First National Real Estate Genesis
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# Video

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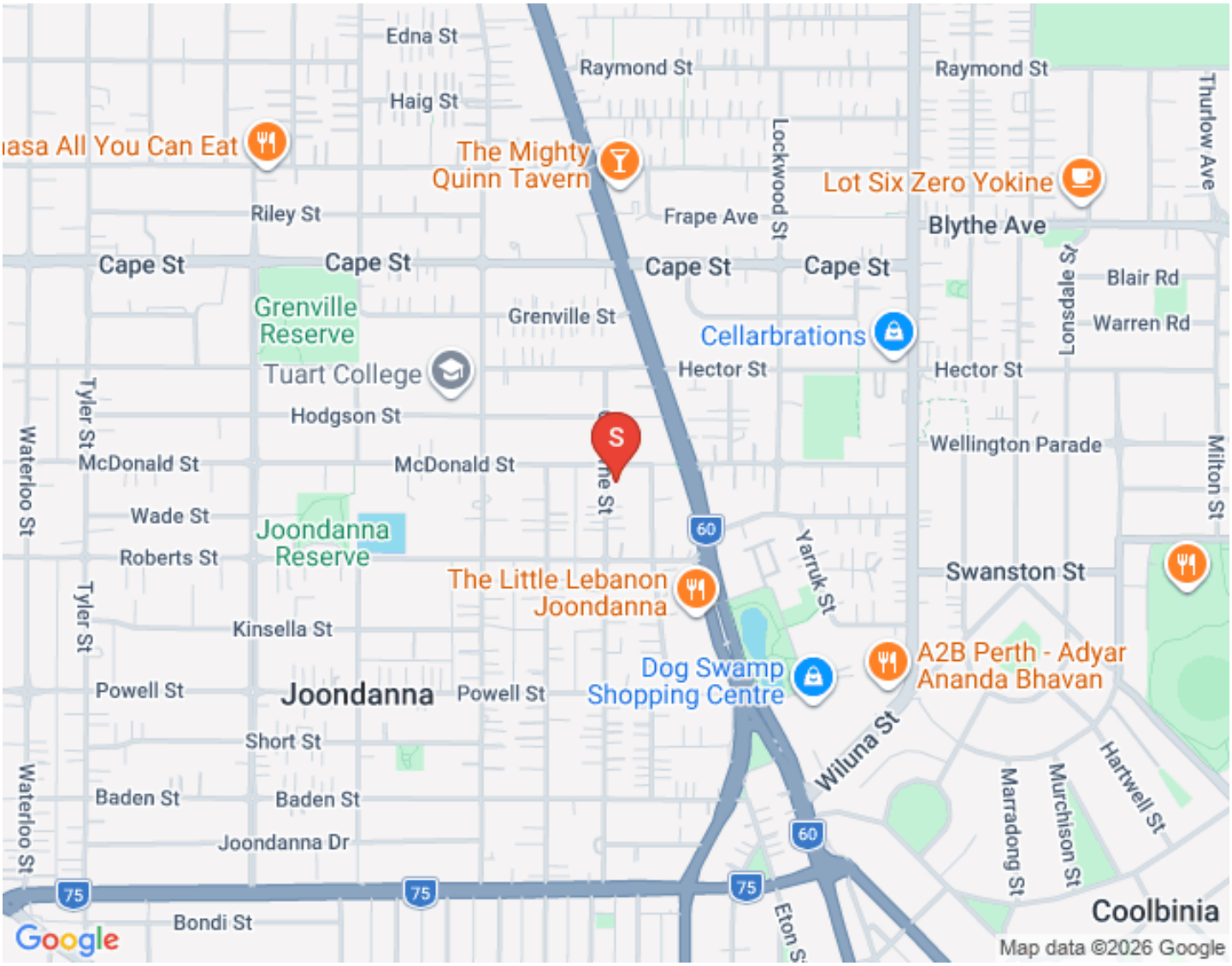
# Welcome







## 92 Osborne Street, Joondanna

**Multiple Offers Received**

2 1 2

**UNDER OFFER**

All Offers presented ON or BEFORE 6:00pm, Tuesday October 13th
(The seller reserves the right to sell prior to the end date)

