

## Table of Contents

- | Welcome
- | Floor Plan
- | Certificate of Title
- | Comparable Sales
- | Offer Documents
- | Local Schools
- | Edgewater
- | Joint Form of General Conditions
- | Team Genesis
- | Our Local Sales

## Welcome



### 23 Lakehill Gardens, Edgewater

Huge Family Home with Sweeping Views of Edgewater

5  2  2 

**End Date  
Process**

Perched atop one of the highest points in Edgewater is this beautiful family home with huge open living spaces, multiple outdoor sitting areas, and a one-of-a-kind lookout in the impeccable backyard, where you can take in the sweeping views of the lake and beyond. From the blooming front garden beds to the intricate verandah detailing, it's clear from the outset that this home is full of character and style. As you enter the home, you step into the light filled lounge room, a large living space with walls of windows offering panoramic views.

From here, you can step up to the spacious formal dining, with the mirrored wall opening the space up even more, and reflecting that beautiful sunlight. This space can easily be used as a second sitting area, or a play area for the kids. Walk straight out from here onto the verandah to sit and enjoy the treetop views or walk up to one of many outdoor seating areas to have your breakfast overlooking all of Edgewater. Access to the verandah is also available directly from your luxury master suite. The master suite is a calm, bright space, with large double windows to take in the magnificent views from bed. Your walk-in wardrobe is roomy and comes with a door for privacy when dressing. The master ensuite has a large corner vanity with plenty of storage, and crisp white finishes giving the bathroom a calm feel. The hero of the ensuite is the large built-in spa bath. Step up, sit down, and soak your days troubles away in this resort style ensuite.

The kids can do the same in the common bathroom, featuring an extra-long built-in bathtub, a great sized shower recess, and an extended vanity with ample bench space. Bedrooms 2, 3 and 4 all come with built-in wardrobes, while bedroom 3 also looks out over the patio, and bedroom 2 has direct access to the backyard. At the heart of this home is the large kitchen, complete with a walk-in pantry, plenty of bench space, and timber cabinetry. Beyond the kitchen is yet another

living area. In winter, the family can enjoy time together relaxing on the sofa with the fireplace crackling. After dinner, family games night can take place in the massive games room, with mum and dad preparing a few cocktails at the built-in bar. In summertime, head out through the sliding door to the backyard for fun and games.

As well as a front verandah, and back patio, this house offers an exquisitely landscaped backyard. Beyond the pergola is a spacious area with both paving and real grass, suited for games of cricket, as well as scootering around the yard. The backdrop is made up of stunning tiered limestone garden beds with trees planted in them that will continue to grow as your family does. Alongside this gorgeous feature wall is the walkway up to the viewing platform, where you can cast your eyes over the entire lake, and all the beautiful greenery that surrounds it. Escape the everyday grind by unwinding at the seating area in this special spot. Beyond the incredible living and outdoor spaces, this home offers air-conditioning, powered easily by the fitted solar panels, a powdered large double garage for all your cars, tools, and workshop needs, and of course the enviable location. Living close to several standout parks, the local primary school, cafes, shops and childcare, your family will have all they need just a stone's throw from the front door.

#### SCHOOL CATCHMENT

Edgewater Primary School (700m)

Belridge Secondary College (3.2km)

#### RATES

Council: \$

Water: \$1418 approx.

