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## Welcome



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

**END DATE PROCESS**

2  1  1 

**End Date  
Process**

All offer presented on before 6pm Tuesday 3rd December.  
The seller reserves the right to accept offers before the end date.

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.

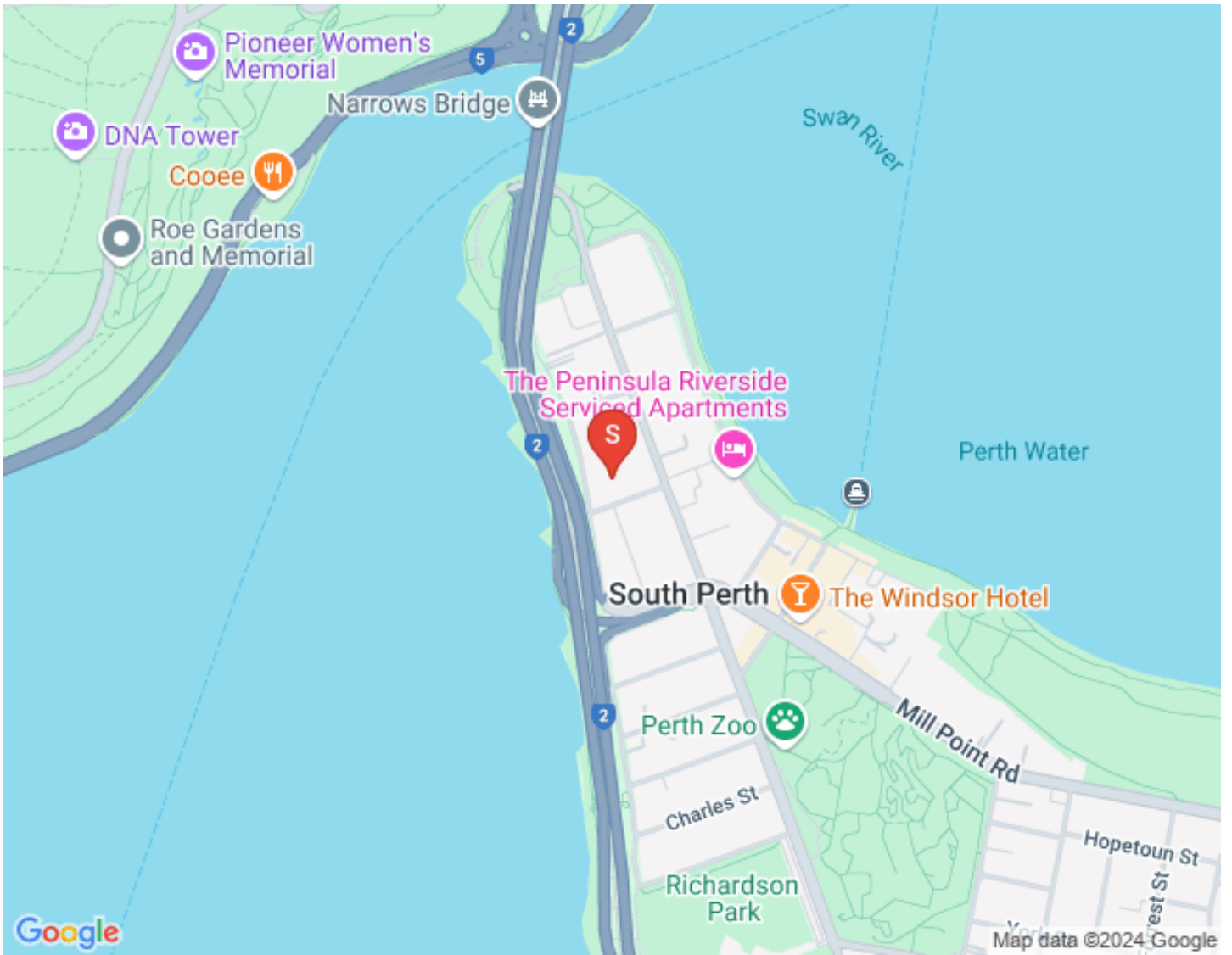
One of the standout features of this unit is the private balcony, an oasis where you can unwind after a long day. Imagine sipping your morning coffee or enjoying an evening glass of wine as you take in the stunning River views—a perfect setting for relaxation and reflection.