SCHOOL CATCHMENTS
Tuart Hill Primary School (850m)
Dianella Secondary College (4.5km)

RATES
Council: $1802.98
Water: $1,145.91 (FY 25-26)
Strata: No Fees

FEATURES
General
* Build Year: 1974
Construction:
- Double Brick Frame
- Concrete Tile Roof
- Jarrah Roof Trusses
* Renovated Kitchen
* Renovated Laundry
* Renovated Bathroom
* Freshly Painted
* New Carpets
* New Light Fittings
* New Toilet
* Laminate Wood Floors
* New Entry Door
* New Security Screens

Services
* 2 x Split System Air-Conditionings (Kelvinator & Fujitsu)
* Instant Gas Hot Water System (Bosch)
* Gas Bayonet
* NBN (to property)
* Front Reticulation
* Rear Reticulation (Holman)

Kitchen
* Engineered Stone Bench-top
* 600mm Oven (Chef)
* 4 Burner Electric Stove-top (Chef)
* Dishwasher (Kogan)
* Rangehood (Westinghouse)
* Soft Close Cabinetry

* Skylight

Bathroom
* Floor-to-Ceiling Tiles
* Engineered Stone Bench-top
* Soft Close Vanity
* New Tap-ware

Master Bedroom
* Built-in Wardrobe (master)
* Split System Air-conditioning (Kelvinator)
* New Carpet
* Ceiling Fans
* Roller Blinds
* Sheer Curtains

Minor Room
* Open Wardrobe System
* New Carpet
* Ceiling Fans
* Roller Blinds
* Sheer Curtains

Outside
* Large Front Yard
* Large Backyard
* Single Garage (automatic door)
* Reticulated Lawns / Gardens

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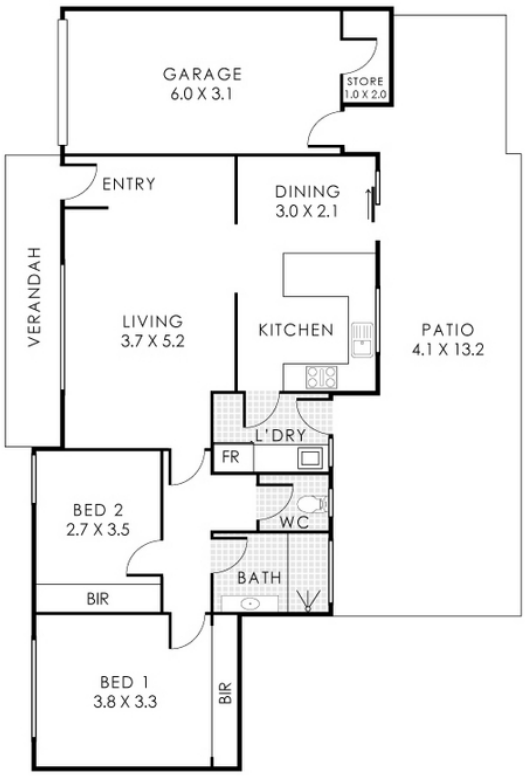
# Floor Plan







**92 Osborne Street, Joondanna**

Residence 79m² | Verandah 8m² | Patio 44m² | Store 2m² | Garage 19m²

**Total Area 152m²**

This 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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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# Comparable Sales



## 1/182 MCDONALD STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car
$760,000
Sold ons: 20/04/2026
Days on Market: 7

Land size: 112
**sale - sold**



## 6/51 TYLER STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car
$765,000
Sold ons: 22/10/2025
Days on Market: 17

Land size: 74
**sale - sold**



## 7/121 LAWLEY STREET, TUART HILL, WA 6060, TUART HILL

2 Bed | 1 Bath | 1 Car
$793,000
Sold ons: 14/08/2026
Days on Market: 47

**sale - sold**



## 2/18 WATERLOO STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 2 Car
$793,500
Sold ons: 10/03/2026
Days on Market: 43

**sale - sold**



## 2/121 POWELL STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car
$805,000
Sold ons: 03/04/2026
Days on Market: 3

**sale - sold**



## 8/81 BADEN STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car
**sale - sold**
$820,000
Sold ons: 05/11/2025
Days on Market: 14



## 1/77 TYLER STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 2 Car
Land size: 321
$847,000
**sale - sold**
Sold ons: 28/04/2026
Days on Market: 10



## 7/24 KINSELLA STREET, JOONDANNA, WA 6060, JOONDANNA

2 Bed | 1 Bath | 1 Car
**sale - sold**
$872,050
Sold ons: 20/03/2026
Days on Market: 16

Powered by PropTrack

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).