Built up area: 461m<sup>2</sup>














Built: 1991

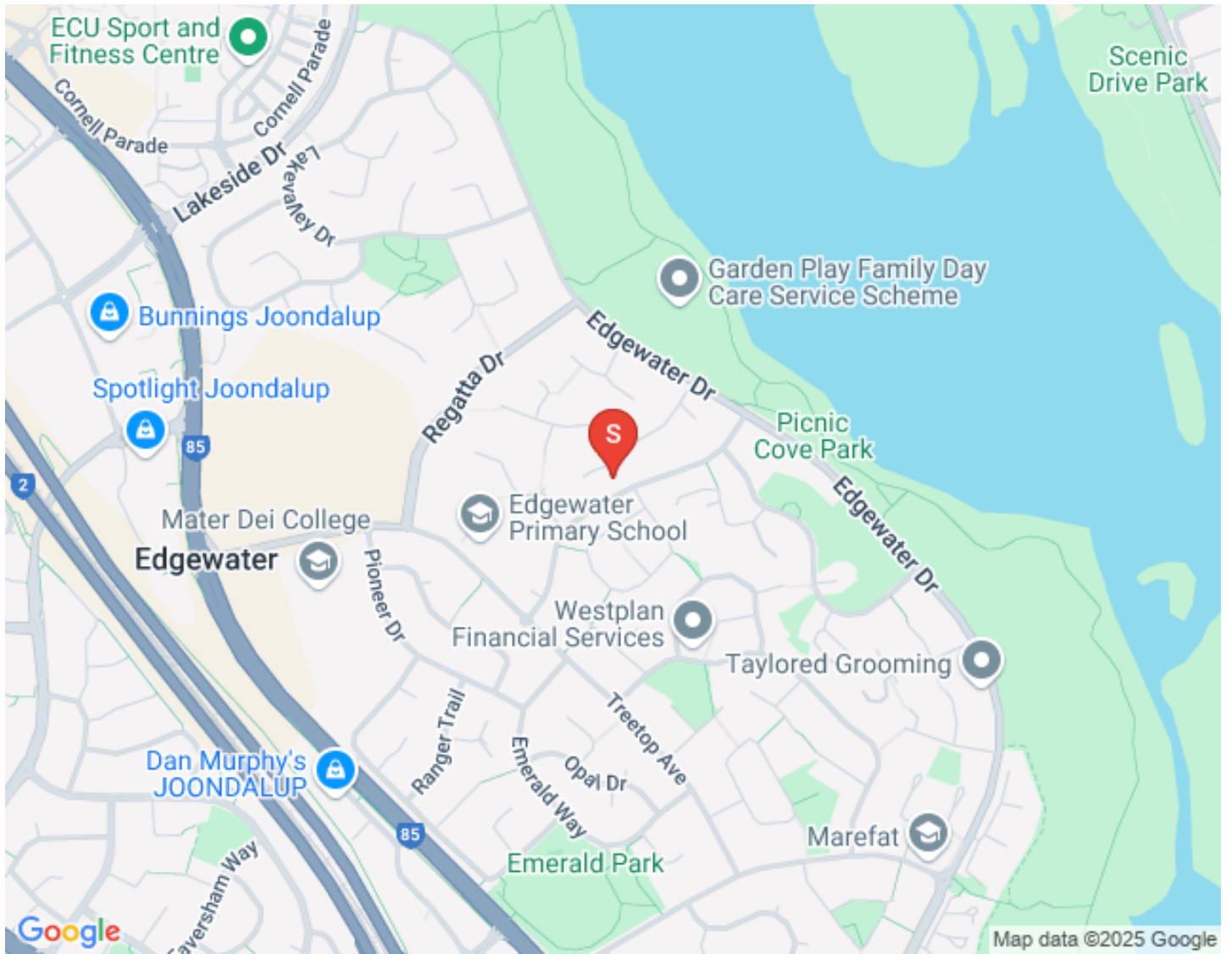
#### FEATURES

- \* Beautiful Views
- \* Stunning Multi-Levelled Garden and Steps Leading to a Lookout (One of the Highest Points of Edgewater)
- \* Massive Living Areas
- \* Evaporative Air-Conditioning (Cool Breeze)
- \* Split System Air-Conditioning (Fujitsu)
- \* Bar
- \* Fireplace
- \* Sweeping Views from Master and Second Bedrooms
- \* 2 Person Built-in Spa Bath in Master Ensuite
- \* Direct Access to Verandah with Views from Master and Lounge
- \* Oven (Westinghouse)
- \* 4 Burner Gas Stove Top (Westinghouse)
- \* Walk-in Pantry
- \* Incredible Landscaping

