

Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [Gidgegannup](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Recent Sales by Team Genesis](#)

Welcome




81 Hargraves Crescent, Gidgegannup


**** UNDER OFFER ****



**** UNDER
OFFER ****

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Perched dramatically on an elevated bush block, this extraordinary country retreat commands awe-inspiring panoramic vistas that stretch endlessly across the valley below. A wisteria-twined verandah creates a captivating entry, where native plantings guide visitors to discover a meticulously crafted interior defined by high ceilings, warm timber and natural slate floors. The thoughtfully conceived open-plan design unfolds effortlessly from the welcoming entry  revealing a formal lounge to one side and an expansive casual living, kitchen, and dining arrangement to the other, complemented by a dedicated media room for entertainment.

The timeless appeal of this secluded sanctuary lies in its celebration of its privileged position. Extensive glazing captures aspects of an ever-changing landscape from multiple vantage points. High ceilings enhance the sense of elevation, while the principal suite occupies its private wing  a true retreat among the clouds with dual-aspect windows that frame mesmerising views across the unspoiled valley landscape.

A sizeable, sheltered patio extends from the principal suite to offer unparalleled outdoor entertaining space, and a below-ground pool high on the site feels like a private sky pool. This is a rare opportunity to inhabit a space where considered design and natural splendour exist in perfect harmony.

SCHOOLS

7.4 km  Gidgegannup Primary School

14.5 km  Wooroloo Primary School

20 km  Silver Tree Steiner School

RATES

Council: \$2080

Water: N/A

FEATURES

- * Spectacular Valley-edge Location
- * Sweeping Views
- * High Ceilings Throughout
- * Site-Specific Orientation
- * Ample Glazing
- * Open Plan Design
- * Timber & Slate Floors
- * Slow Combustion Fireplace
- * Sheltered Alfresco Entertaining
- * Below-ground Pool
- * Reverse Cycle Airconditioning
- * Separate Media Room
- * Formal Lounge/Parents' Retreat
- * Separate Junior Wing
- * Double Carport with Shoppers Entry
- * Powered & Plumbed Workshop
- * Wood Shed

General

- * 4 bedrooms, 2 bathrooms
- * Build Year: 1998
- * Block: 2.7 ha
- * Internal Living: 200 sqm

Kitchen

- * Generous Proportions
- * Country-style
- * Walk-in Pantry
- * Chef Oven
- * Bosch 5-burner Cooktop
- * Miele Dishwasher



Main Bedroom

- * Dual Aspect Glazing
- * Patio Access
- * Adjoining Lounge Room/Parents' Retreat
- * Ensuite with Spa & Separate WC
- * Walk-in Robe

Outside

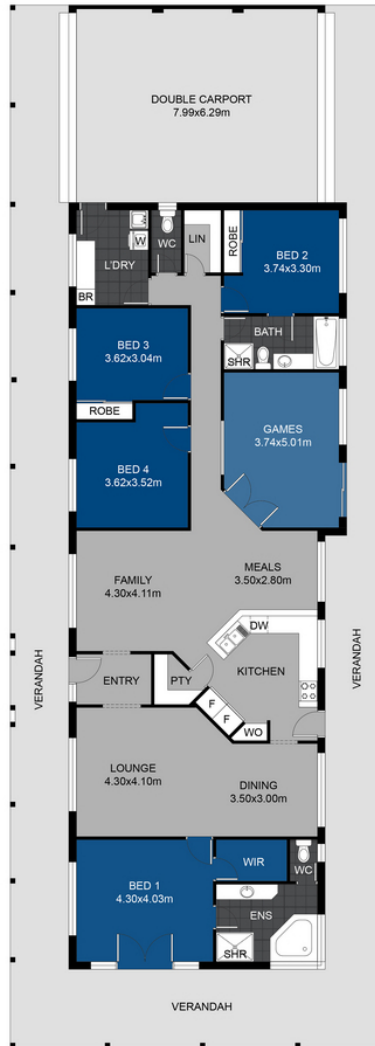
- * Front & Rear Verandahs
- * Sizeable Outdoor Entertaining
- * Below Ground Pool with Travertine Paving
- * Colourbond Workshop Powered & plumbed (6 m x 7 m)
- * Rinnai 20 Infinity HWS
- * LG Air Conditioning Units
- * Rainwater Tanks (125,000 L, 95,000 L)
- * Sunnyboy Inverter (3kW)

LIFESTYLE

- 9.7 km  Gidgegannup Township
- 6.7 km  Noble Falls
- 32.4 km  Midland
- 33.8 km  St John of God Hospital Midland
- 41.2 km  Perth Airport (40-45 minutes)
- 52.3 km  Perth CBD (50-60minutes)