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# Offer Documents

Click to Download the Offer Pack
Click to Download the Multiple Offers

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# Certificate of Title

Click to Download the Certificate of Title
Click to Download the Strata Plan - Title List
Click to Download the Strata Plan

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# Strata Documents

Click to Download the Precontractual Disclosure Statement
Click to Download the Strata Plan (Att 1+2)
Click to Download the By Laws (Att 3)

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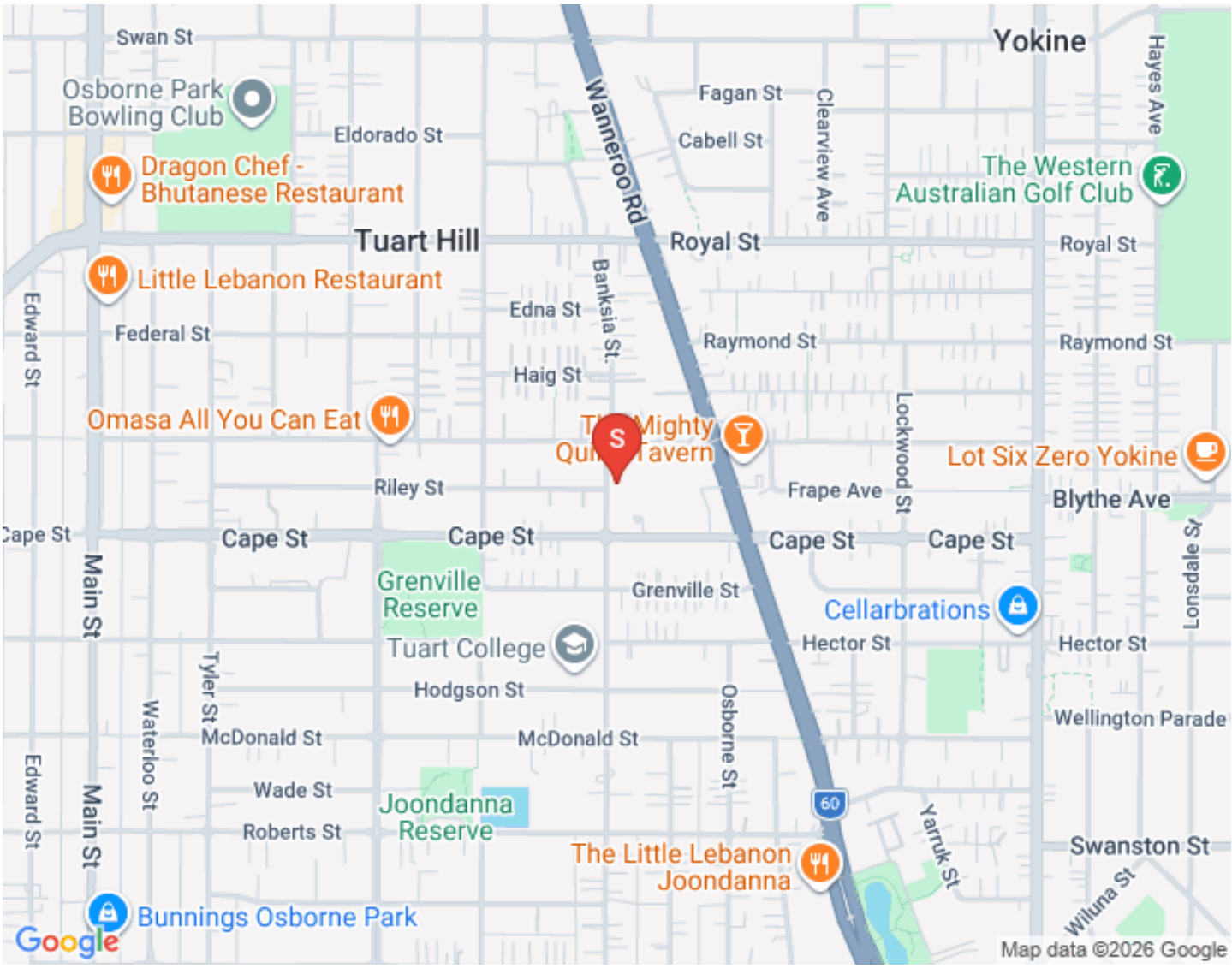
# Local Schools

