

Table of Contents

- | Welcome
- | Floor Plan
- | Comparable Sales
- | Rental Assessment
- | Certificate of Title
- | Offer Documents
- | Local Schools
- | Greenmount
- | Joint Form of General Conditions
- | Team Genesis
- | Recent Sales in the Area

Welcome



**11 Innamincka Road,
Greenmount**

FOR DEFINITE SALE

3  2  2 

**End Date
Process**

All offer presented on before 6pm Tuesday, February 18th.
The seller reserves the right to accept offers before the end date.

RATES

Council:

Water: \$1,252.08

SCHOOL CATCHMENTS

Greenmount Primary School (450m)

Swan View Senior High School (2km)

FEATURES

General

- * Build Year: 2001
- * Floor Area:
- * Construction: Wood Framed, Fibercement Cladding
- * Laminate & Carpet Floors
- * 2 Living Spaces
- * Seperate Study
- * Split-system Air-conditionings (4 x Mitsubishi)
- * Bedroom 2 (Semi-ensuite)

Kitchen

- * 600mm Oven (Technika)
- * 5 Burner Gas Stove-top (Technika)

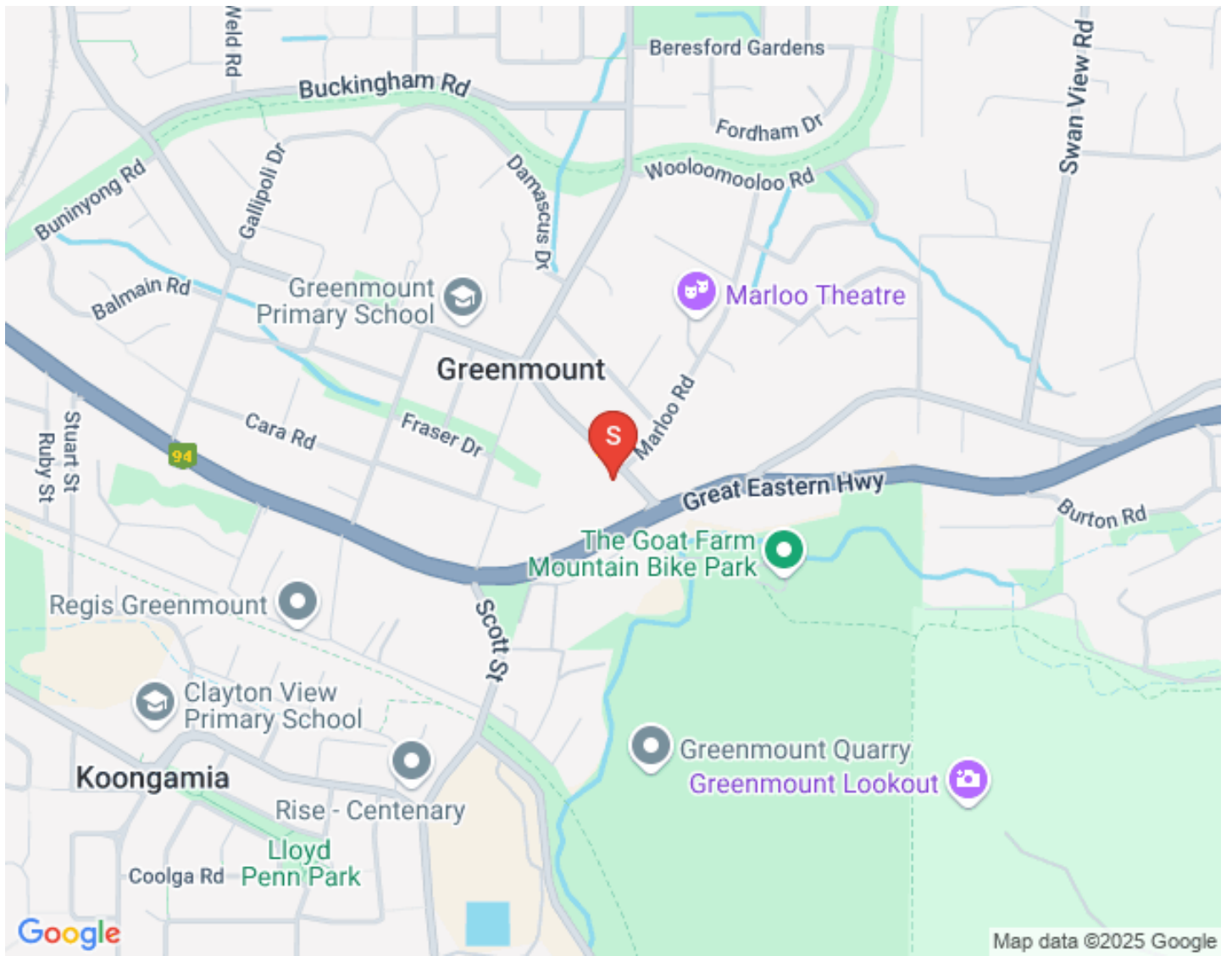
- * Dishwasher (Whirlpool)
- * Walk-in-pantry
- * Lots of Cupboards
- * Fridge Recess (1.2m width, 1.7m height)

