Jonathan Clover
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Welcome



30A Malabar Crescent, Craigie

For Definite Sale

3 1 1

End Date Process

All Offers Presented ON or BEFORE 6:00pm, Tuesday June 3rd
(the seller reserves the right to sell prior to the end date)

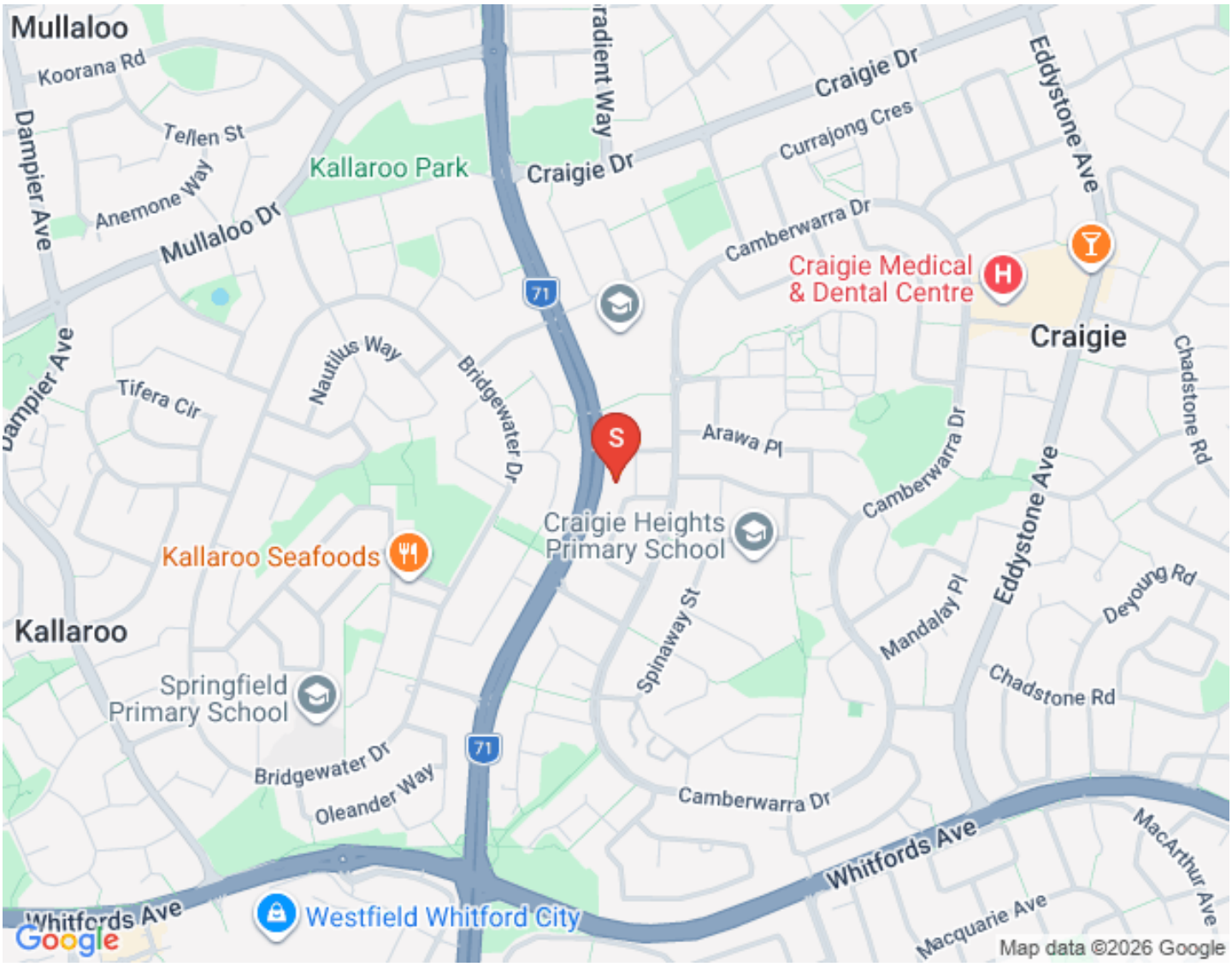
RATES
Council: $1701.95 (24/25)
Water: $924.81 (23/24)
Strata: Not Applicable

