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Welcome



**201/29 Melville Parade, South
Perth**

END DATE PROCESS

2  1  1  **Under Offer**

Under Offer by Ronnie Singh!!!

Nestled within a meticulously maintained complex, this charming top-floor, 2-bedroom unit presents an exceptional chance to own a piece of Perth's vibrant real estate market. With breathtaking views of the River, this property promises not just a home but a lifestyle of comfort and tranquility.

As you step inside, you'll be greeted by a spacious living area that invites natural light and offers a warm, welcoming atmosphere. The layout flows effortlessly into a separate dining space, making it ideal for hosting family and friends. The well-equipped kitchen is a delight for any home chef, featuring modern appliances and ample storage, ensuring that meal preparation is both convenient and enjoyable.

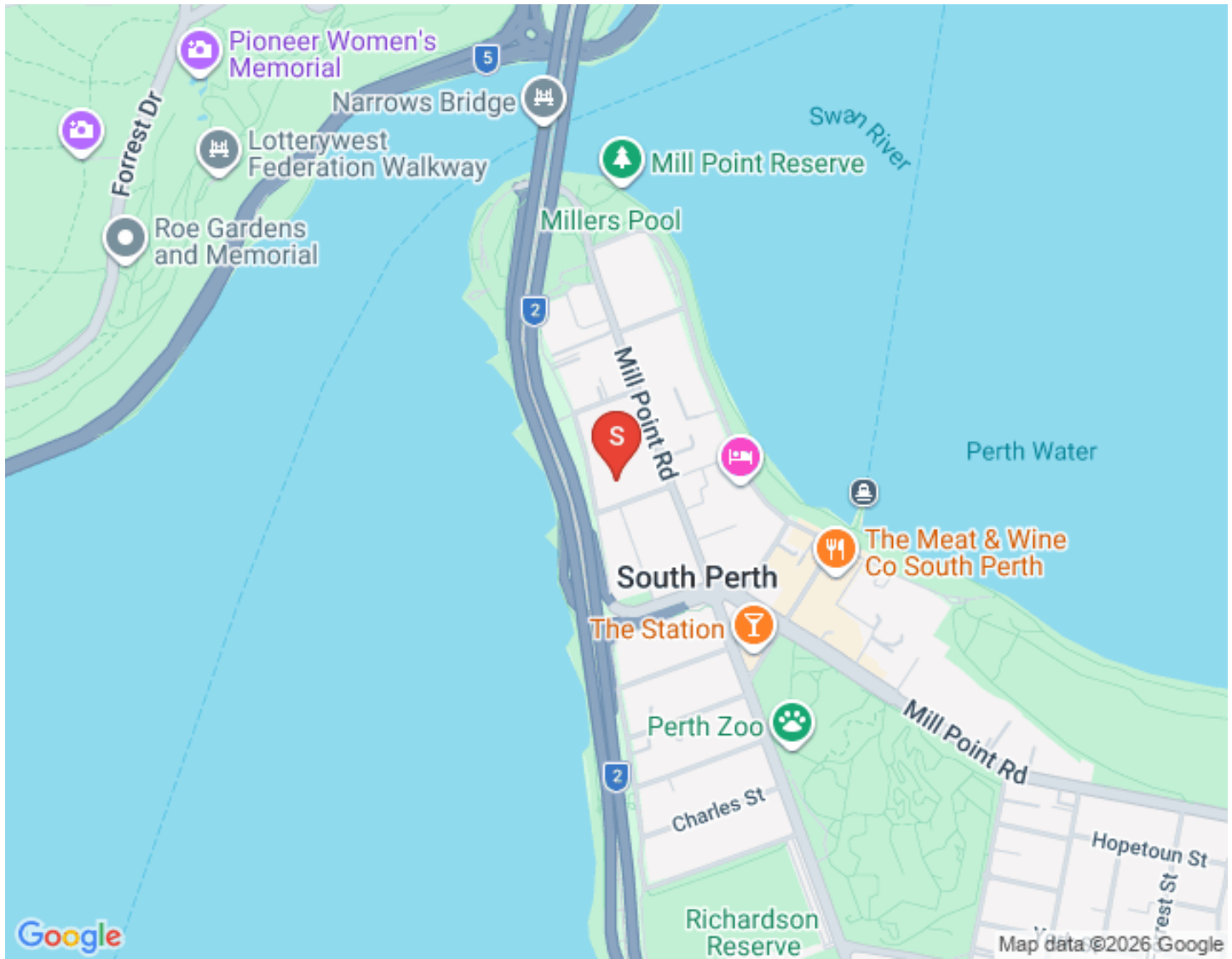
One of the standout features of this unit is the private balcony, an oasis where you can unwind after a long day. Imagine sipping your morning coffee or enjoying an evening glass of wine as you take in the stunning River views—a perfect setting for relaxation and reflection.