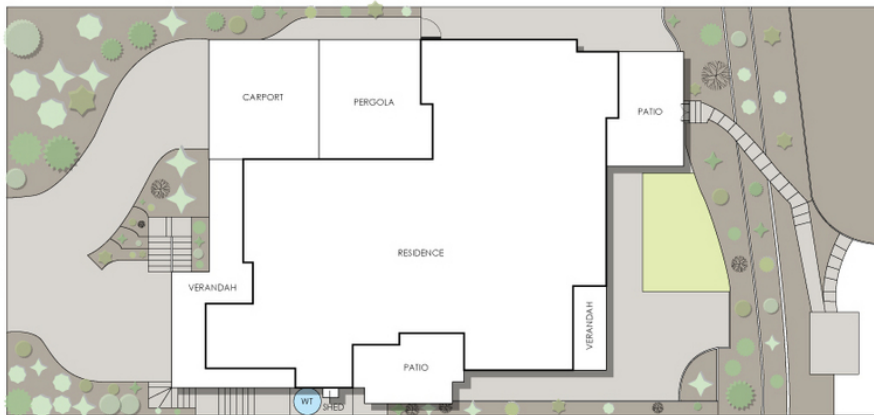
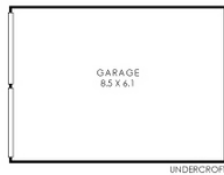
- \* 2 Undercover Outdoor Areas
- \* Sitting Area at the Top
- \* Steps with Rear Access onto Outlook Drive
- \* Solar Panels
- \* Water Tank
- \* Clothesline
- \* Powered Double Garage with Extra Length and Extra Width.

#### LIFESTYLE

- 550m  Picnic Cove Park
- 1.0km  Mater Dei College
- 1.4km  Emerald Park
- 1.7km  Edith Cowan University
- 1.7km  BOUNCE Inc.
- 1.9km  Joondalup Square Shopping Precinct
- 2.1km  Edgewater Shopping Centre
- 3.1km  Lakeside Joondalup Shopping Centre
- 3.4km  Woodvale Village Shopping Centre
- 3.8km  Edgewater Train Station
- 4.8km  Joondalup Resort
- 6.4km  Wanneroo Botanic Gardens & Mini Golf
- 6.8km  Mullaloo Beach



# Floor Plan



## 23 Lakehill Gardens, Edgewater

Residence 260m<sup>2</sup> | Patio 41m<sup>2</sup> | Garage 52m<sup>2</sup> | Verandah 37m<sup>2</sup> | Carport 36m<sup>2</sup> | Pergola 35m<sup>2</sup>  
Total Area 461m<sup>2</sup>



This floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximate representation only. Measurements and floor area do not include or account for wall thickness or roof area under eaves. Ciba Creative 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.cibacreative.com.au

## Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

[Click to Download the Transfer](#)

[Click to Download the Transfer](#)

## Comparable Sales



### 21 JASPER WAY EDGEWATER WA 6027

4 Bed | 2 Bath | 2 Car  
 \$1,040,000  
 Sold ons: 28/11/2023

julie ormston  
 & partners



### 29 LAKEHILL GARDENS, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car  
 \$1,040,000  
 Sold ons: 27/06/2024  
 Days on Market: 147

Land size: 1054



### 3 HORIZON PLACE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car  
 \$1,115,000  
 Sold ons: 07/08/2024  
 Days on Market: 43

Land size: 777

Professionals  
 Real Estate



### 8 REGATTA DRIVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car  
 \$1,125,000  
 Sold ons: 20/03/2024  
 Days on Market: 38

Land size: 836



### 11 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

3 Bed | 2 Bath  
 \$1,150,000  
 Sold on: 11/06/2024  
 Days on Market: -44

Land size: 452



## Offer Documents

[Click to Download the Offer Pack](#)