SCHOOL CATCHMENTS
Craigie Heights Primary (400m)
Belridge Secondary College (2.5km)

FEATURES
* Build Year: 1972
* Build Area: 76sqm
* Total Duplex Land Area: 1163sqm
(About 50% fenced for unit 30a)
* Renovated Kitchen
* 600mm Electric Oven (Bellini)
* 4 Burner Electric Stove-top
* Air-conditioning (2 x Fujitsu, 1 x Blueway)
* Skylights (x2)
* Ceiling Roses
* Renovated Bathroom
* Renovated Laundry

* Single Carport
* Below Ground Pool (Salt)
* 6.6kW Solar Panels (Ulica)
* 5kW Inverter (SofarSolar)

LIFESTYLE
190m - Public Transport
400m - Albion Park
1.0km - Aldi
1.3km - Craigie IGA
1.4km - Craigie Tavern
23.9km - Perth CDB


Mullaloo
Koorana Rd
Dampier Ave
Tellen St
Anemone Way
Mullaloo Dr
Kallaroo Park
Craigie Dr
Currajong Cres
Eddystone Ave
Camberwarra Dr
Craigie Medical & Dental Centre
Craigie
Chadstone Rd
Nautilus Way
Bridgewater Dr
Tifera Cir
Arawa Pl
Kallaroo Seafoods
Craigie Heights Primary School
Kallaroo
Springfield Primary School
Spinaway St
Mandalay Pl
Deyoung Rd
Chadstone Rd
Oleander Way
Whitfords Ave
Westfield Whitford City
Macquarie Ave
MacArthur Ave
Google
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Floor Plan



30A Malabar Crescent, Craigie

*FOR EXCLUSIVE USE

Residence 76m²
Total Area 76m²

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 interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C1b Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.c1bcreative.com.au

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Certificate of Title

Click to download the Certificate of Title
Click to download the Strata Plan
Click to download the Strata Plan - Title List

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Comparable Sales



18 BELTANA ROAD, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath | 1 Car — Land size: 753
$750,000
Sold ons: 18/07/2024
Days on Market: 58



9A OTWAY PLACE, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath | 1 Car
$645,000
Sold ons: 18/10/2024
Days on Market: 58



299 CAMBERWARRA DRIVE, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath — Land size: 344
$755,000
Sold ons: 10/06/2024
Days on Market: 12



307 CAMBERWARRA DRIVE, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath | 2 Car — Land size: 684
$755,000
Sold ons: 05/12/2024
Days on Market: 64



27A WINDSOR PLACE, KALLAROO, WA 6025, KALLAROO

3 Bed | 1 Bath | 2 Car
$760,000
Sold ons: 18/06/2024
Days on Market: 35



6 CORAL STREET, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath | 4 Car — Land size: 684
$775,000
Sold ons: 09/12/2024
Days on Market: 62



241 CAMBERWARRA DRIVE, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath | 2 Car — Land size: 513
$780,000
Sold ons: 27/05/2024
Days on Market: 54



5 DRYSDALE ROAD, CRAIGIE, WA 6025, CRAIGIE

3 Bed | 1 Bath | 3 Car — Land size: 393
$820,000
Sold ons: 31/01/2025
Days on Market: 18

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Offer Documents

Click to download the Offer Pack
Click to download the Multiple Offers Form

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Strata Documents

Click here to download the Strata Plan (Att 1 + 2)
Click here to download the By-Laws (Att 3)