Both bedrooms are thoughtfully designed with built-in robes, providing plenty of storage space while maintaining a clean and uncluttered aesthetic. To ensure your comfort throughout the year, the unit is equipped with split-system air-conditioning, allowing you to easily adjust the temperature—to your liking.

This property is a great investment opportunity but also a potential future base for those looking to immerse themselves in the lively atmosphere of Perth City. The financials are solid, with council rates of \$2,011.50 per annum and water rates totaling \$1,063.19 per annum. The

strata levy is manageable at \$1,020.17 per quarter, which includes both the admin fund of \$684.53 and the reserve fund of \$335.64.

Don't miss this rare opportunity to secure an exceptional property that combines a fantastic location, stunning views, and an inviting lifestyle. Whether you're looking for an investment, a future home, or a perfect first property, this unit ticks all the boxes. Act quickly opportunities like this don't come around often!



Comparable Sales



308/29 MELVILLE PARADE, SOUTH PERTH, WA 6151, SOUTH PERTH

2 Bed | 1 Bath | 1 Car
\$438,000
Sold ons: 17/05/2024
Days on Market: 10



307/29 MELVILLE PARADE, SOUTH PERTH, WA 6151, SOUTH PERTH

2 Bed | 1 Bath | 1 Car
\$450,000
Sold ons: 24/08/2024
Days on Market: 49



311/29 MELVILLE PARADE, SOUTH PERTH, WA 6151, SOUTH PERTH

1 Bed | 1 Bath | 1 Car
\$396,500
Sold ons: 09/07/2024
Days on Market: -20



304/29 MELVILLE PARADE, SOUTH PERTH, WA 6151, SOUTH PERTH

1 Bed | 1 Bath | 1 Car
\$410,000
Sold ons: 13/09/2024
Days on Market: 45

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Certificate of Title

[Please Download Certificate of Title](#)

[Please Download Strata Plan](#)

[Click to Download Transfer](#)

Joint Form of General Conditions

[View Joint Form Here](#)

