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## Welcome



### 282D Railway Parade, East Cannington

**Sophisticated Modern Living in Standout  
Location**

**End Date**

**Process**

All offers presented on or before 6pm Tuesday 29th April (The seller reserves the right to accept an offer prior to the end date).

Step into a modern home that's ready for you to make your own. Whether you're starting a new chapter with your family, looking for a smart investment, or seeking a convenient lifestyle, this home offers comfortable low maintenance living in the heart of East Cannington. This location is ideal, offer the convenience of having parks and train stations less than a kilometre away, with the bustling Westfield Carousel just around the corner for all your shopping, dining, and entertainment needs. With local schools within walking distance and the nearby leisureplex, everything you need for a vibrant and connected lifestyle is right at your fingertips.

Inside, the home has been thoughtfully designed for comfort and practicality. The master bedroom includes a split system air conditioner, a walk-in wardrobe, and a private ensuite, offering a beautiful retreat at the end of your busy day. The two additional bedrooms feature mirrored built-in robes that reflect natural light, adding to the bright and airy atmosphere. All bedrooms are finished with soft carpet underfoot for added comfort.

The heart of the home is the open-plan living and dining area, where natural light pours in to create a warm, inviting space. Tiled flooring throughout these high-traffic areas is both low-maintenance and durable, making everyday living a breeze. The kitchen is sleek and functional with built-in cabinetry, a tiled splashback, ample bench space, and a dedicated recess for a dishwasher. A clever kitchen soffit keeps the space looking streamlined, neatly concealing the workspaces from view while blending beautifully with the living area.

Step outside and enjoy the paved, covered alfresco area, the perfect space for enjoying meals

outdoors all year round. Garden beds surround the space, ready for you to personalise with plants and greenery of your choice, adding a touch of life and colour to your new outdoor haven. This is a home that combines comfort, style, and a truly convenient location. Move in, make it your own, and enjoy the ease of living in the well connected suburb of East Cannington.

#### SCHOOL CATCHMENT

Gibbs Street Primary School (1.3km)

Cannington Community College (2.2km)

#### RATES

Council: \$1816 yearly

Water: \$1175 yearly

Strata Fee: \$286 per Quarter

#### FEATURES

- \* 3 Bedrooms
- \* 2 Bathrooms
- \* High Ceilings in Common Areas
- \* Open Plan Living and Dining
- \* LED Downlights Throughout
- \* Kitchen with Built-in Cabinetry, Extensive Benchspace, and a Tiled Splashback.
- \* Split System Air Conditioning in Living Area and Master Bedroom
- \* Master Suite with Walk-in Wardrobe and Ensuite Bathroom
- \* Secondary Bedrooms with Built-in Mirrored Sliding Door Robes
- \* Carpet Flooring in All Bedrooms
- \* Separate Laundry with Access to Backyard
- \* Paved Outdoor Alfresco Area
- \* Double Garage

