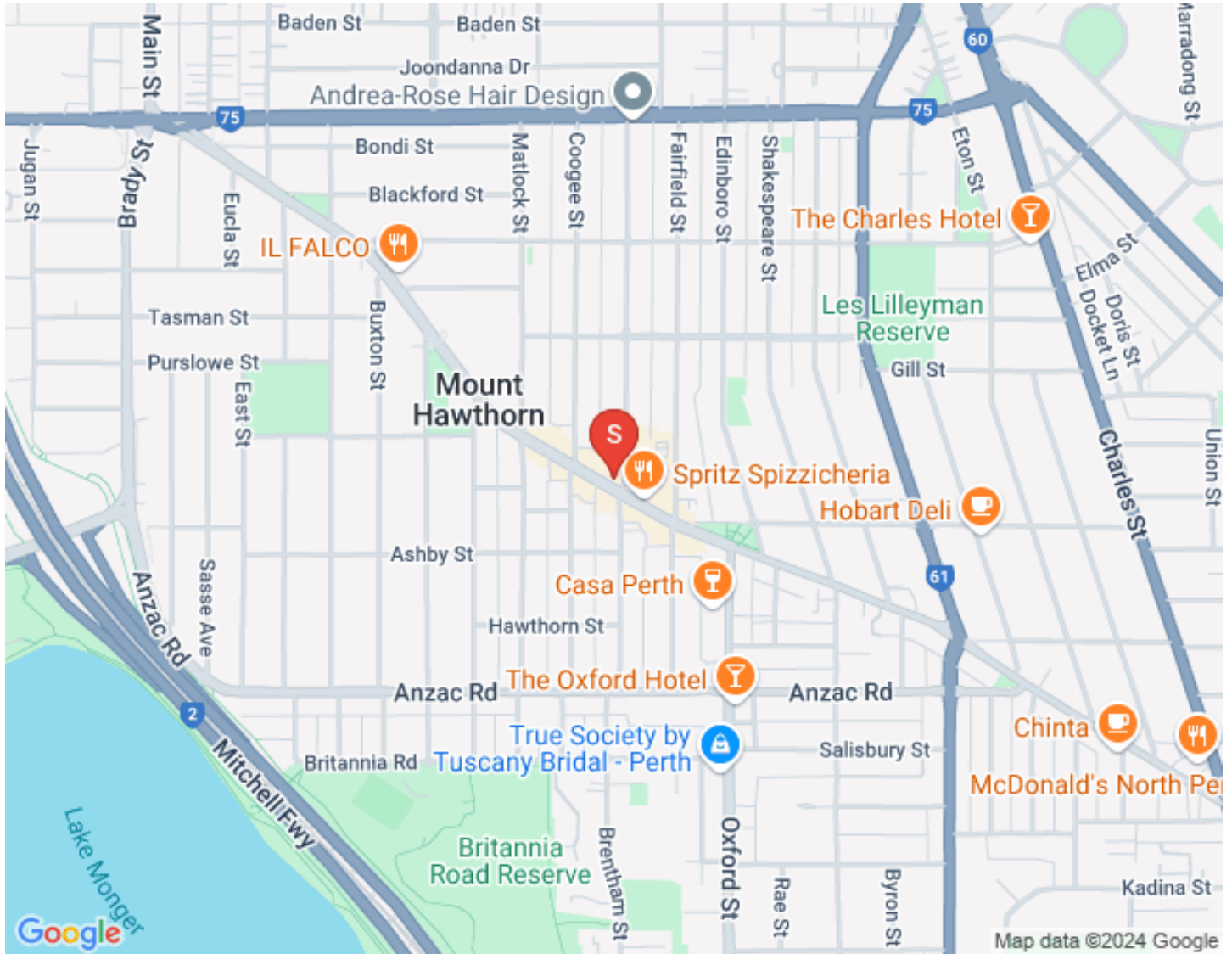
## 2022 General Conditions

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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@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@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.

## **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.



## **ILENA GECAN**

ASSISTANT PROPERTY MANAGER

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0412 175 528

[rentals@fn genesis.com.au](mailto: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**

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.

## Team Genesis Recent Sales



### 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



### 22 Fischer Road, Darlington

4 Bed | 2 Bath | 2 Car

Land size: 1285sqm

End Date Process





## 8 Kuranda Place, Darlington

---

4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



## 118 Brennan Rise, Gidgegannup

---

Land size: 2.24ha

From \$449,000



## 19 Centenary Drive, Gidgegannup

---

4 Bed | 2 Bath | 2 Car

Land size: 2.10ha

UNDER OFFER



## 27 Quenda Glade, Gidgegannup

---

1 Bed | 1 Bath | 6 Car

Land size: 2.71ha

End Date Process



## 923 Reen Road, Gidgegannup

---

4 Bed | 2 Bath | 3 Car

Land size: 20.46ha

UNDER OFFER



## 10109 Stoneville Road, Gidgegannup

---

3 Bed | 1 Bath | 0 Car

Land size: 2.00ha

\*\* UNDER OFFER \*\*





## 8891 Stoneville Road, Gidgegannup

---

4 Bed | 2 Bath | 2 Car

Land size: 2.17ha

From \$1,100,000



## 3156 Toodyay Road, Gidgegannup

---

4 Bed | 2 Bath | 8 Car

Land size: 35.42ha

\*\* UNDER OFFER \*\*



## 210 Glen Forrest Drive, Glen Forrest

---

4 Bed | 2 Bath | 2 Car

Land size: 2299sqm

\*\* UNDER OFFER \*\*



## 11A Nicholl Street, Glen Forrest

---

4 Bed | 2 Bath | 2 Car

Land size: 2445sqm

Under Offer



## 16 Statham Street, Glen Forrest

---

4 Bed | 2 Bath | 2 Car

Land size: 2034sqm

End Date Process



## 95 Moola Road, Mahogany Creek

---

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER





## 2370 Thomas Road, Mahogany Creek

---

5 Bed | 2 Bath | 2 Car

Land size: 1.20ha

UNDER OFFER



## Lot PL 208, Bernard Street, Mount Helena

---

Land size: 2011sqm

SOLD



## 80 Dowie Street, Mount Helena

---

4 Bed | 2 Bath | 2 Car

Land size: 2.03ha

UNDER OFFER



## 345 Princess Road, Mount Helena

---

3 Bed | 1 Bath | 0 Car

Land size: 2796sqm

End Date Process



## 1 Craigie Place, Mundaring

---

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$899,000



## 105 Gill Street, Mundaring

---

3 Bed | 2 Bath | 4 Car

Land size: 1.18ha

UNDER OFFER





## 210 Seaborne Street, Parkerville

---

5 Bed | 3 Bath | 2 Car

Land size: 1.27ha

UNDER OFFER



## 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