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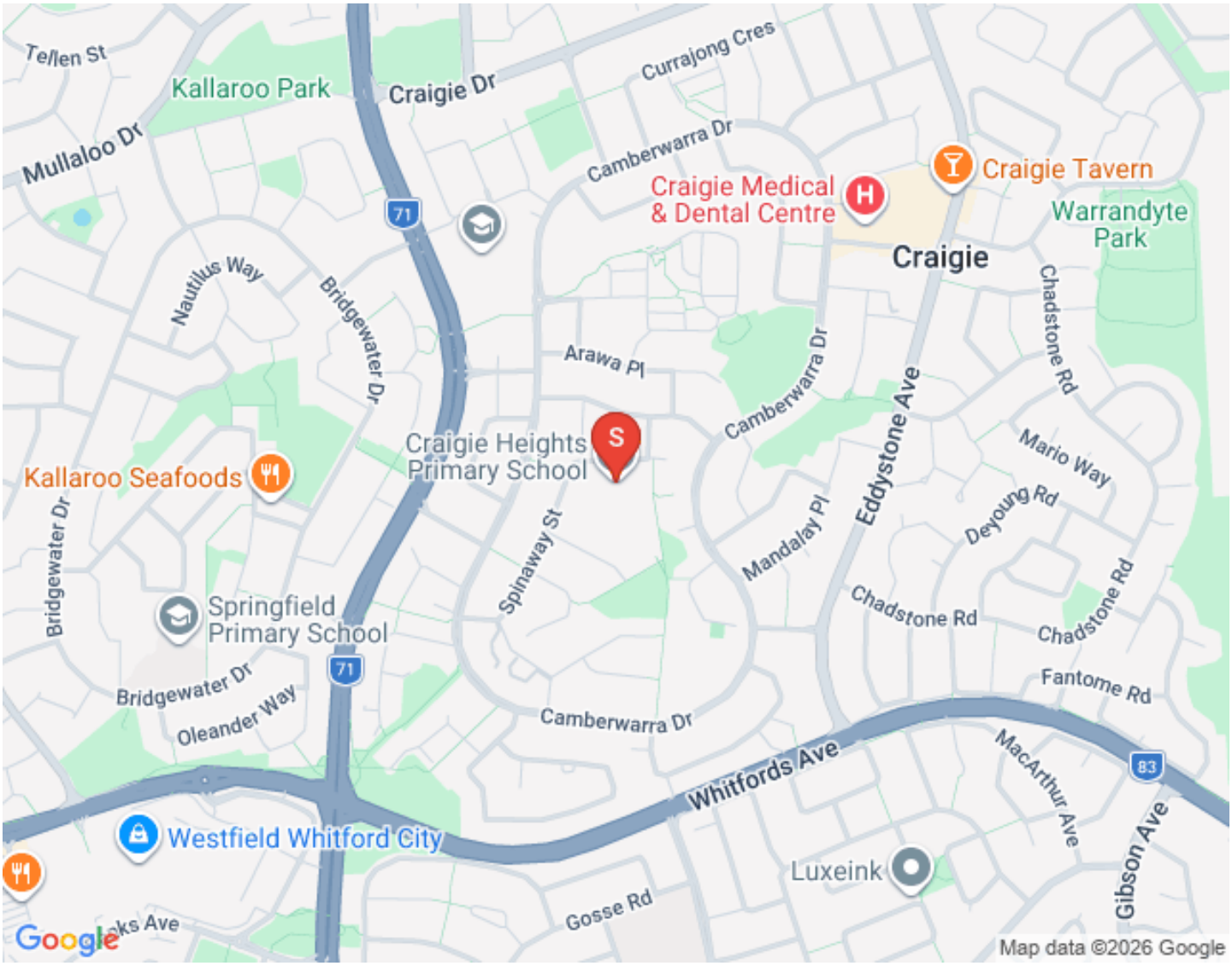