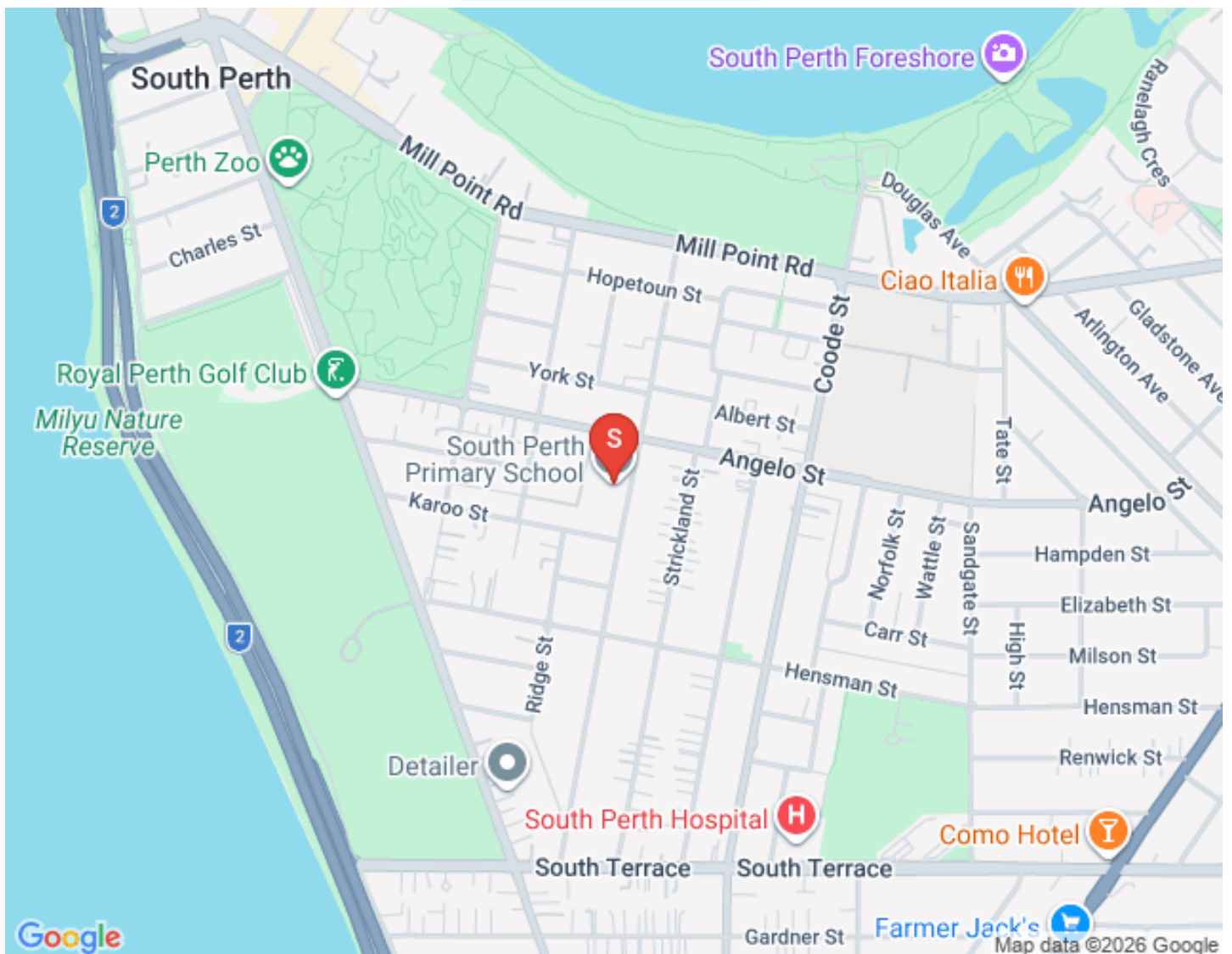
2018 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

Local Schools



[Click to view intake area](#)