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

## Local Schools

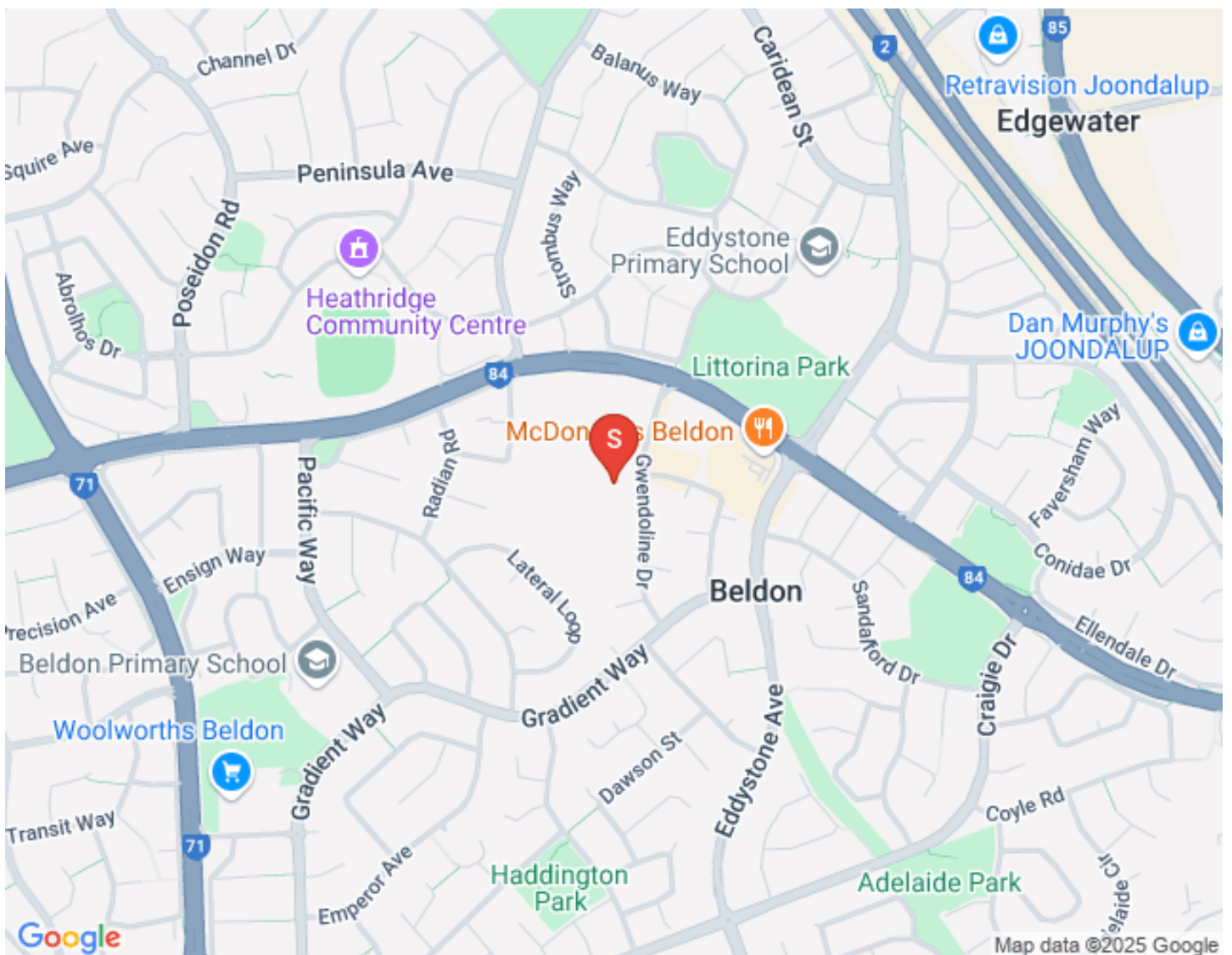


[Click to view Edgewater Primary School](#)





[Click to view Belridge Secondary College](#)