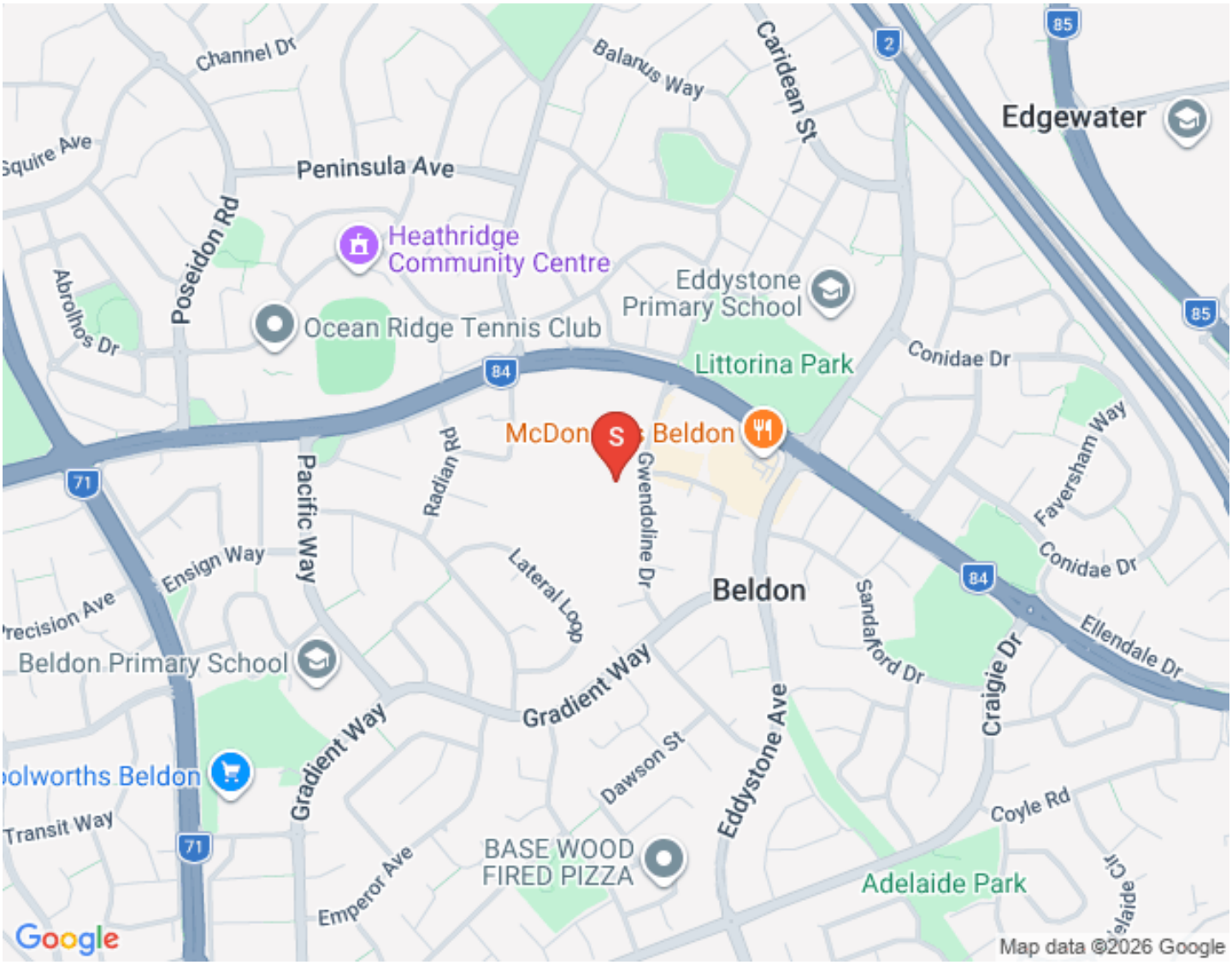
Local Schools