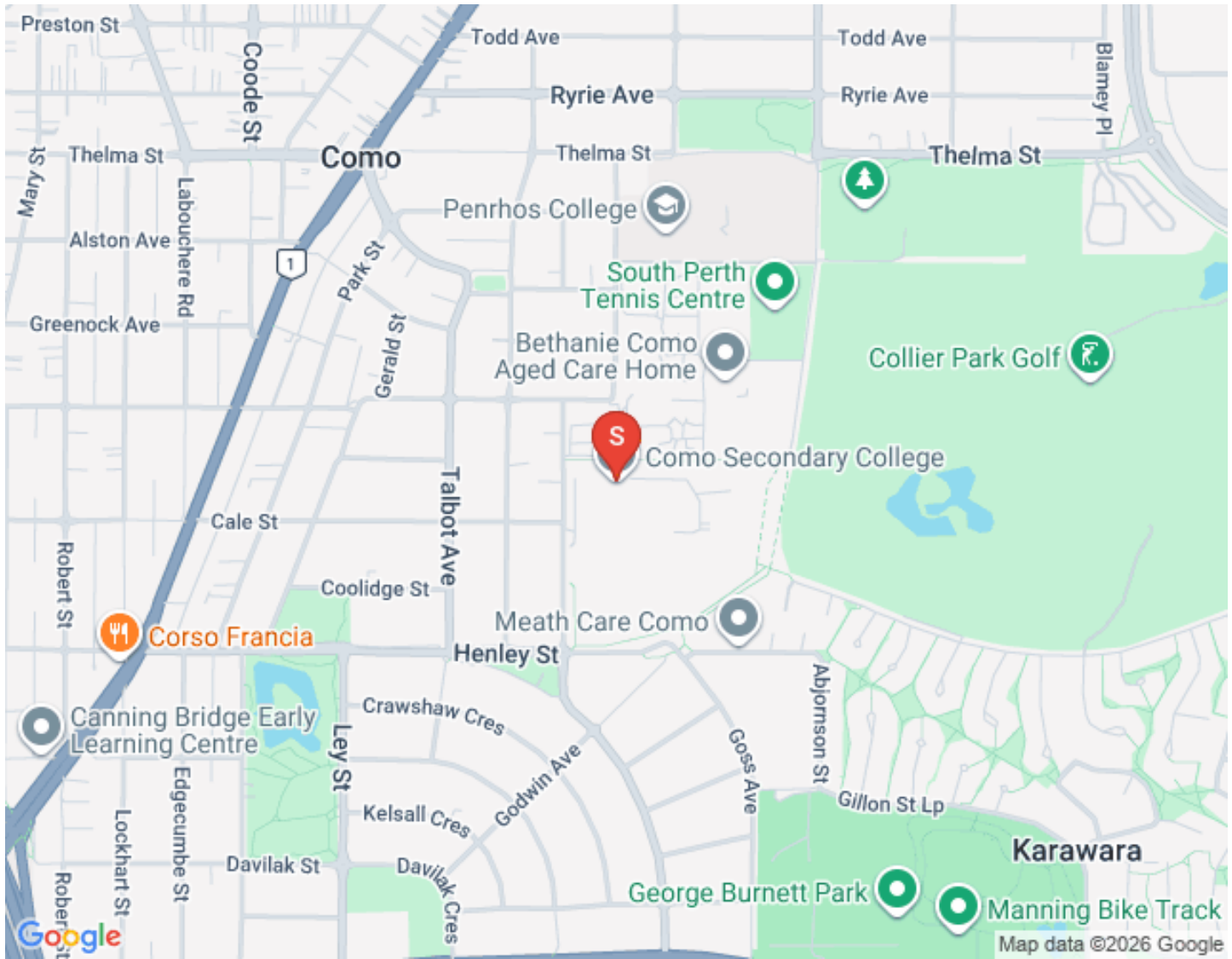


KENT STREET SENIOR HIGH SCHOOL

[Click to view intake area.](#)



[Click to view intake area](#)