#### LIFESTYLE

500m  Albion Park

850m  Cunnington Park

900m  Beckenham Train Station

1.0km  East Cannington Reserve

1.2km  Cannington Leisureplex

1.3km  Westfield Carousel Shopping Centre

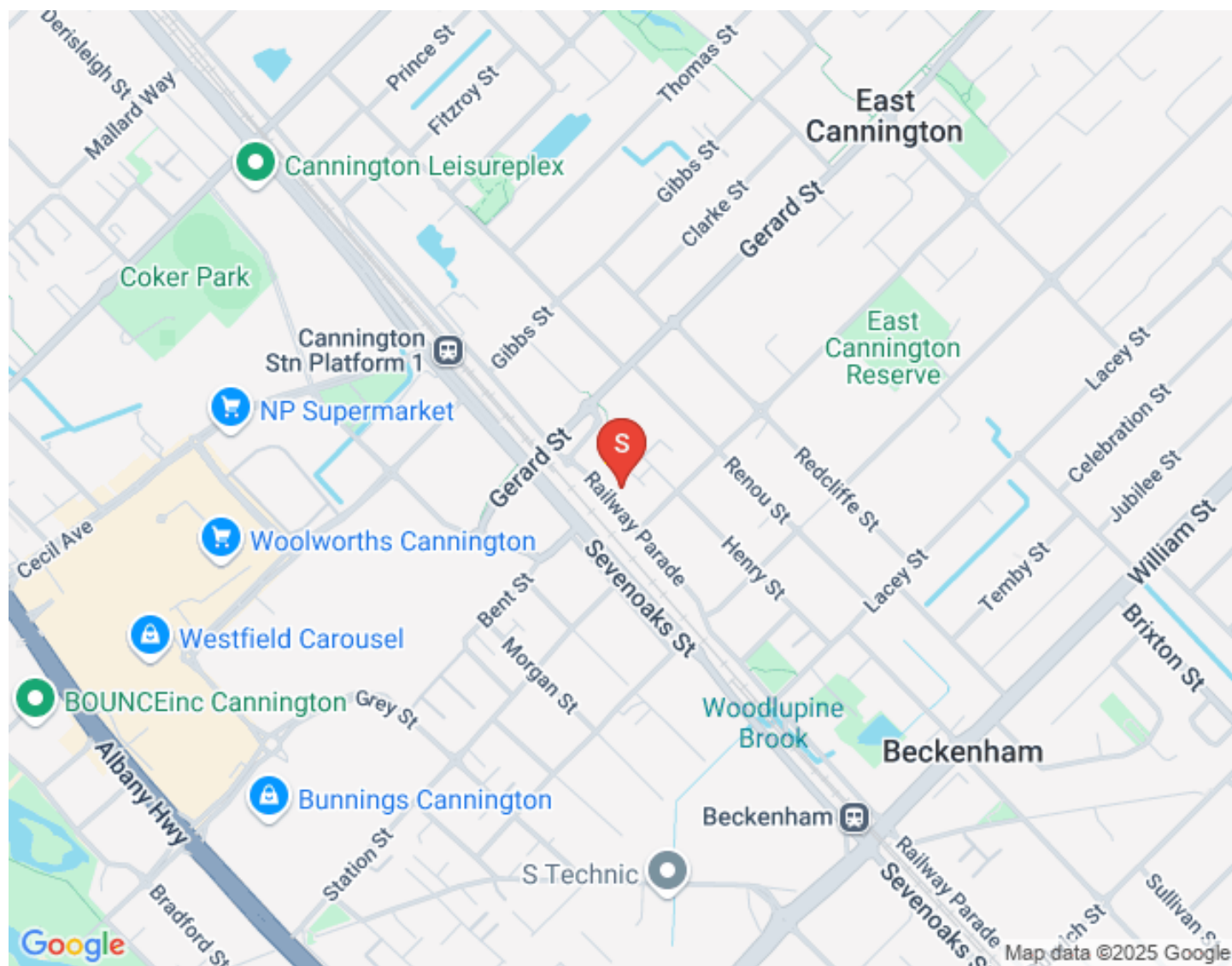
1.3km  NP Supermarket

1.8km  Varsity Cannington

1.8km  Box 1 Bar and Restaurant

2.3km  Beckenham Shopping Centre

7.9km  Shelley Beach Park



## Certificate of Title

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

[Click to Download the Plan](#)

[Click to download the Title List](#)

## Offer Documents

[Click to download the Offer Pack](#)

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

# Strata Documents

## Strata Documents

[Click to download Strata Plan \(Att 1 & 2\)](#)

[Click to download By-Laws \(Att 3\)](#)

[Click to download AGM Minutes \(Att 4\)](#)

[Click to download Financial Documents \(Att 5\)](#)

[Click to download Levy Notice \(Att 6\)](#)

[Click to download Precontractual Disclosure](#)

[Click to download Lot Invoice](#)

## Comparable Sales



### 286 RAILWAY PARADE, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 1 Bath | 3 Car  
\$647,500  
Sold ons: 04/03/2025  
Days on Market: 13



### 4/25 HENRY STREET, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 2 Bath | 1 Car  
\$610,000  
Sold ons: 28/11/2024  
Days on Market: 46



### 3/87 STATION STREET, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 2 Bath | 4 Car  
\$630,000  
Sold ons: 17/02/2025  
Days on Market: 15

Land size: 261



### 97D RENOU STREET, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 2 Bath | 2 Car  
\$610,000  
Sold ons: 26/12/2024  
Days on Market: 24



### 6/331 SEVENOAKS STREET, CANNINGTON, WA 6107, CANNINGTON

3 Bed | 2 Bath | 2 Car  
\$611,000  
Sold ons: 07/01/2025  
Days on Market: 41





### UNIT 2/90 RENOU STREET, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 2 Bath | 2 Car  
\$660,000  
Sold ons: 08/10/2024  
Days on Market: 7

Land size: 202



### 7/73 STATION STREET, CANNINGTON, WA 6107, CANNINGTON

3 Bed | 2 Bath | 3 Car  
\$665,000  
Sold ons: 01/08/2024  
Days on Market: 31

Land size: 221



### 36B GERARD STREET, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 2 Bath | 2 Car  
\$690,000  
Sold ons: 26/08/2024  
Days on Market: 11