Click to view Intake Area



Click to view Intake Area



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Craigie

Camberwarra Park



Craigie Leisure Centre



Little Free Library

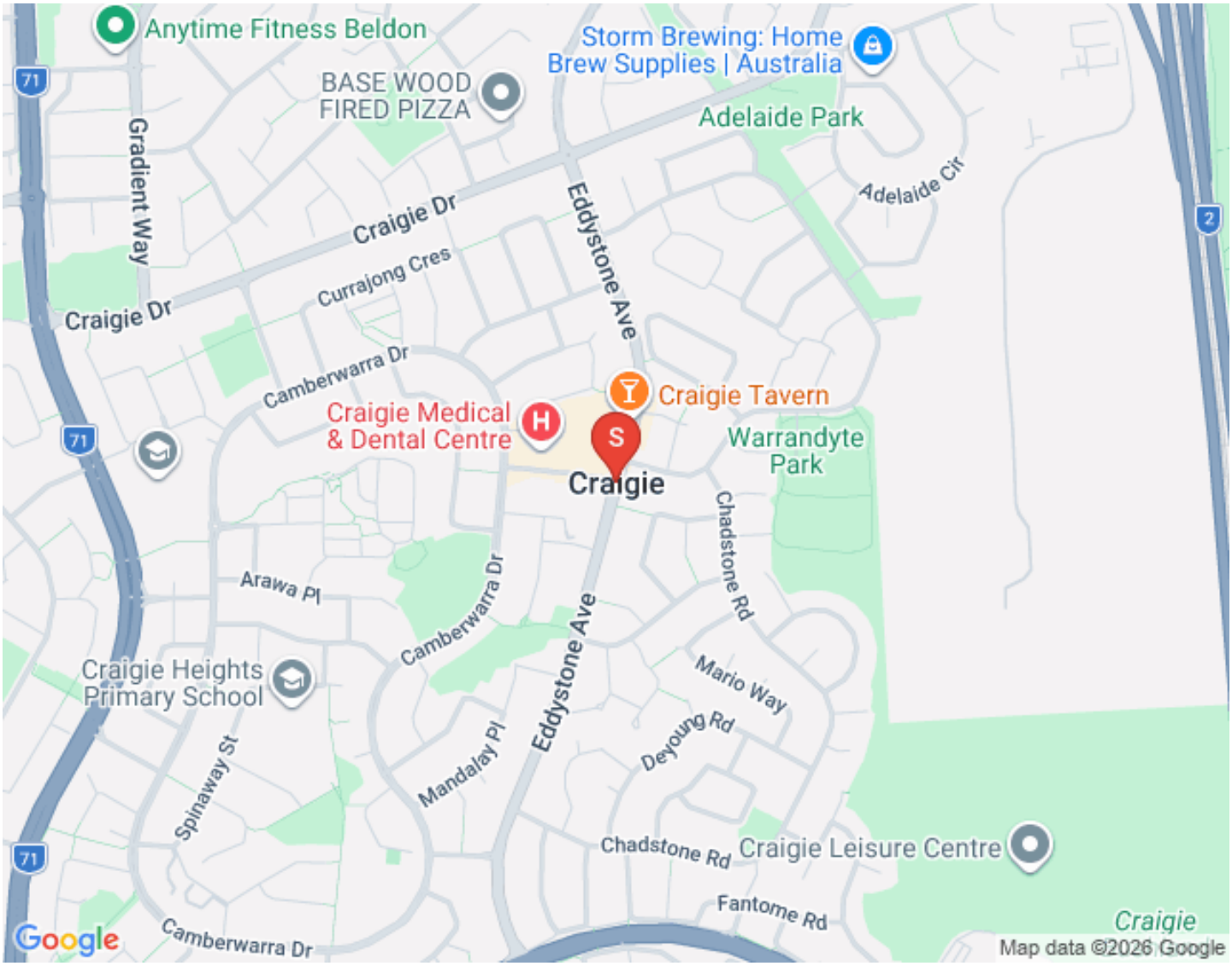


Craigie Plaza



Craigie Tavern




Anytime Fitness Beldon
Storm Brewing: Home Brew Supplies | Australia
BASE WOOD FIRED PIZZA
Adelaide Park
Gradient Way
Craigie Dr
Currajong Cres
Eddystone Ave