Click to View Intake Area



DIANELLA
SECONDARY COLLEGE

**Click to View Intake Area**



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# Joondanna Lifestyle



## Joondanna Community Garden



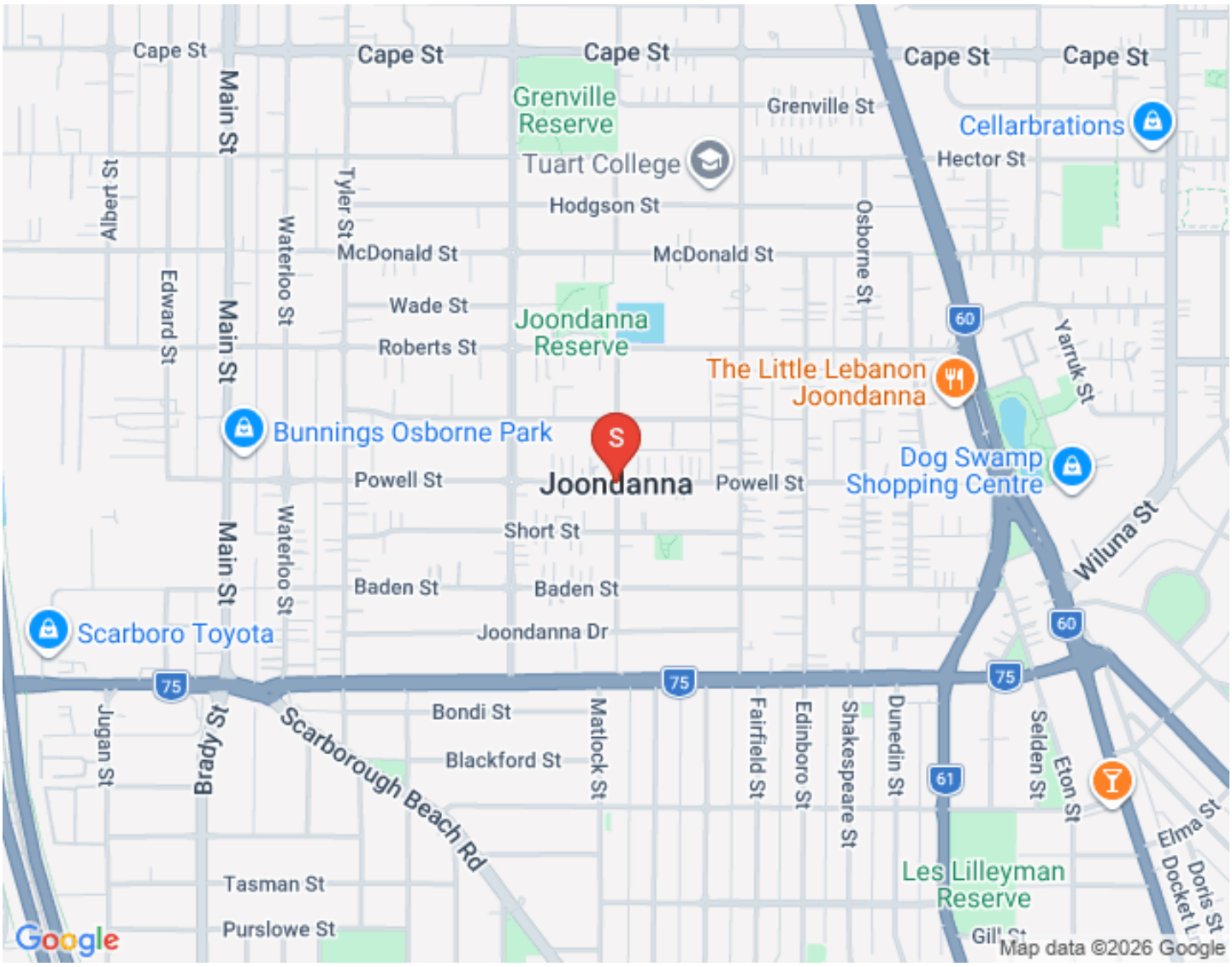



## Dog Swamp Shopping Centre




## The Paddington Hotel, Mount Hawthorn




Cape St
Cape St
Cape St
Cape St
Cape St
Grenville Reserve
Grenville St
Cellarbrations
Tuart College
Hector St
Hodgson St
Albert St
Main St
Tyler St
Waterloo St
Edward St
McDonald St
McDonald St
Osborne St