### 28B CENTRAL TERRACE, BECKENHAM, WA 6107, BECKENHAM

3 Bed | 2 Bath | 2 Car  
\$650,000  
Sold ons: 13/09/2024  
Days on Market: 40

Land size: 242



### 72 DOTTEREL WAY, EAST CANNINGTON, WA 6107, EAST CANNINGTON

3 Bed | 2 Bath | 2 Car  
\$690,000  
Sold ons: 12/03/2025  
Days on Market: 27

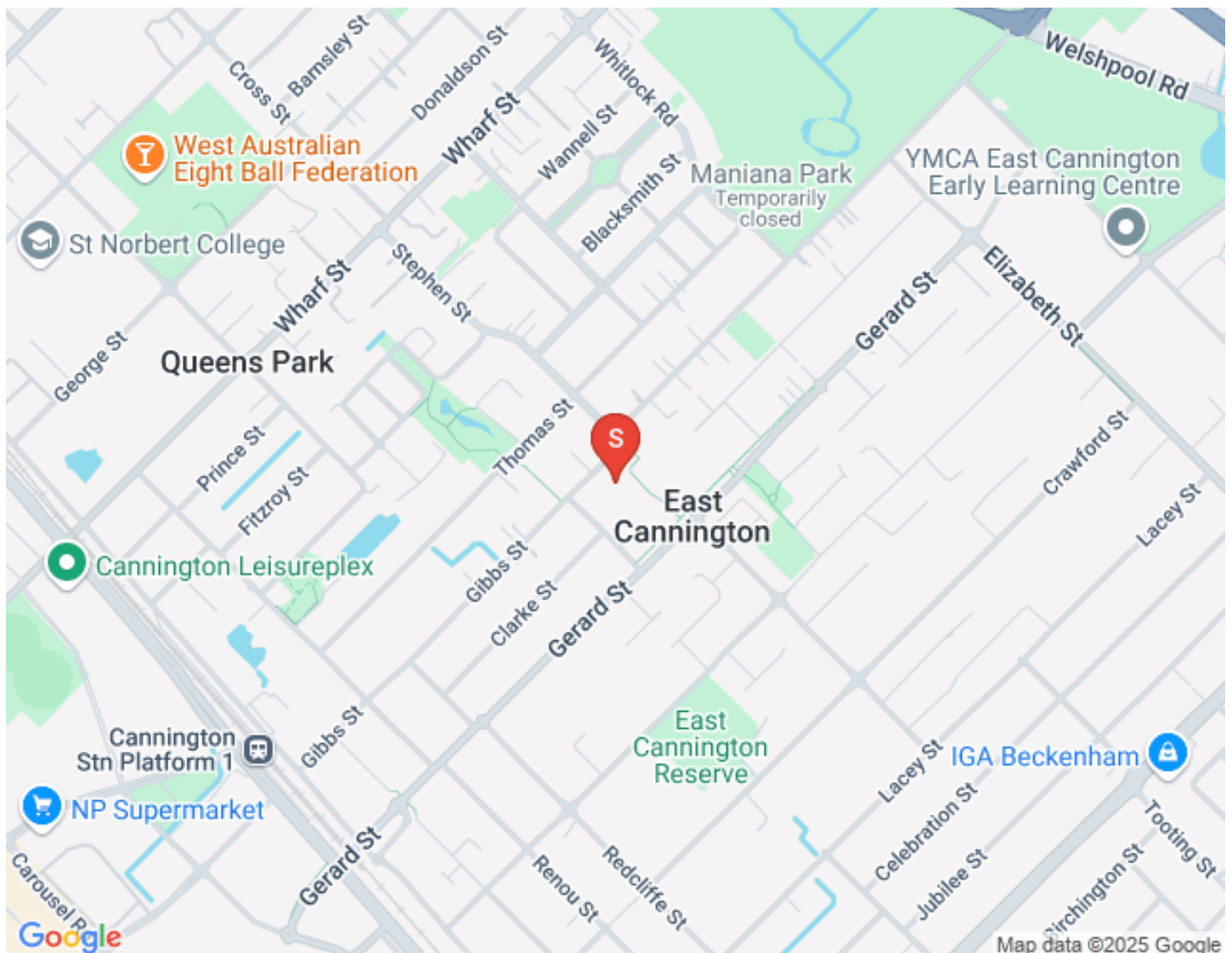
Land size: 271

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## Local Schools



[Click to view Intake Area](#)





[Click to view Intake Area](#)