Adelaide Cir
Craigie Dr
Camberwarra Dr
Craigie Tavern
Craigie Medical & Dental Centre
Warrandyte Park
Craigie
Chadstone Rd
Arawa Pl
Camberwarra Dr
Eddystone Ave
Craigie Heights Primary School
Mario Way
Deyoung Rd
Spinaway St
Mandalay Pl
Chadstone Rd
Craigie Leisure Centre
Fantome Rd
Camberwarra Dr
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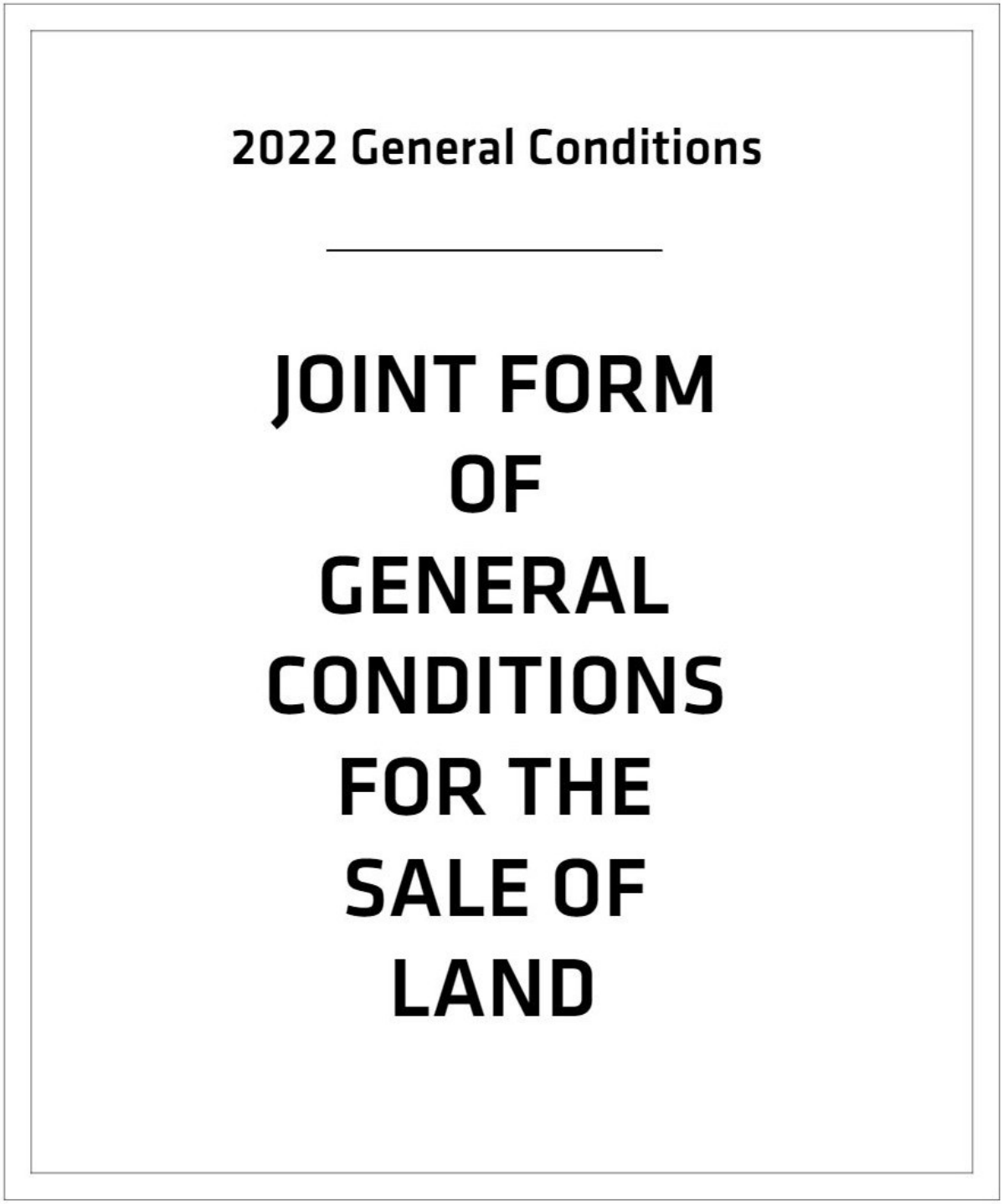
Joint Form of General Conditions