Master Suite

- * Walk-in-wardrobe
- * Ensuite with Corner Spa
- * City Views

Outside

- * City Views
- * Instant Gas Hot Water System (Rinnai)
- * 6.6kW Solar Panels
- * 5kW Inverter (SolarEdge)
- * Double Carport (undercroft)
- * Shed/Workshop/Studio
- * Fruit Orchard (retic)
- * Veggie Patch (retic)
- * Lawn (retic)
- * Rain Tank (28,000ltrs)
- * Fully fenced



Floor Plan



11 Innamincka Road, Greenmount

Residence 188m² | Porch 8m² | Workshop 41m² | Balcony 30m² | Patio 15m² | Undercroft Parking 52m² | Outdoor Sitting 9m²
Total Area 343m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, of measurements, and any other information shown are an approximate representation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose.
www.cliocreative.com.au

Comparable Sales



47 COONGAN AVENUE, GREENMOUNT, WA 6056, GREENMOUNT

3 Bed | 2 Bath | 2 Car
\$732,000
Sold ons: 24/07/2024
Days on Market: 9

Land size: 913
sale - sold



500 GREAT EASTERN HIGHWAY, GREENMOUNT, WA 6056, GREENMOUNT

3 Bed | 1 Bath | 1 Car
\$770,000
Sold ons: 06/09/2024
Days on Market: 12

Land size: 1721
sale - sold



29 CARA ROAD, GREENMOUNT, WA 6056, GREENMOUNT

3 Bed | 1 Bath
\$771,000
Sold ons: 06/01/2025
Days on Market: 28

Land size: 1639
sale - sold



11 WOOLLOOMOOLOO ROAD, GREENMOUNT, WA 6056, GREENMOUNT

3 Bed | 2 Bath | 2 Car
\$815,000
Sold ons: 19/09/2024
Days on Market: 10

Land size: 2025
sale - sold



4 DAMASCUS DRIVE, GREENMOUNT, WA 6056, GREENMOUNT

4 Bed | 2 Bath | 2 Car
\$875,000
Sold ons: 01/02/2024
Days on Market: 14

Land size: 907
sale - sold

Rental Assessment

[Rental_Valuation_Estimate_AVM_11_Innamincka_Road_Greenmount_WA_6056_Sa-45-2025.pdf](#)

Certificate of Title

[Click Here to Download The Certificate of Title](#)

[Click here to download the Certificate of Title with Sketch](#)

[Click Here to Download Diagram](#)

