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Welcome




15 Vista Drive, Parkerville


FAMILY TRIFECTA

4  2  2 

End Date
Process

All offer presented on or before 6pm Tuesday 11th February 2025.
The sellers reserve the right to accept an offer before the end date.

Imagine waking up to the gentle rustling of leaves and birdsong before stepping out to the poolside patio for a relaxed weekend breakfast. More than a home  this is a haven designed for family life in a picturesque Parkerville setting.

As you approach the property, you'll notice a path opposite the front gate leading to Victor Park  perfect for impromptu family adventures. A little further away, the Heritage Trail offers kilometres of walking and riding. Inside, the bright, neutral interior welcomes you home, flowing seamlessly from the formal living room to a versatile playroom/study space. Here, children can let their imaginations run wild or concentrate on homework while you keep a watchful eye from the nearby open-plan kitchen.

The heart of this home beats in the central family zone, where the kitchen, family room, and meal area blend effortlessly. Imagine doors flung wide open to merge indoors and out and the joyous sounds of laughter-filled family game nights or rowdy gatherings with extended family. The sparkling below-ground pool beckons on sunny days, while a poolside gazebo offers the ideal spot for alfresco dining or supervising little swimmers. DIY projects come to life in the 74 sqm powered workshop, and the level backyard provides endless possibilities for family cricket matches or a future veggie patch.

The magic and appeal of this Parkerville gem extend beyond its boundary. It is minutes from primary and secondary schools, making the morning school run a breeze. The vibrant Mundaring village is within easy reach, offering a perfect blend of small-town charm and

modern conveniences.

This is a home where your family's story unfolds. Where first steps are taken, milestones celebrated, and memories etched into every corner.

SCHOOL CATCHMENT

- 1.8 km ♦ Parkerville Steiner College
- 1.9 km ♦ Silver Tree Steiner School
- 2.6 km ♦ Mundaring Christian College (Senior Campus)
- 3.2 km ♦ Parkerville Primary School
- 5.3 km ♦ Mundaring Primary School
- 6.4 km ♦ Mundaring Christian College (Junior Campus)
- 8.2 km ♦ Eastern Hills Senior High School

RATES

Shire - \$2870

Water -\$283

FEATURES

- * Family-focussed Design
- * Sought-after Parkerville Address
- * Formal Lounge
- * Central Open Plan Living
- * Flexi Playroom/Office/Activity
- * Ducted Reverse Cycle Air-Conditioning
- * Slow Combustion Fireplace
- * Separate Junior Wing
- * Fresh Modern Styling
- * Side Access To 74sqm Workshop
- * Fully Fenced Block
- * Poolside Entertaining &Gazebo
- * Reticulated Gardens

General

- * Build Year: 1991
- * Block: 1800 sqm
- * Built Area: 344 sqm
- * Internal Living Area 175 sqm

Kitchen

- * Pullout Pantry
- * Appliance Nook
- * Integrated Breakfast Bar
- * North-facing Window Pool Views
- * Induction Cooktop (Fisher & Paykel)
- * Electric Oven & Grill (Chef)

* Dishwasher (BOSCH)

Main Bedroom

* Walk-in Robe

* Ensuite (Shower, Vanity, WC)

* Plantation Shutters

* Carpet

Outside

* Below Ground Freshwater Pool (Naked Pools)

* North-facing Alfresco Entertaining Zone with Overhead Fans

* Poolside Gazebo

* Automatic Reticulation (Rainbird)

* Fully Fenced Block

* Gated Entry

* Carport with Auto Entry

* Enclosed Backyard

* Level Lawn

* Garden Shed

* Electric HWS (Rheem)