## Edgewater

### Local Parks

Wedgewood Park



Picnic Cove



**Lake Joondalup**





**Lake Joondalup Walking Trail**

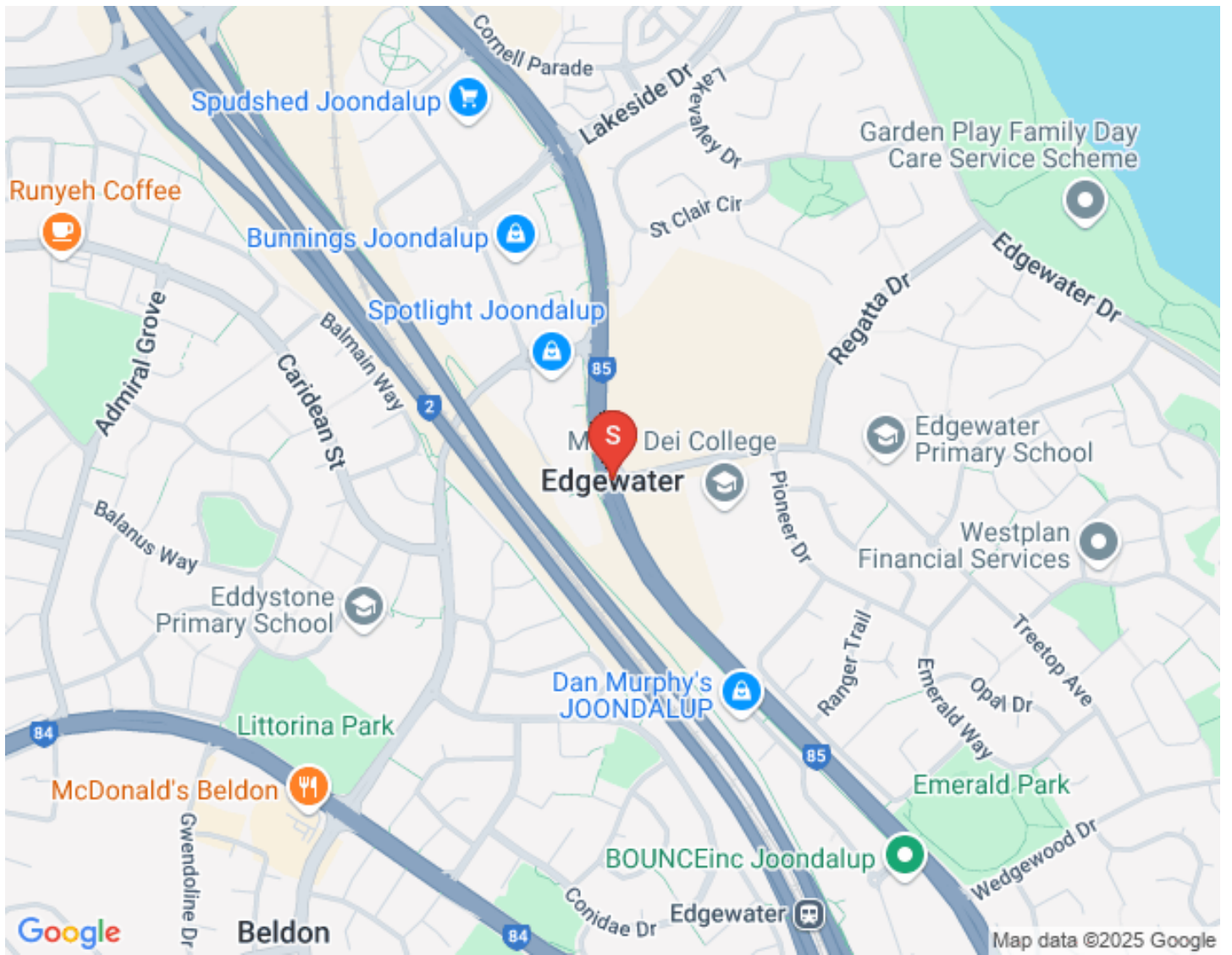


**Lakeside Joondalup**



Joondalup Square







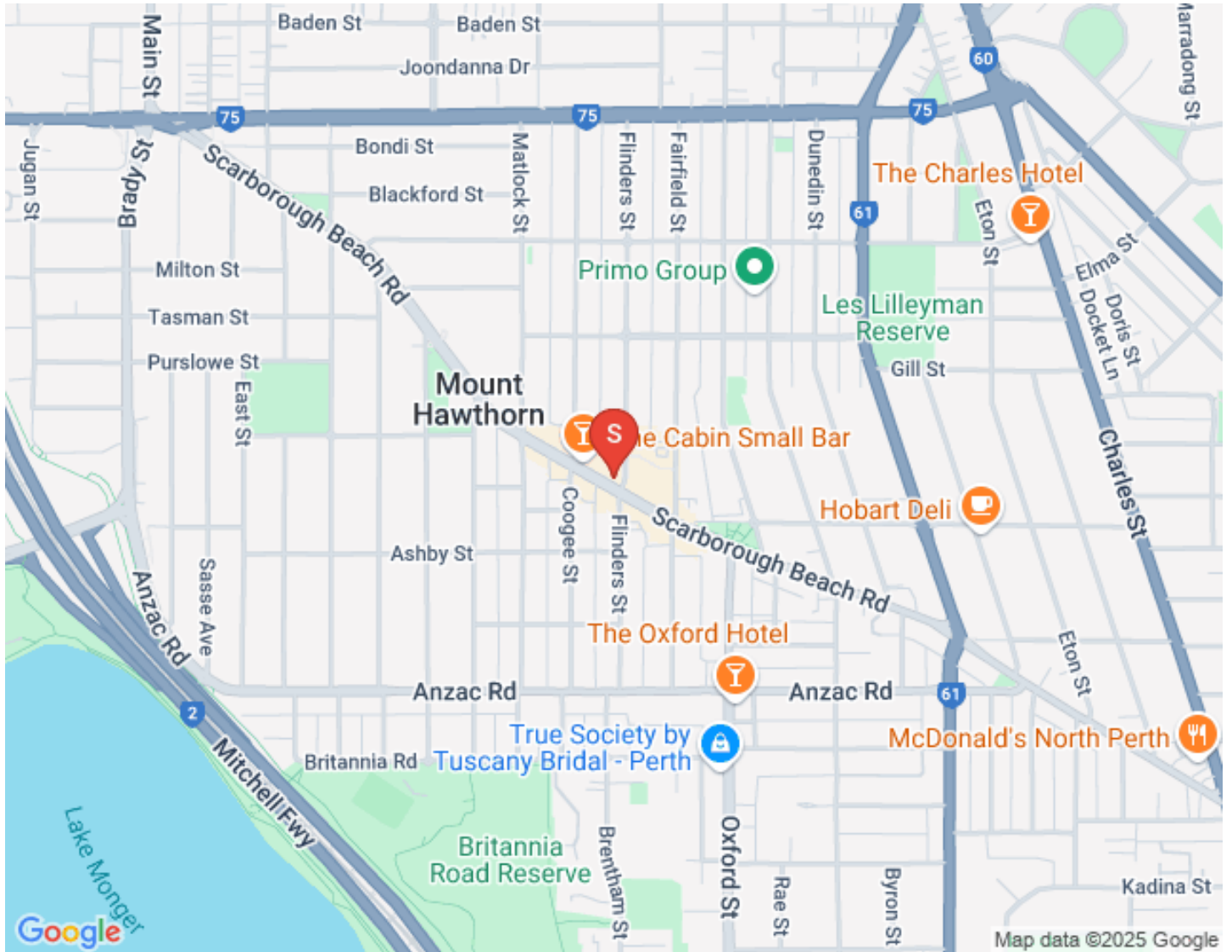
# Joint Form of General Conditions

**2022 General Conditions**

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

## Team Genesis



### **DAMIAN MARTIN**

PARTNER / SALES CONSULTANT

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.



## **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.

## **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.



## **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@fn genesis.com.au](mailto:njayant@fn genesis.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.



## **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.



## 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

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**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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

## Our Local Sales



### 30 Woodland Loop, Edgewater

---

4 Bed | 2 Bath | 2 Car

Land size: 755sqm

UNDER OFFER