Offer Documents

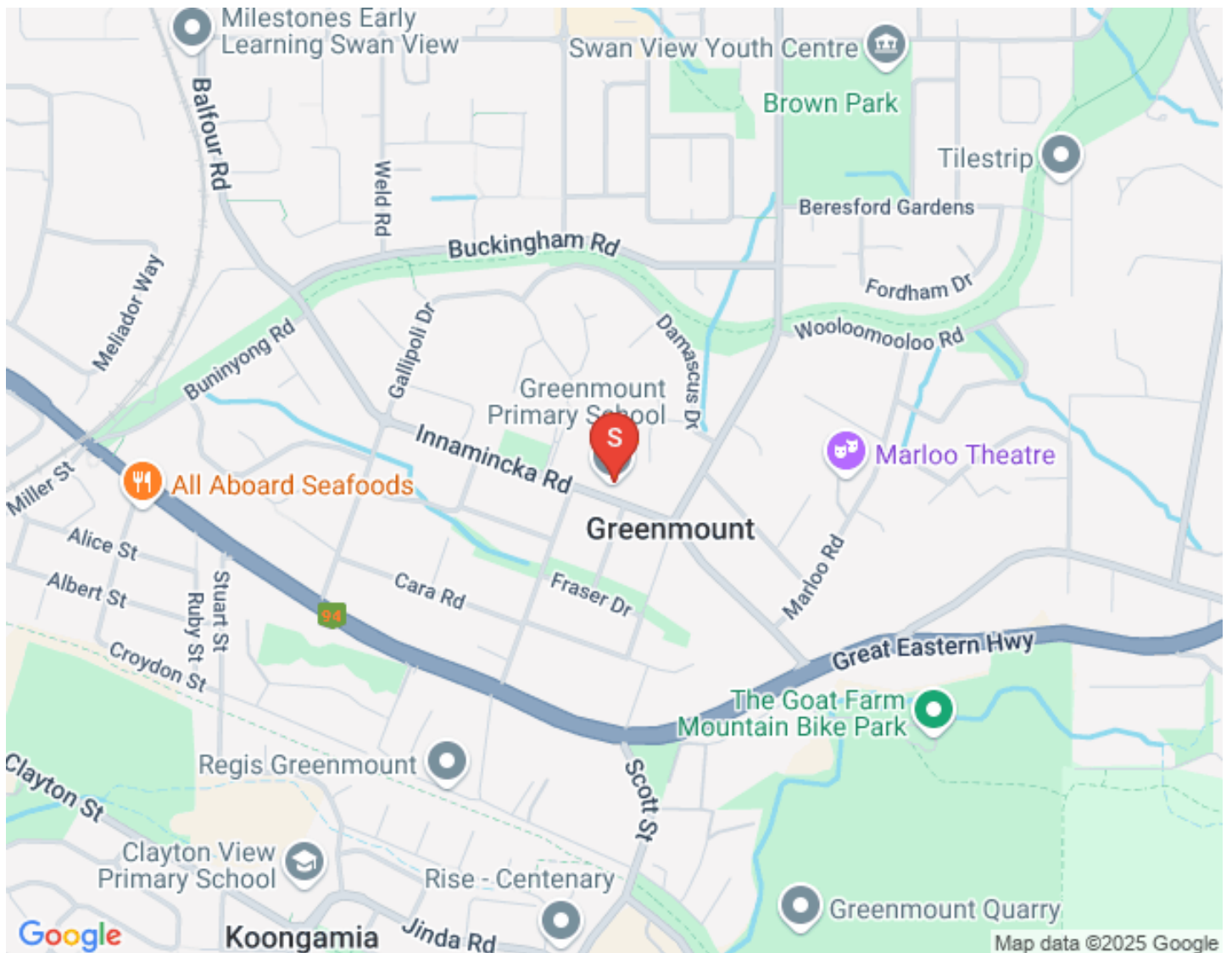
[Click to Download Draft Offer Documents](#)

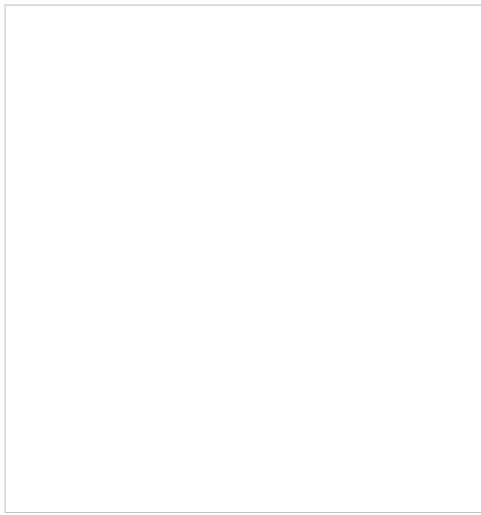
[Click to Download the Multiple Offers Form](#)