Workshop/Shed

* 74 Sqm Steel Frame

* Colorbond: Monument

* Insulated Roof: Aircell

* 100mm Concrete Slab Enamel Sealed

* 3 Roller Doors 1 x Remote Entry

* Personal Access Door

* 2x High Bay LED Lights

* 5 x 10 AMP GPO

* 1 x 15 AMP GPO

LIFESTYLE

140 m 📍 Victor Park

700 m 📍 Bus Stop

1.4 km 📍 Kingsfield Equestrian

1.9 km 📍 Parkerville Tavern

2 km 📍 Heritage Trail

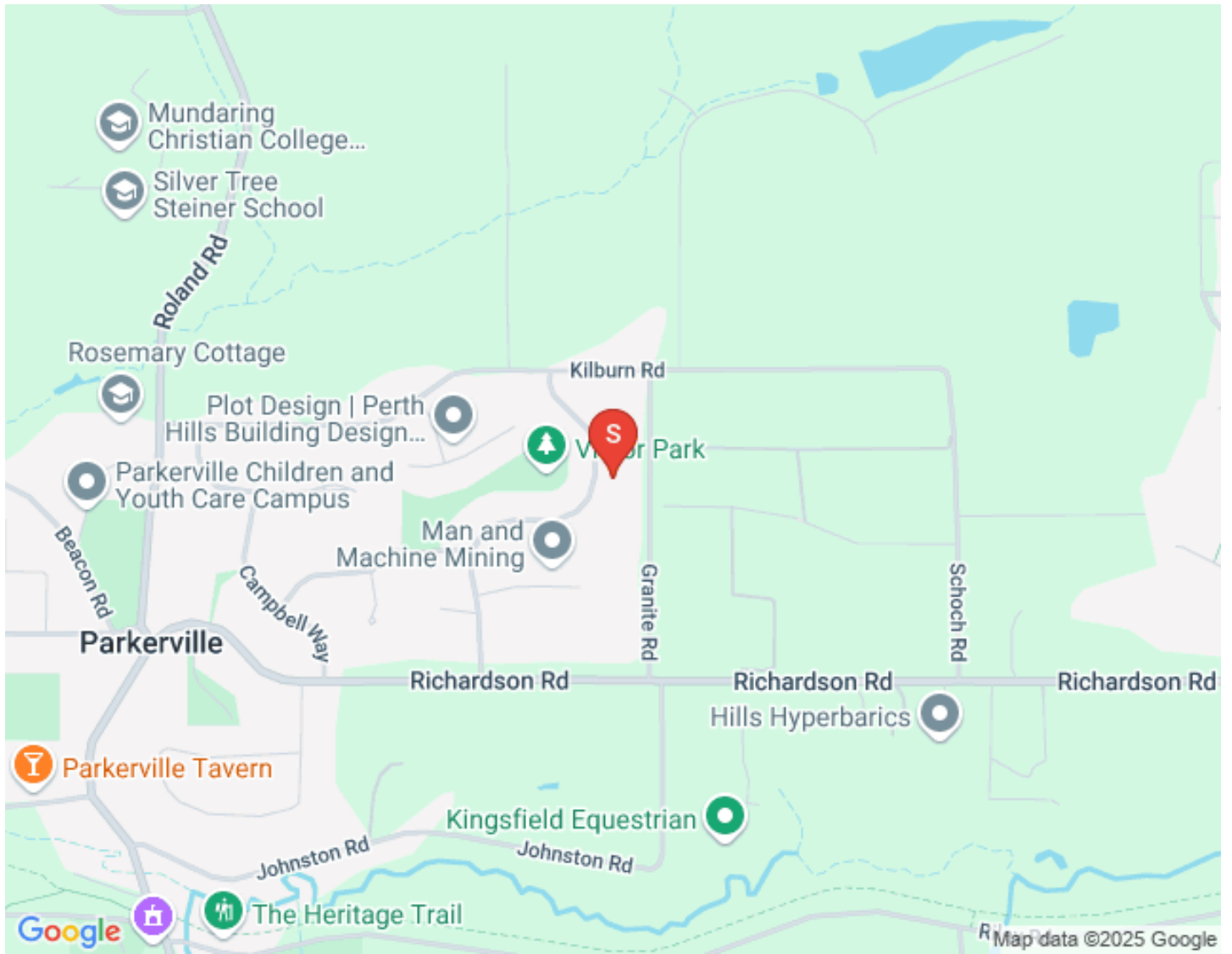
5.9 km 📍 Mundaring Village

16.3 km 📍 Midland

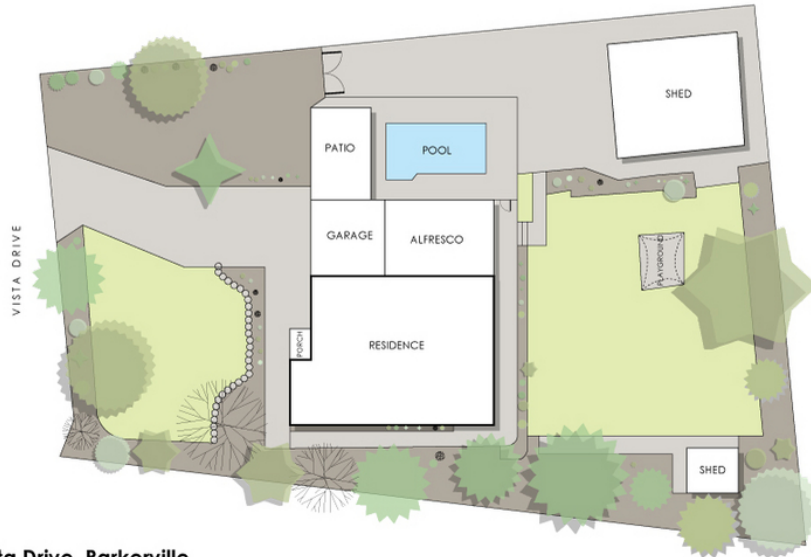
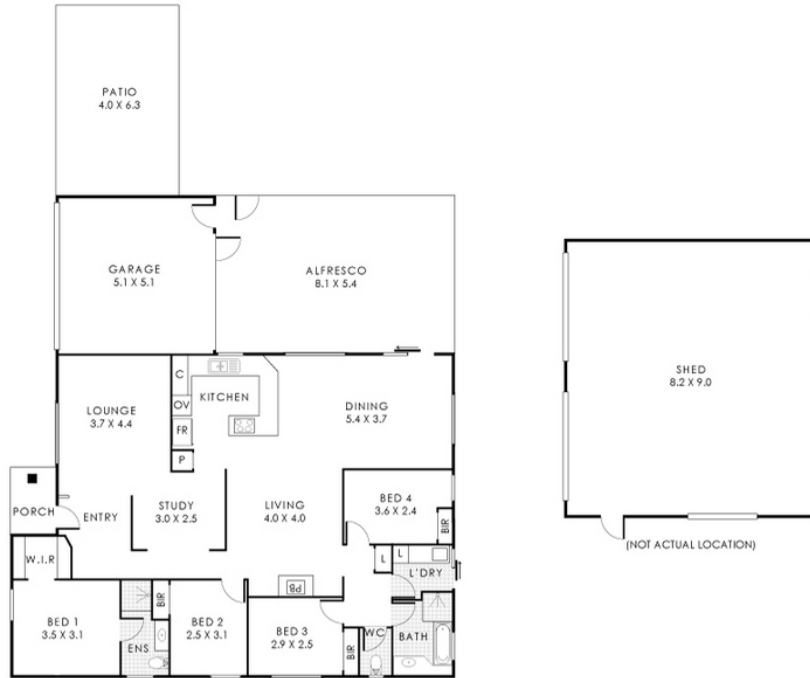
17.6 km 📍 St John of God Hospital

24 km 📍 Perth Airport (30 min)

35 km 📍 Perth CBD (45 min)



Floor Plan



15 Vista Drive, Parkerville

Residence 175m² | Shed 73m² | Garage 26m² | Alfresco 44m² | Porch 3m² | Patio 25m²
Total Area 346m²



The floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are on approximate measurements only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Directive 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.
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Comparable Sales



15 RAINSFORD WAY, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 2 Car
\$830,000
Sold ons: 01/07/2024
Days on Market: 47

Land size: 2000



705 GRANITE ROAD, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 2 Car
\$855,000
Sold ons: 12/09/2024
Days on Market: 50

Land size: 2000



8 VISTA DRIVE, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 1 Car
\$907,500
Sold ons: 12/06/2024
Days on Market: 20

Land size: 2244



290 KILBURN ROAD, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 3 Car
\$1,015,000
Sold ons: 14/10/2024
Days on Market: 127

Land size: 2006



775 GRANITE ROAD, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath
\$1,081,000
Sold ons: 23/10/2024
Days on Market: 22

Land size: 1802

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Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