### 20 Ridge Close, Edgewater

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6 Bed | 3 Bath | 2 Car

Land size: 901sqm

High \$700,000's



### 4 Quarry Ramble, Edgewater

---

4 Bed | 2 Bath | 2 Car

Land size: 710sqm

End Date Process



## 10 Lake Vista, Edgewater

---

4 Bed | 2 Bath | 2 Car

UNDER OFFER

## 97 Edgewater Drive, Edgewater

---

4 Bed | 2 Bath | 2 Car

Land size: 855sqm

End Date Process



## 28 Woodland Loop, Edgewater

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6 Bed | 2 Bath | 2 Car

Land size: 1110sqm

Record Price



## 5 Lakehill Gardens, Edgewater

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5 Bed | 2 Bath | 2 Car

Land size: 799sqm

End Date Process



## 26 Wedgewood Drive, Edgewater

---

4 Bed | 2 Bath | 2 Car

UNDER OFFER



## 22 Regatta Drive, Edgewater

---

5 Bed | 3 Bath | 2 Car

Land size: 810sqm

UNDER OFFER



## 19 Clifftop Court, Edgewater

---

4 Bed | 2 Bath | 2 Car

Land size: 704sqm

End Date Process



## 10 Clifftop Court, Edgewater

---

3 Bed | 2 Bath | 2 Car

Land size: 870sqm

End Date Process



## 91 Edgewater Drive, Edgewater

---

4 Bed | 2 Bath | 3 Car

Land size: 720sqm

UNDER OFFER



## 28 Wedgewood Drive, Edgewater

---

3 Bed | 2 Bath | 2 Car

Land size: 288sqm

UNDER OFFER