Local Schools

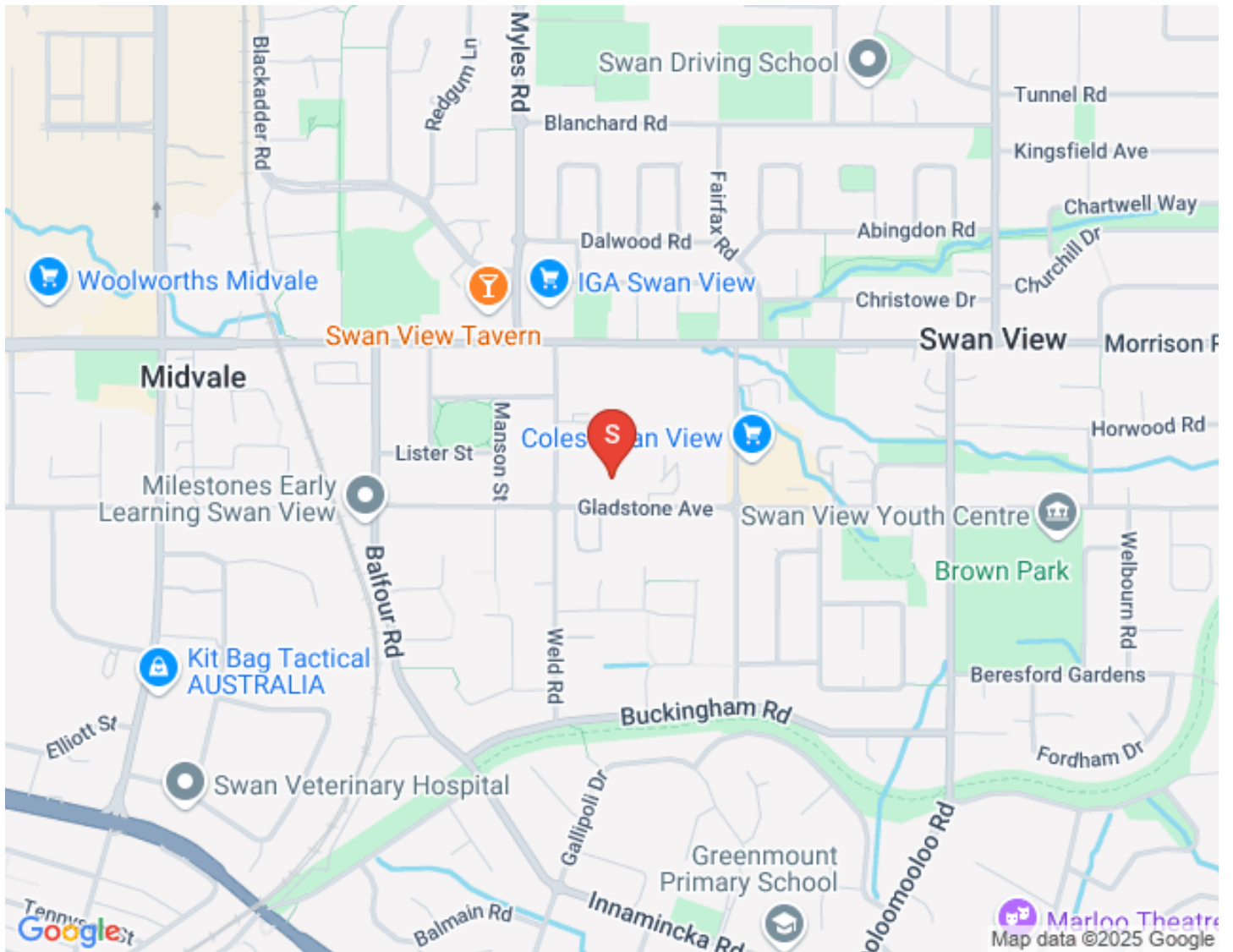


[Click Here to view intake information](#)





[Click Here to view intake information](#)