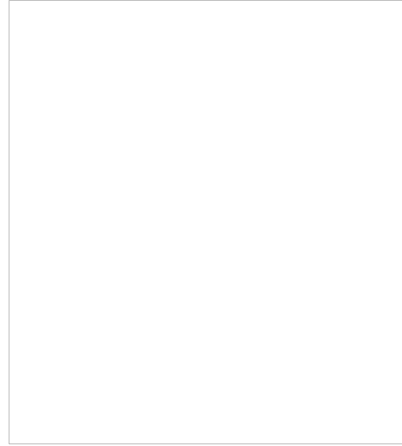
[Click to Download the Transfer](#)

Offer Documents

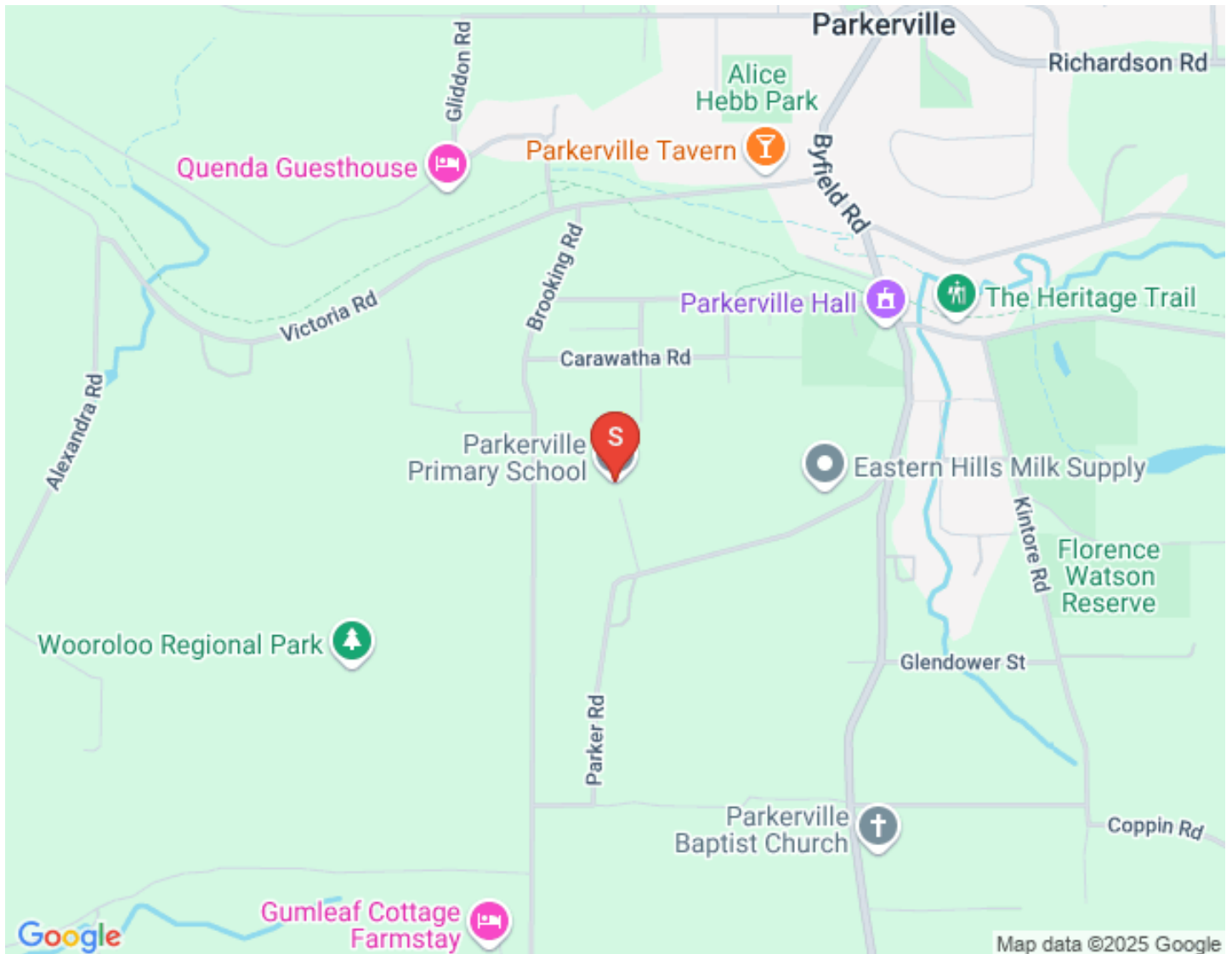
[Click to Download the Offer Pack](#)