View Joint Form Here

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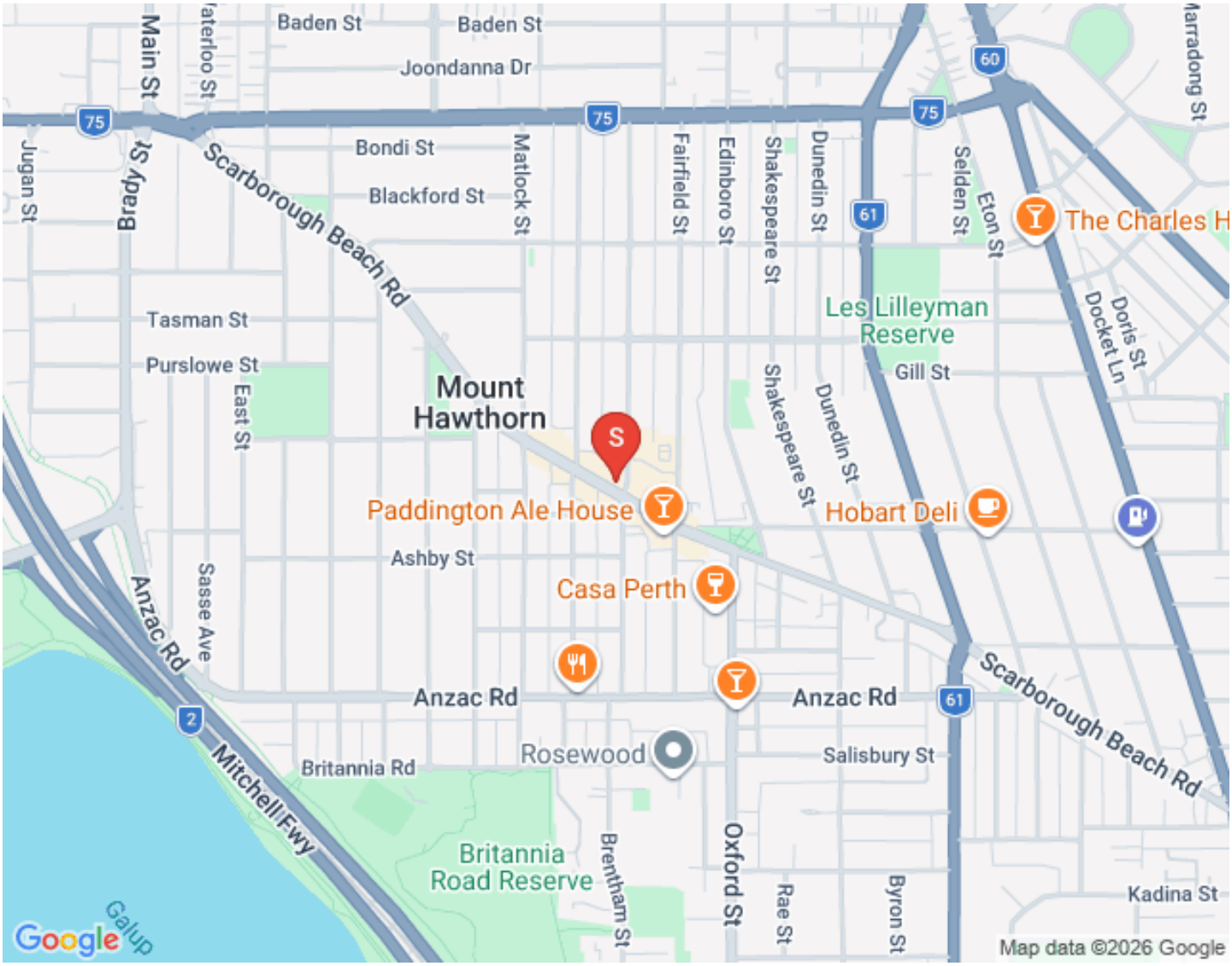
Team Genesis





JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

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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

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.



GUY KING

SALES CONSULTANT

0417900315

gking@genesisrealtygroup.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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@genesisrealtygroup.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.



KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.com.au

Meet Kahla, residing in Ridgewood, 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.

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Our Local Sales



1 Horizon Place, Edgewater

5 Bed | 5 Bath | 4 Car

Land size: 845sqm

UNDER OFFER



23 Lakehill Gardens, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 975sqm

End Date Process



29 Lakehill Gardens, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 1054sqm

Offers



1 Regatta Drive, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 740sqm

End Date Process



91 Edgewater Drive, Edgewater

4 Bed | 2 Bath | 3 Car

Land size: 720sqm

UNDER OFFER



18 Lakeview Drive, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 514sqm

OFFERS



17 Emerald Way, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 701sqm

All Offers Presented



8 Tipuana Place, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 693sqm

OFFERS