South Perth

Local Parks



South Perth Foreshore

Sunset Food Markets



Perth Zoo



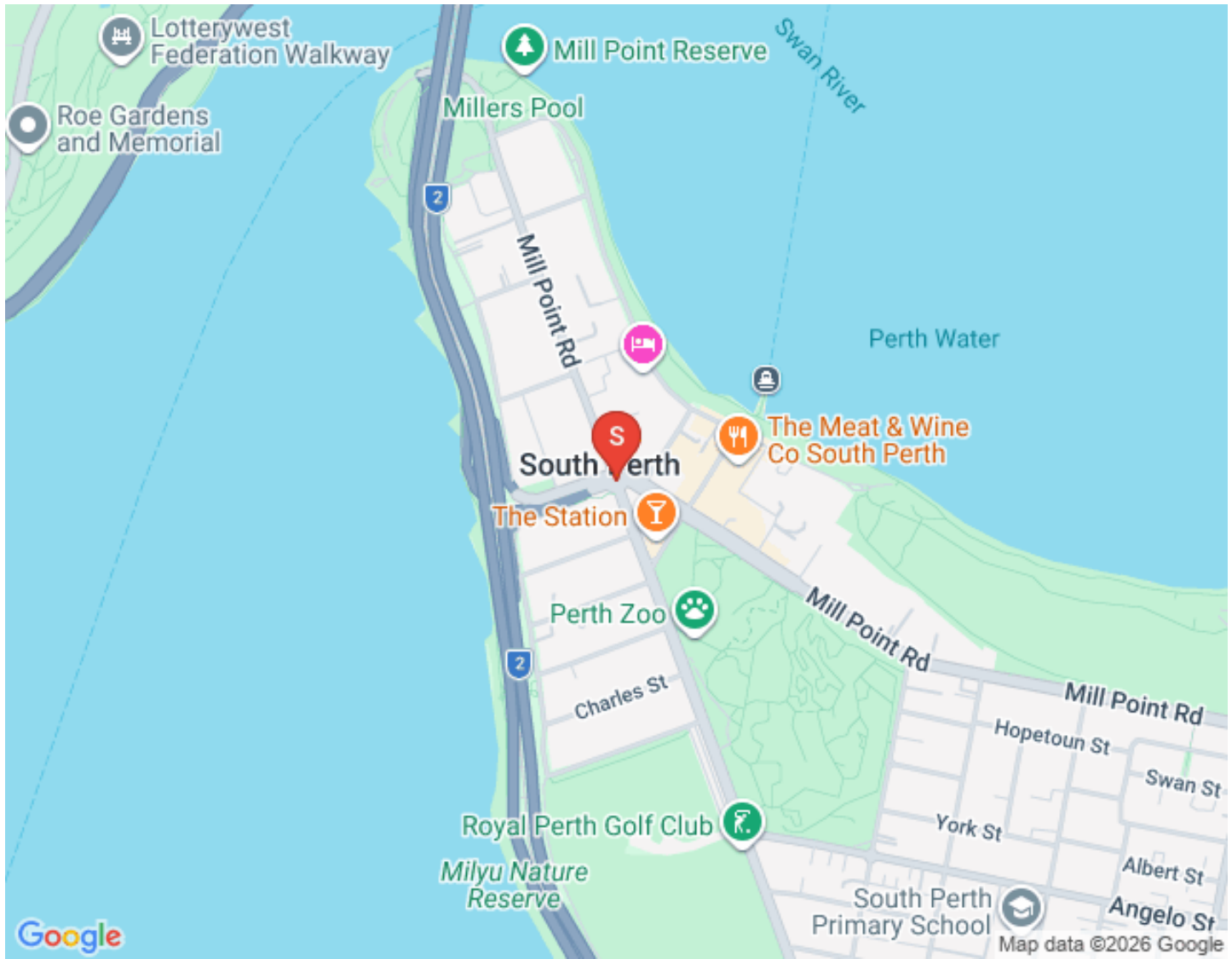
South Perth Shopping Centre



South Perth Cafe Strip



Raffles Hotel

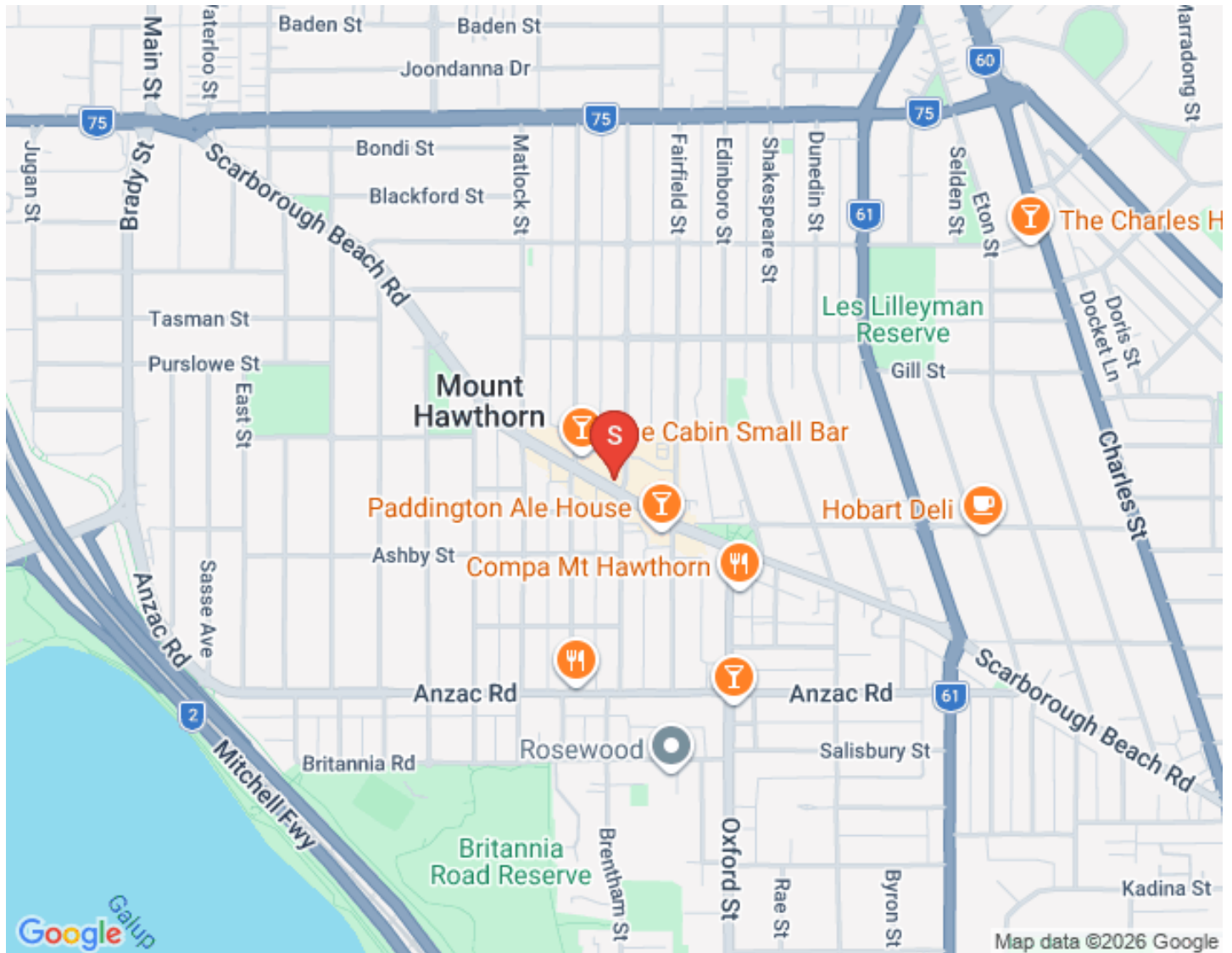




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First National Real Estate Genesis



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.



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

0417900315

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.



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.



KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesisis.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.

Recent Sales in the Area



2/47 Reynolds Road, Mount Pleasant

4 Bed | 2 Bath | 2 Car

Land size: 342sqm

UNDER OFFER



56A Reynolds Road, Mount Pleasant

3 Bed | 2 Bath | 1 Car

Land size: 459sqm

UNDER OFFER



1/79 Beatty Avenue, East Victoria Park

2 Bed | 1 Bath | 1 Car

Land size: 189sqm

\$270,000 to \$300,000



3/40 McMaster Street, Victoria Park

3 Bed | 2 Bath | 2 Car

Land size: 141sqm

UNDER OFFER