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

Local Schools

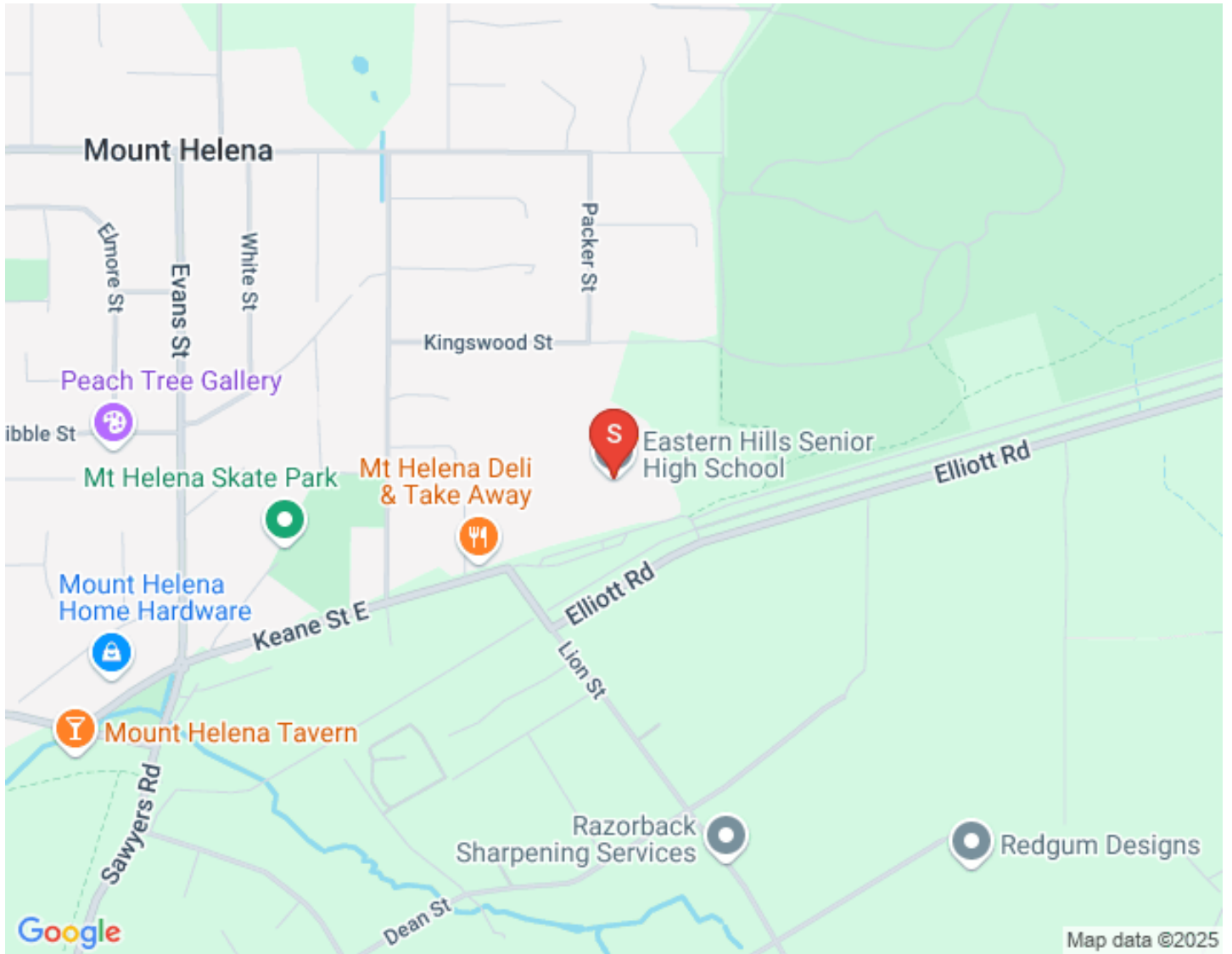


[Click Here to view Parkerville Primary School](#)