## East Cannington

### East Cannington Park and Reserve



### Westfield Carousel



**The Waverly Brewhouse**



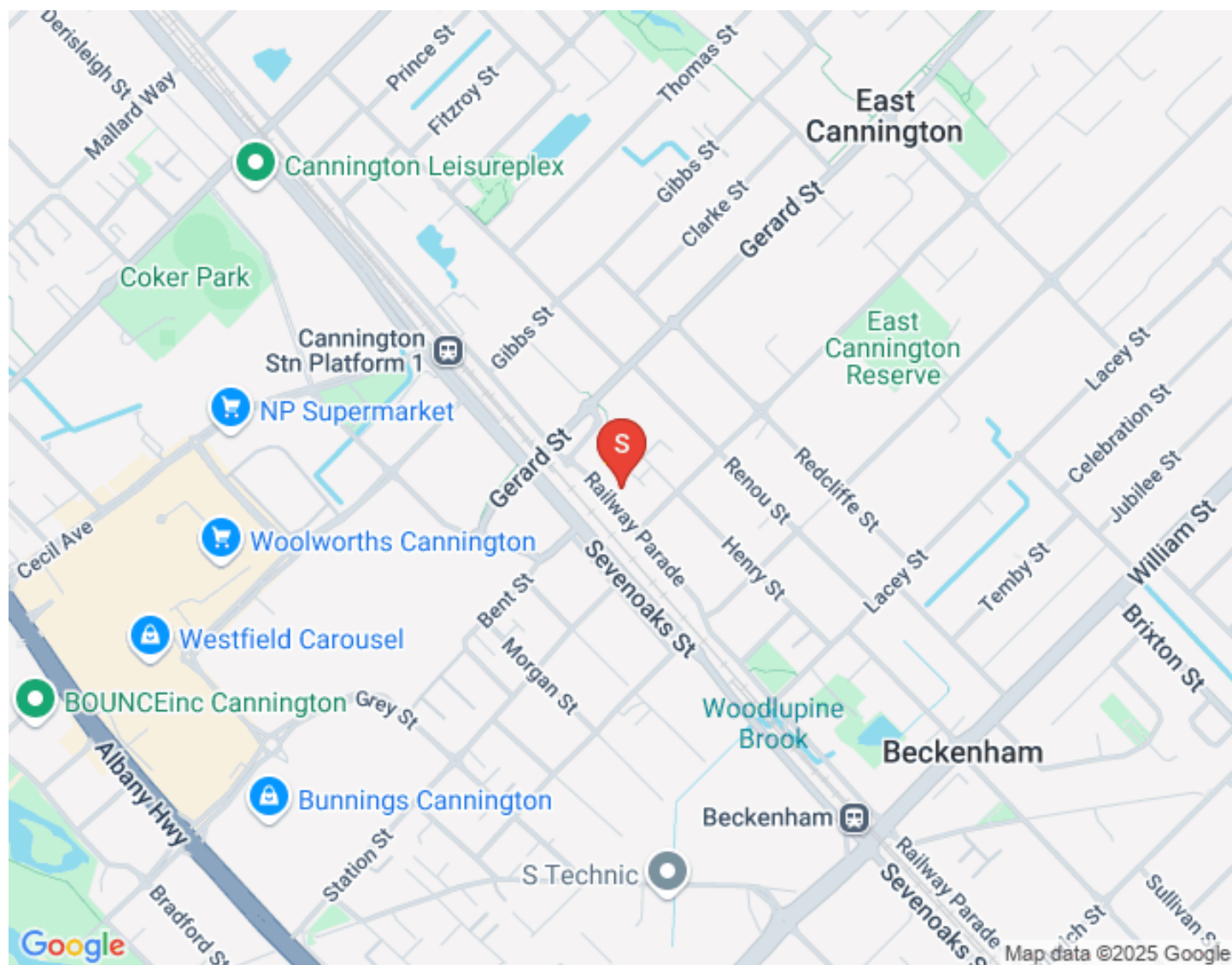
**LOST REALITY Escape Rooms Cannington**





## Bounce





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## 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](#)