Wade St
Joondanna Reserve
Roberts St
60
Yarruk St
The Little Lebanon Joondanna
Bunnings Osborne Park
Dog Swamp Shopping Centre
Powell St
Joondanna
Powell St
Short St
Wiluna St
Baden St
Baden St
Scarboro Toyota
Joondanna Dr
75
75
75
60
Jugan St
Brady St
Bondi St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Blackford St
Scarborough Beach Rd
61
Elma St
Tasman St
Les Lilleyman Reserve
Purslowe St
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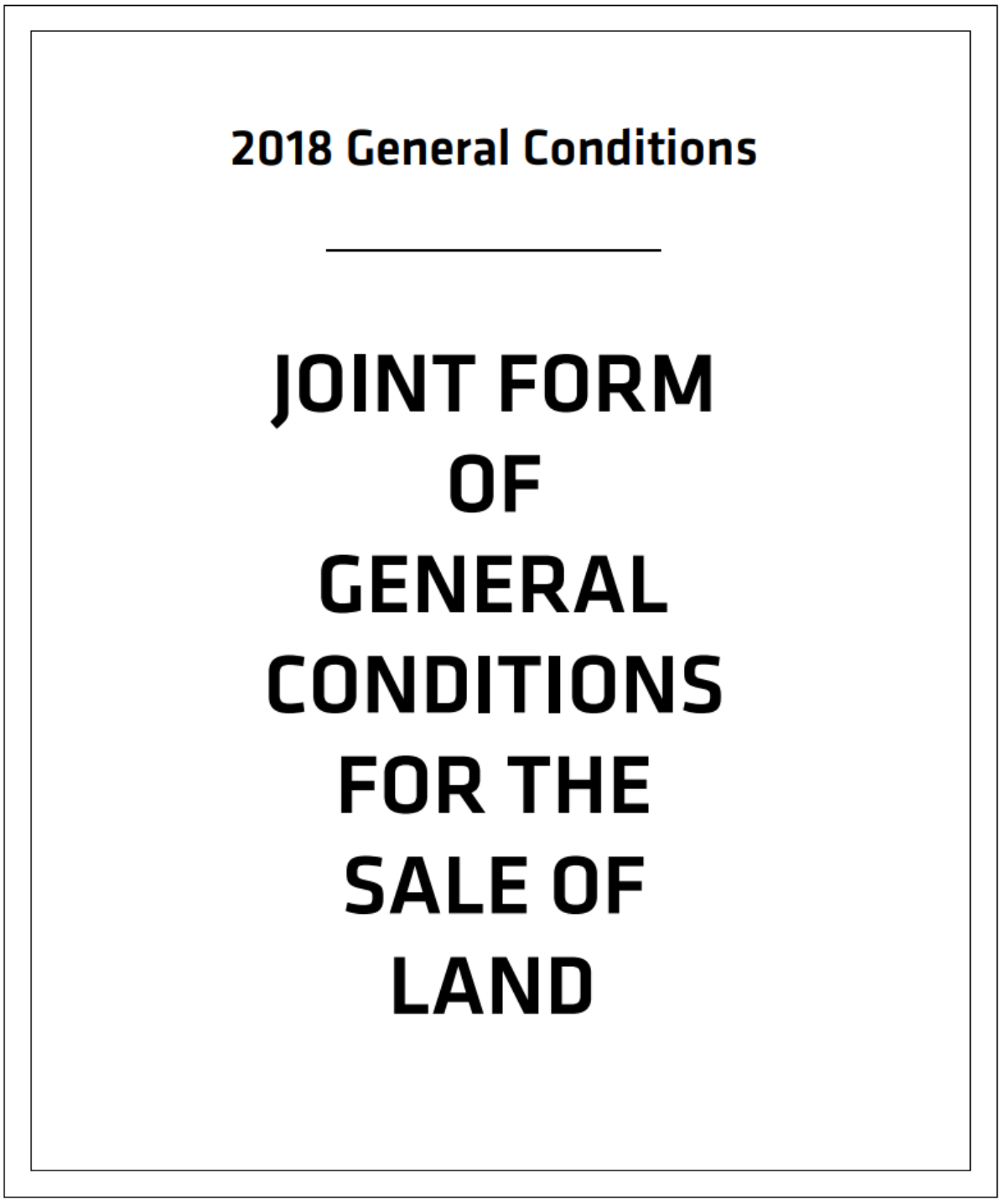
# Joint Form of General Conditions