[Click Here to view Eastern Hills Senior High School](#)



Lifestyle

Parkerville Tavern



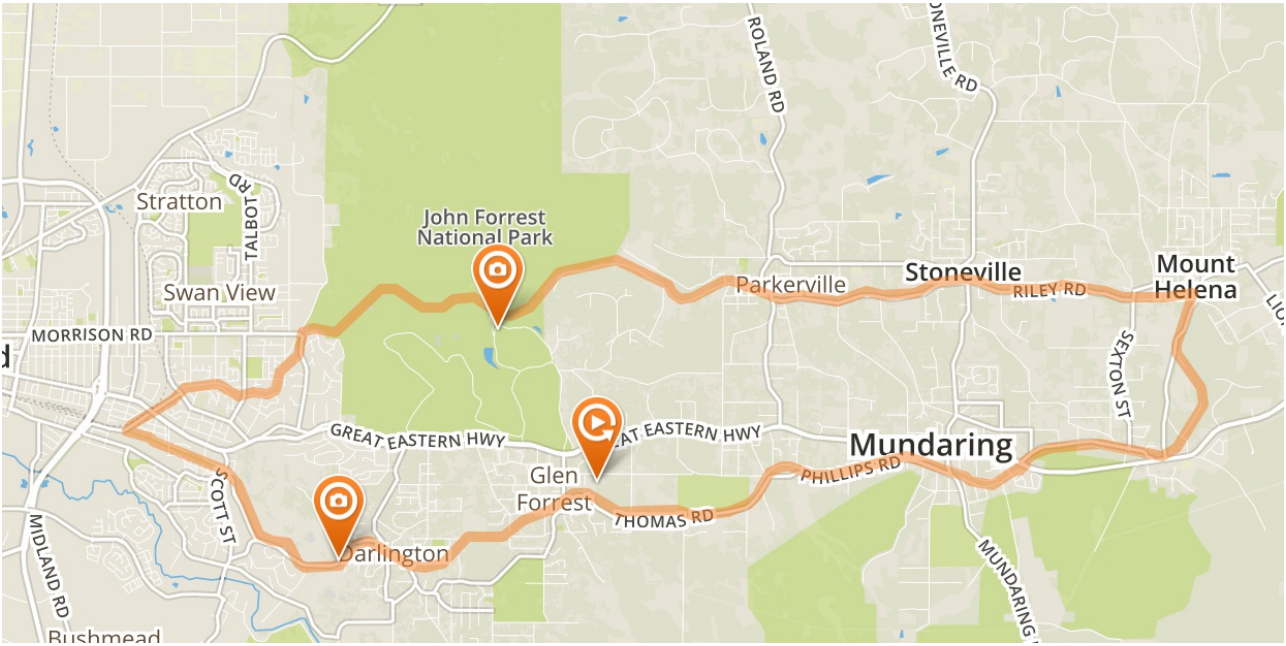
John Forrest National Park



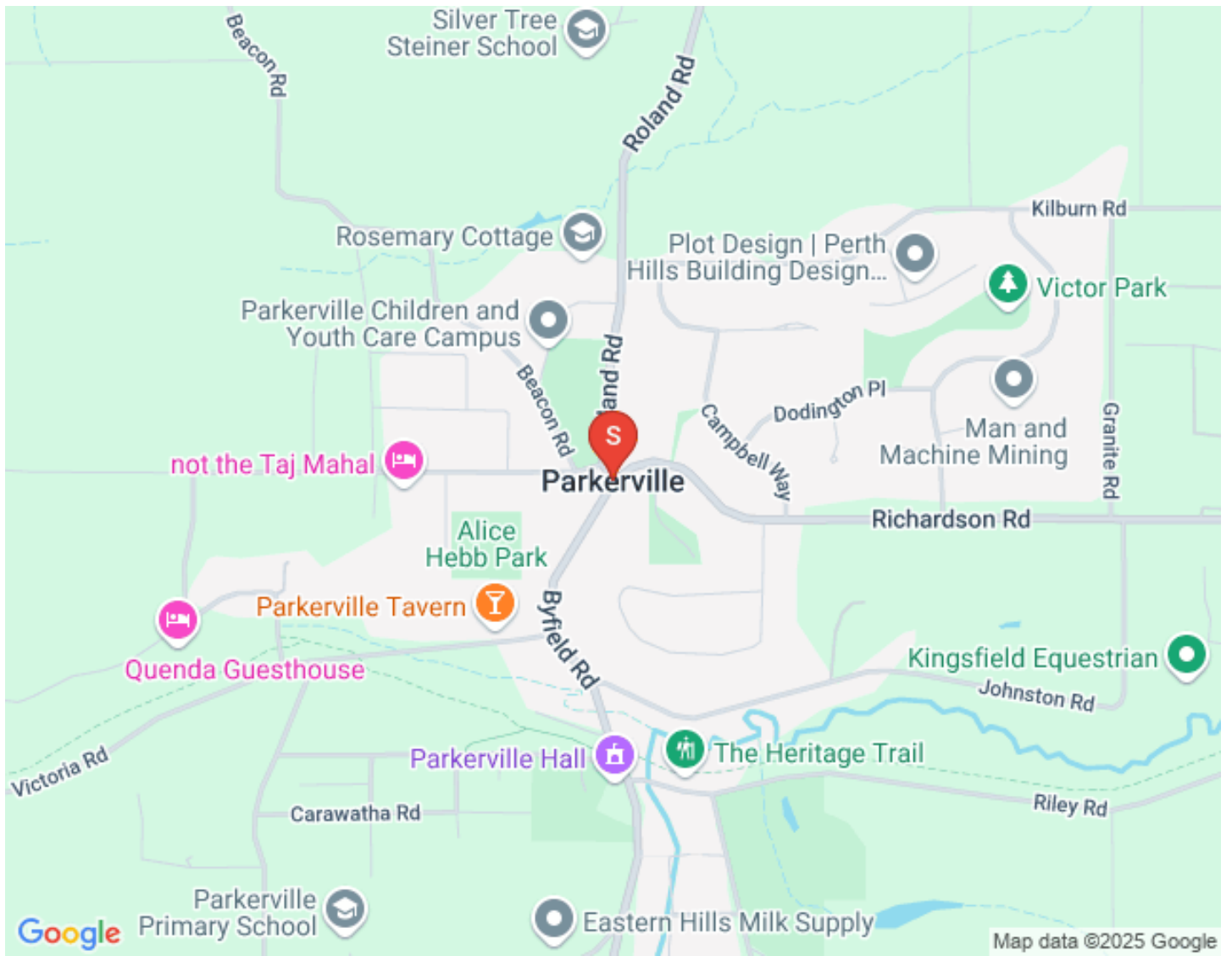
Malmalling Vineyard



Heritage Trail







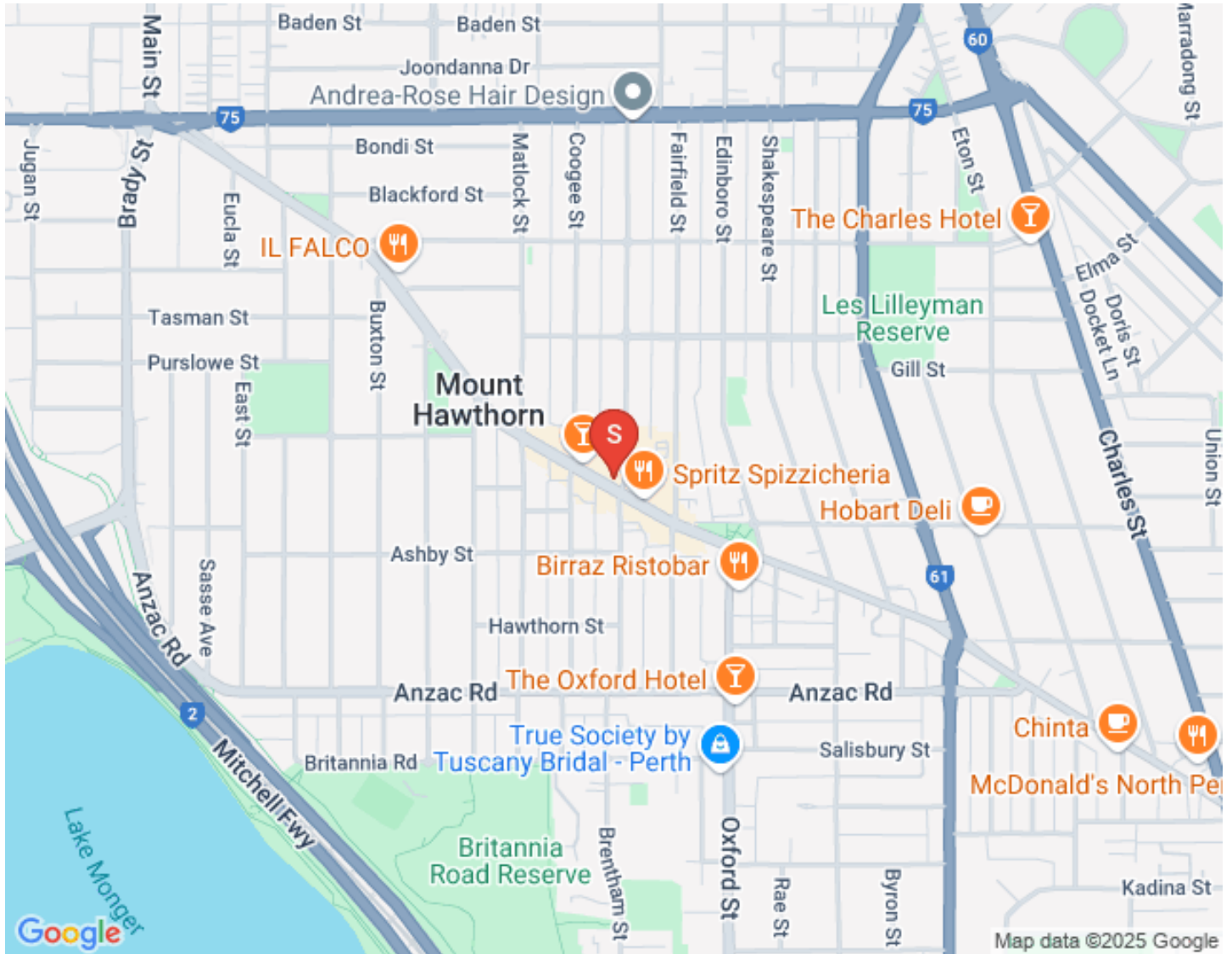
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fn genesis.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