**first  
national**  
REAL ESTATE

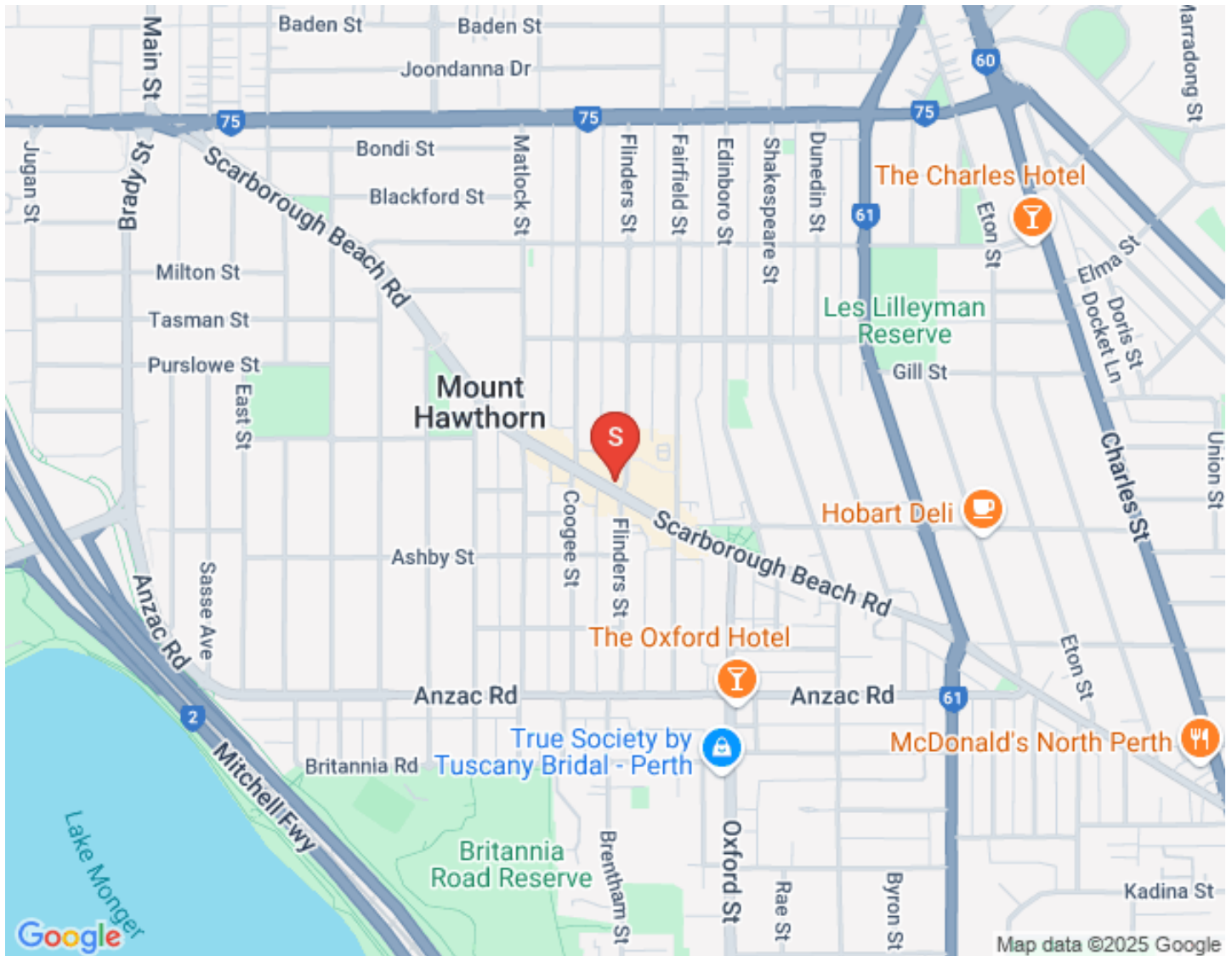
Genesis

**Ronnie Singh**

0430161765

[rsingh@fngenesis.com.au](mailto:rsingh@fngenesis.com.au)

## Team Genesis



**RONNIE SINGH**

SALES CONSULTANT

0430161765

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



## **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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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.



## **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.



## MARK HUTCHINGS

### SALES CONSULTANT

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0416304650

[mhutchings@fngenesisis.com.au](mailto:mhutchings@fngenesisis.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.



## GUY KING

### SALES CONSULTANT

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0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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.





## **KEN WIGGINS**

**SALES AGENT**

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0403012950

[kwiggins@fngenesis.com.au](mailto:kwiggins@fngenesis.com.au)

Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



## **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 word of Property Management.





## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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[admin@fngenesisis.com.au](mailto:admin@fngenesisis.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.



## **CAITLIN MCSHERRY**

**RECEPTIONIST**

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[reception@fngenesisis.com.au](mailto:reception@fngenesisis.com.au)

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

## Recent Sales in the Area



### 237 Corinthian Road East, Riverton

3 Bed | 2 Bath | 2 Car

Land size: 314sqm

UNDER OFFER



### 23 Bertram Street, Maddington

3 Bed | 1 Bath | 1 Car

Land size: 807sqm

UNDER OFFER



### 1 Cale Court, Maddington

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

UNDER OFFER BY RONNIE SINGH



## 13 Cedar Way, Maddington

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3 Bed | 1 Bath | 2 Car

Land size: 405sqm

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