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**

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

## Local Schools



[Click to view intake area](#)





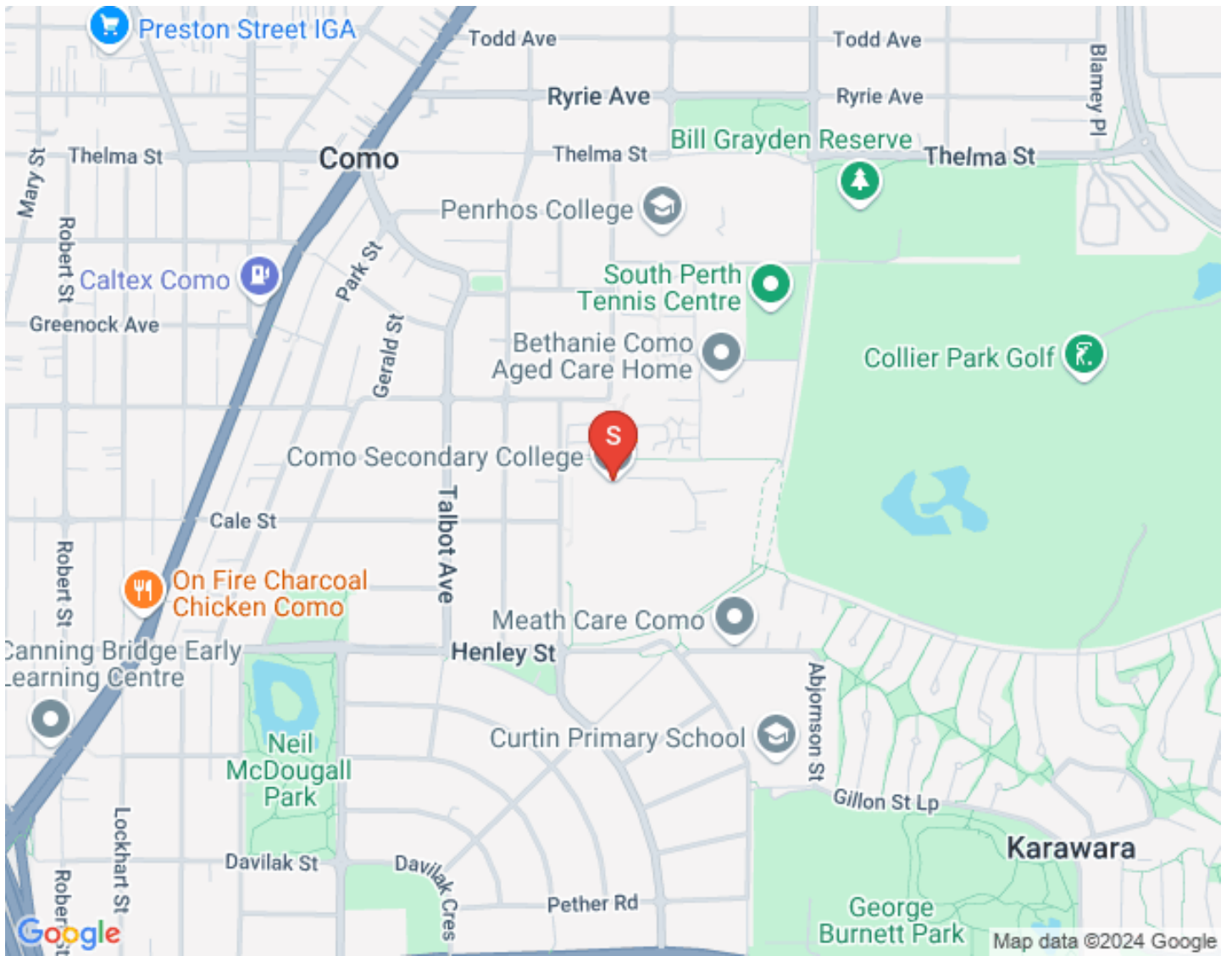


# KENT STREET SENIOR HIGH SCHOOL

[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**



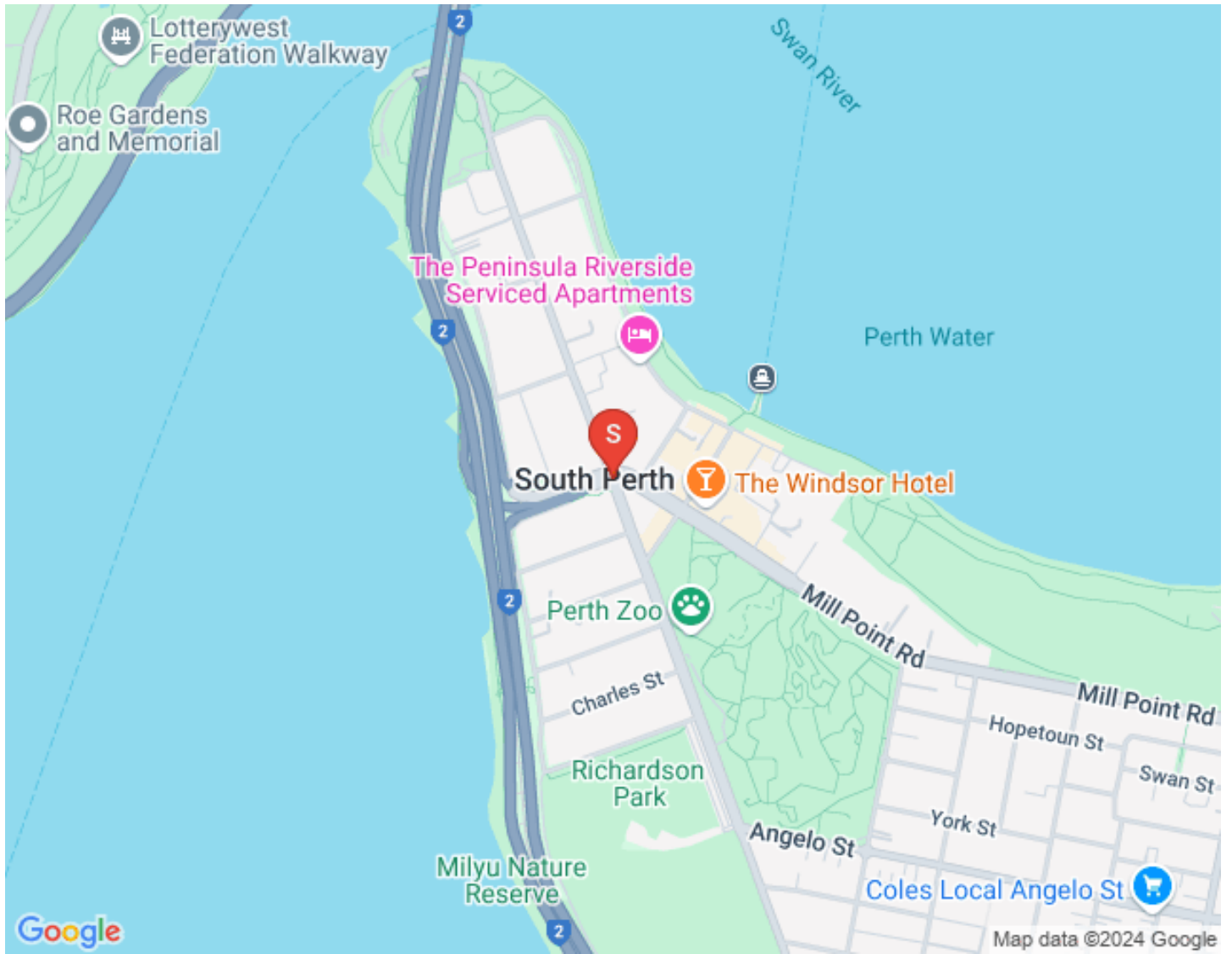


**South Perth Cafe Strip**



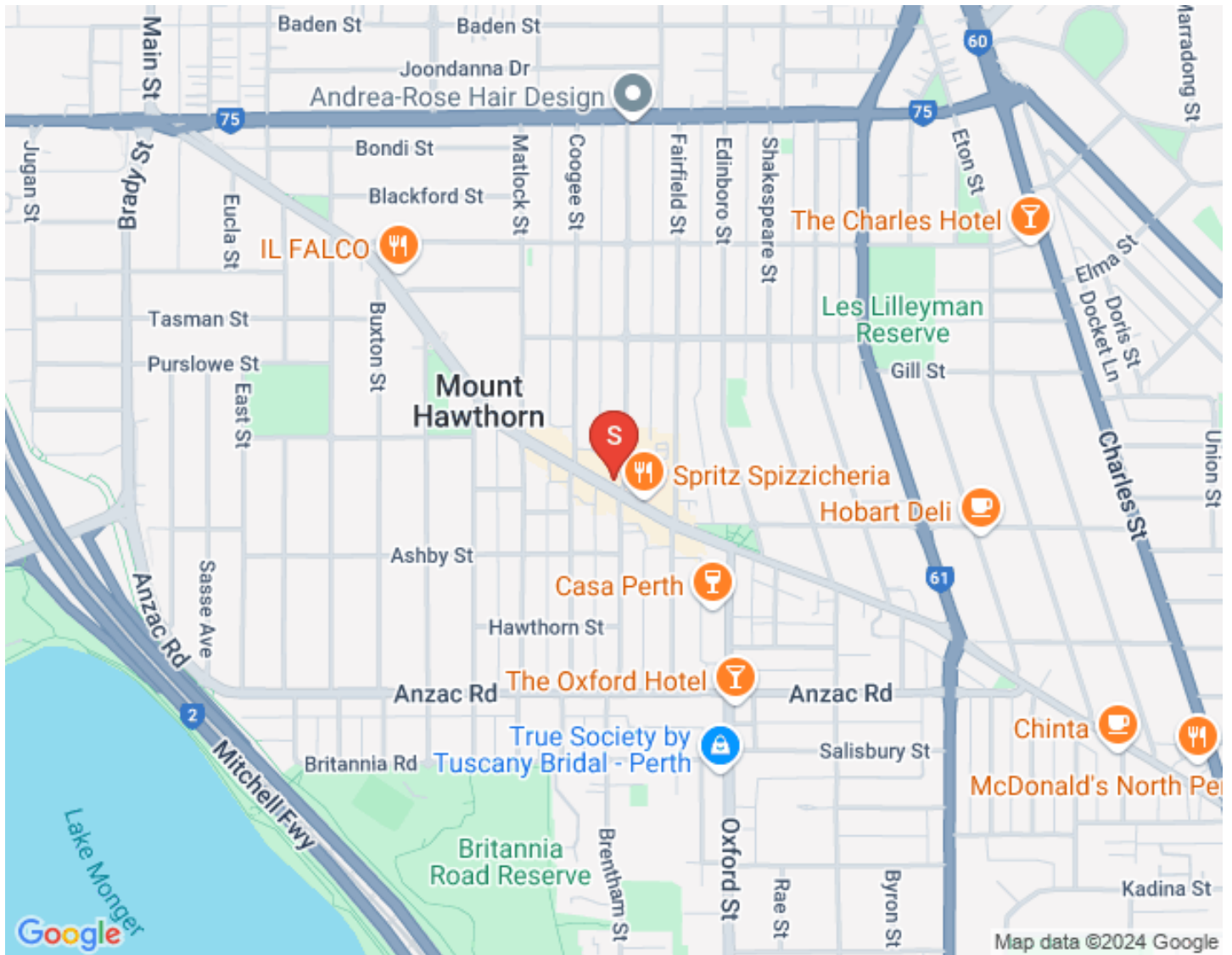
**Raffles Hotel**

Perth's Raffles Hotel noise complaint back in court





## First National Real Estate Genesis



### **RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesi.com.au](mailto:rsingh@fngenesi.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@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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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 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.

## **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.



## **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.



## **ILENA GECAN**

**ASSISTANT PROPERTY MANAGER**

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0412 175 528

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

## Recent Sales in the Area



### 2/47 Reynolds Road, Mount Pleasant

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4 Bed | 2 Bath | 2 Car

Land size: 342sqm

UNDER OFFER



### 56A Reynolds Road, Mount Pleasant

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3 Bed | 2 Bath | 1 Car

Land size: 459sqm

UNDER OFFER





## 1/79 Beatty Avenue, East Victoria Park

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2 Bed | 1 Bath | 1 Car

Land size: 189sqm

\$270,000 to \$300,000



## 3/40 McMaster Street, Victoria Park

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3 Bed | 2 Bath | 2 Car

Land size: 141sqm

UNDER OFFER