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@fn genesis.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 tranquility 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@fn genesis.com.au

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



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER

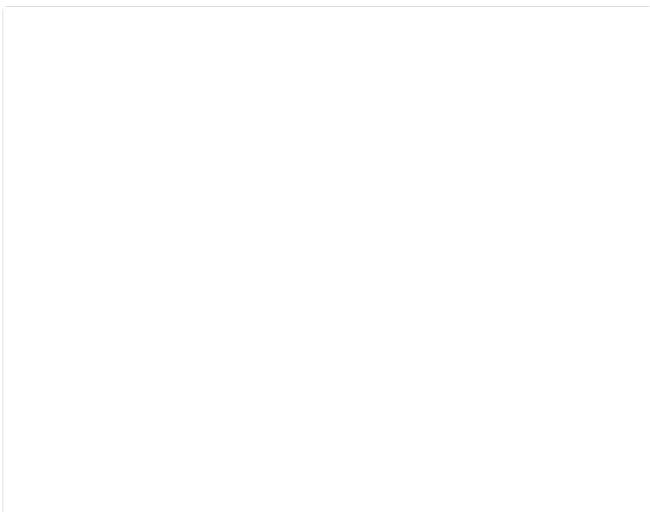


9 Campbell Way, Parkerville

4 Bed | 2 Bath | 1 Car

Land size: 1530sqm

End Date Process



9 Campbell Way, Parkerville

4 Bed | 2 Bath | 1 Car

Land size: 1530sqm

End Date Process

36 Marnie Road, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 1782sqm

UNDER OFFER



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



50 Sexton Street, Sawyers Valley

4 Bed | 2 Bath | 1 Car

Land size: 3705sqm

UNDER OFFER



61 Dalry Road, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2001sqm

UNDER OFFER



5 Edith Street, Darlington

5 Bed | 2 Bath | 2 Car

Land size: 2140sqm

UNDER OFFER