View Joint Form Here

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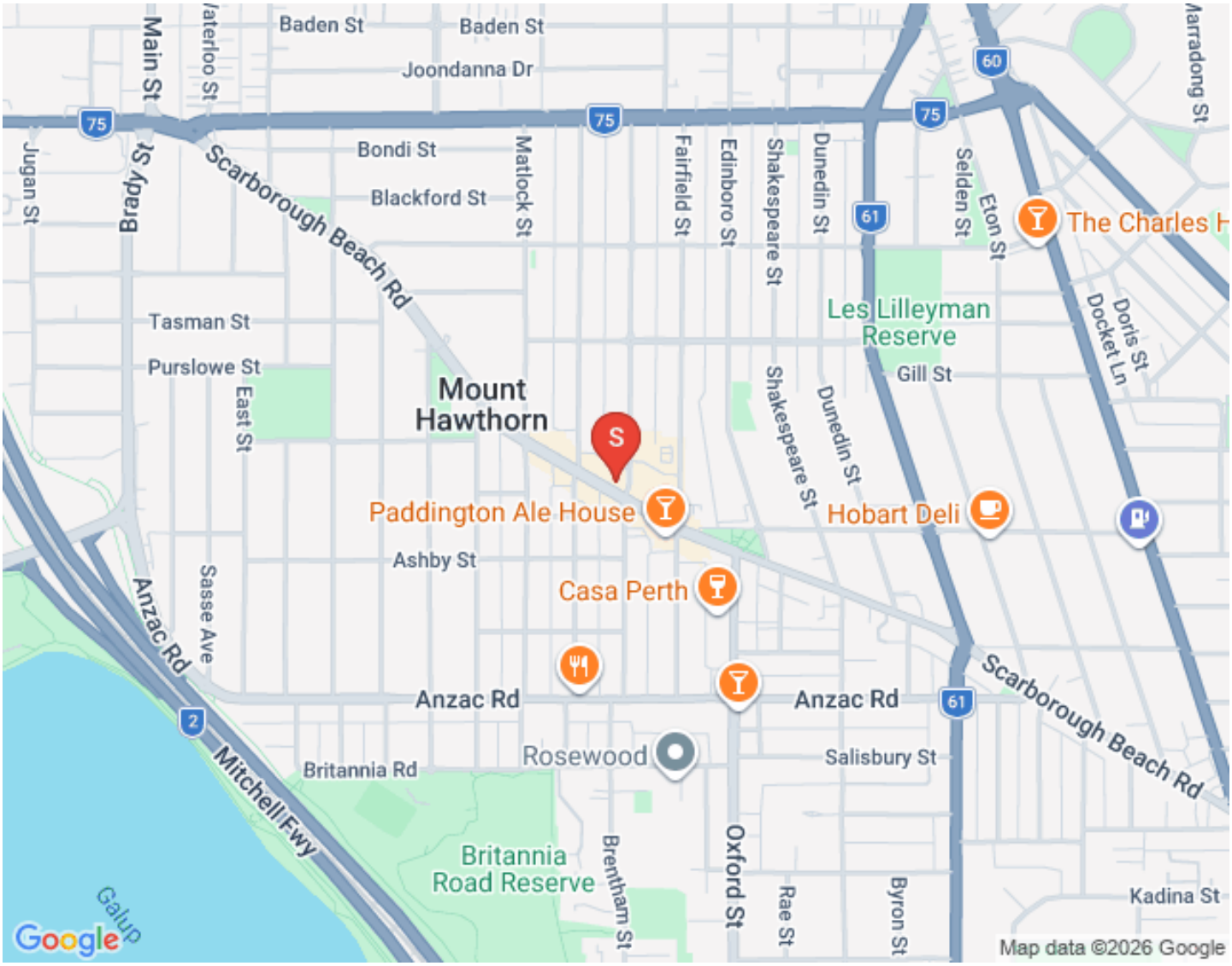
# Team Genesis






## JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@genesisrealtygroup.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.



## MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@genesisrealtygroup.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

0417900315

gking@genesisrealtygroup.com.au

Guy brings more than 15 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.



## DANIELLE VASIC

SALES CONSULTANT

dvasic@genesisrealtygroup.com.au

Danielle Vasic brings a lifetime of sales experience, genuine care, and a results-driven approach to every client she works with. Known by some of her clients as the “lucky charm,” she has built a reputation for achieving exceptional results while making the process seamless and stress-free.

Originally from Ireland, Danielle began her real estate journey at just 15 before going on to study Equine Science at the University of Limerick. She has worked in elite environments including Godolphin, preparing yearlings for sale, and later in luxury sales with diamonds and fine jewellery at Weir & Sons, experiences that shaped her attention to detail and strong negotiation skills.

Now based in Perth, Danielle works across the metropolitan area, from the Hills to the coast and everywhere in between. With over a decade of real estate experience, she is known for her honest advice, strong work ethic, and commitment to achieving the best possible outcome for her clients.



## SAM WILLESEE

SALES CONSULTANT

0468959898

swillesee@fngenesis.com.au

Sam Willesee's journey in real estate began over six years ago through his own passion for property investment. What started as a single investment property has now grown into a substantial, multi-property portfolio spanning several states across Australia. Throughout this journey, Sam has been hands-on in every aspect of the process, from buying and selling to renovating and negotiating, gaining real-world insight into different market conditions and what drives strong results.

Sam's purpose is to help others navigate the same journey, so he formalised his experience with a Diploma in Real Estate to become a fully licensed real estate professional. Sam brings practical knowledge, a calm approach and genuine care for people into the sales arena to help his clients make one of life's biggest decisions, where they call home and where/when to invest.



## CAITLYN NYBO

PROPERTY MANAGER

0412 175 528

rentals@fngenesis.com.au

Originally from Kalgoorlie, Caitlyn made the move to Perth in early 2025 to pursue new opportunities and grow her career in the real estate industry. With a strong background in property management, she quickly progressed from her role as an Assistant Property Manager at First National Real Estate Kalgoorlie to becoming a full-time Property Manager — a reflection of her hard work, attention to detail, and commitment to providing outstanding service to both landlords and tenants.

Caitlyn is known for her approachable nature, excellent communication skills, and ability to handle challenges with professionalism and efficiency. She takes pride in building strong relationships with clients and ensuring every property she manages is well cared for and compliant with current regulations.

Outside of work, Caitlyn enjoys keeping active and soaking up the sun with beach walks!

Caitlyn is excited to be part of the First National Real Estate Genesis team and looks forward to continuing to grow within the industry while delivering exceptional service to her clients.



## KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.com.au

Meet Kahla, residing in Ridgewood, 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.

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# Team Genesis Recent Sales

## Photo Gallery



### 147 Roberts Street, Joondanna

3 Bed | 1 Bath | 1 Car

Land size: 708sqm

$1,450,000




### 8/136 Roberts Street, Joondanna

2 Bed | 1 Bath | 1 Car

Land size: 75sqm

SOLD




## 28 Blackford Street, Mount Hawthorn

3 Bed | 2 Bath | 3 Car

Land size: 491sqm

$1,671,000




## 49 Bondi Street, Mount Hawthorn

Land size: 491sqm

UNDER OFFER




## 107 Coogee Street, Mount Hawthorn

4 Bed | 2 Bath | 2 Car

Land size: 479sqm

UNDER OFFER




## 61 The Boulevarde, Mount Hawthorn

3 Bed | 1 Bath | 1 Car

Land size: 473sqm

$1,525,000




## 6/3 Tennivale Place, North Perth

3 Bed | 2 Bath | 2 Car

Land size: 107sqm

End Date Process