Greenmount

Greenmount National Park



John Forrest National Park



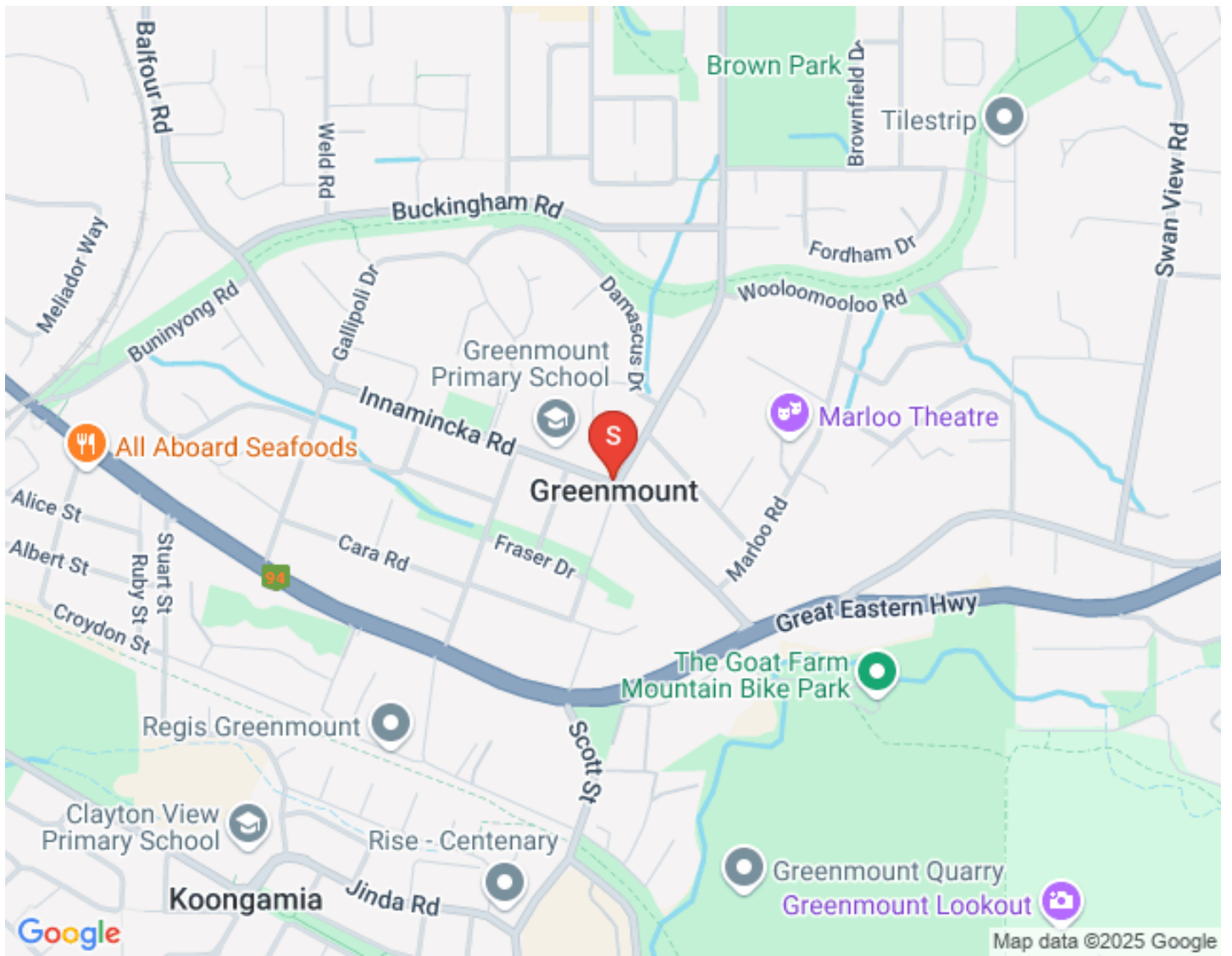
Swan View Tunnel



t

Swan View Shopping Centre



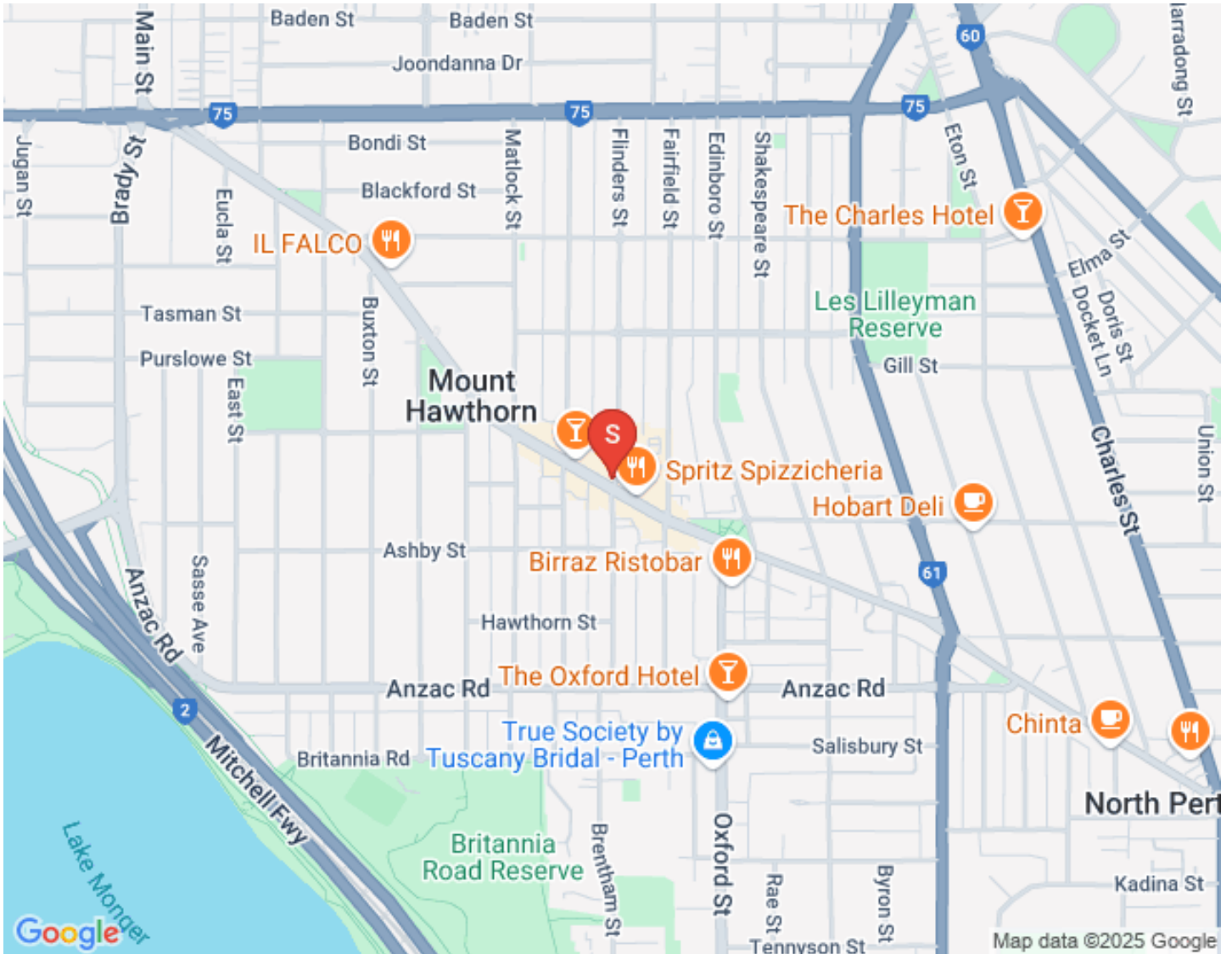


Joint Form of General Conditions

2022 General Conditions

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

Team Genesis



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fnggenesis.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.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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.



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.



NISTHA JAYANT

PERSONAL ASSISTANT

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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

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

admin@fngenesis.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.

Recent Sales in the Area



25 Benowa Drive, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 3288sqm

****UNDER OFFER****



11B Hidden Court, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 1013sqm

End Date Process



5 Pax Grove, Glen Forrest

3 Bed | 1 Bath | 2 Car

Land size: 1.05ac

End Date Process



16 Statham Street, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 2034sqm

End Date Process



105 Gill Street, Mundaring

4 Bed | 2 Bath | 4 Car

Land size: 1.18ha

UNDER OFFER



880 Viveash Road, Swan View

4 Bed | 2 Bath | 2 Car

Land size: 2.18ha

UNDER OFFER



93 Talbot Road, Swan View

3 Bed | 1 Bath | 3 Car

Land size: 686sqm

From \$379,000