Floor Plan



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

81 Hargraves Crescent, Giddegannup

Comparable Sales



124 LILLIE ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 6 Car
\$1,000,000
Sold ons: 01/11/2024
Days on Market: 122

Land size: 30877.5
sale - sold



7410 BUNNING ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

5 Bed | 2 Bath | 2 Car
\$1,210,000
Sold ons: 17/12/2024
Days on Market: 55

Land size: 20000
sale - sold



23 YELLOWSTONE RETREAT, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 2 Car
\$1,220,000
Sold ons: 26/04/2024
Days on Market: 68

Land size: 20000
sale - sold



20 PADDOCK VIEW, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 6 Car
\$1,200,000
Sold ons: 26/04/2024
Days on Market: 37

Land size: 20234.3
sale - sold



12 LITTLE BUNNING ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 4 Car
\$1,250,000
Sold ons: 01/08/2024
Days on Market: 247

Land size: 20000
sale - sold

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 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Offer Documents

[Click to download the Offer Pack](#)

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

Certificate of Title

[Click to download Certificate of Title](#)

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

[Click to download the Plan](#)

[Click to download the Plan with Title List](#)

Local Schools

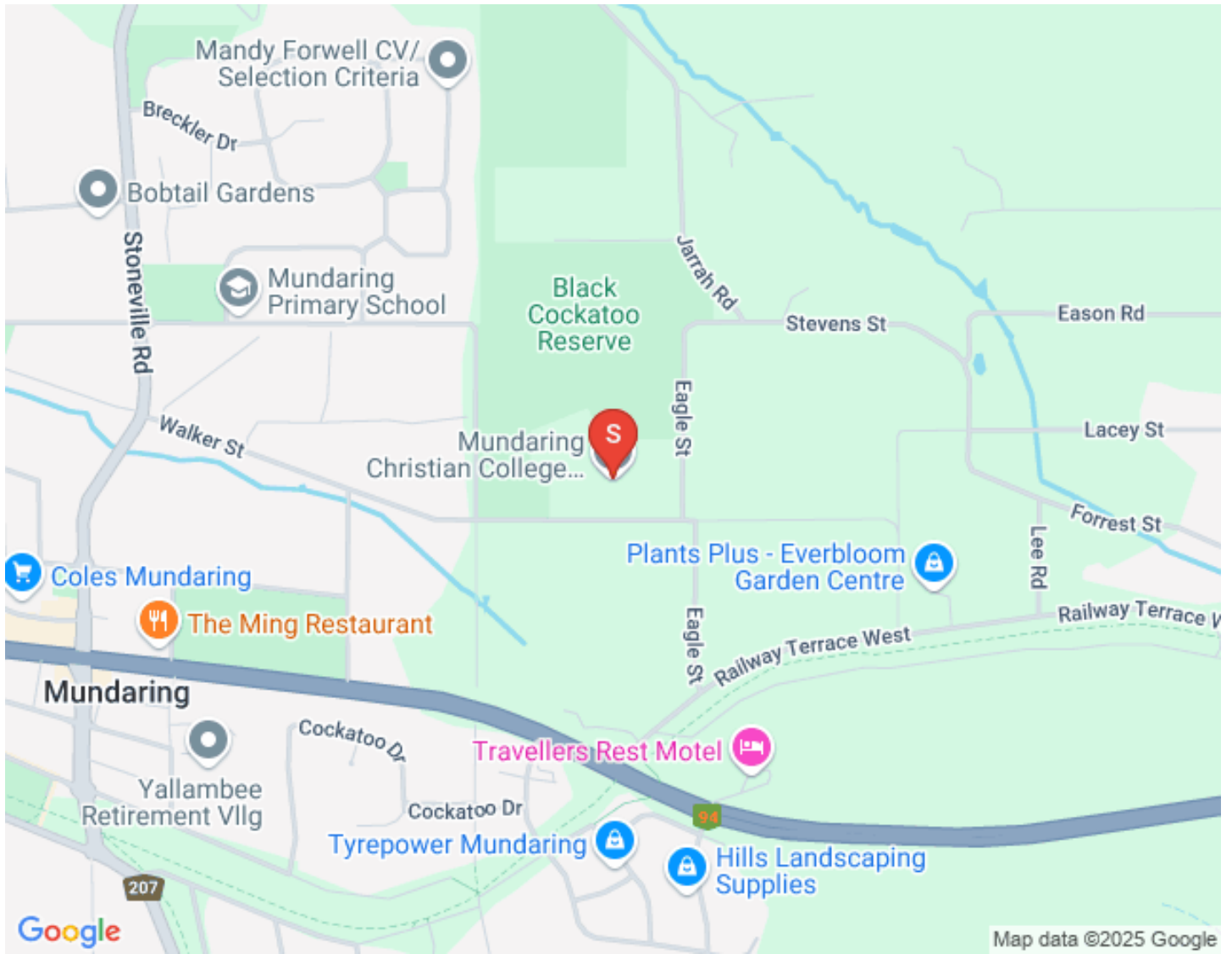


Gidgegannup
PRIMARY SCHOOL
Growth Through Endeavour

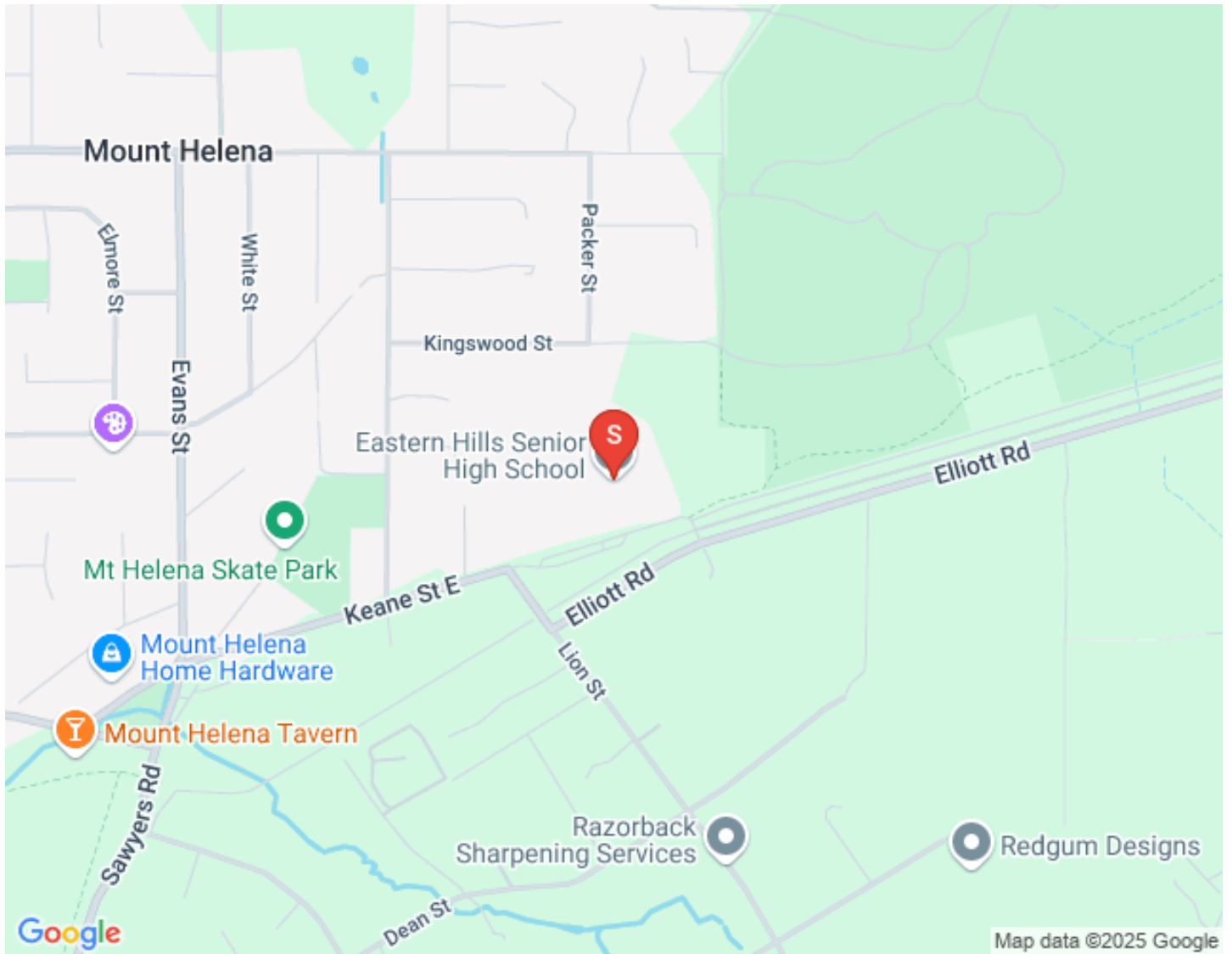
[Click to view Catchment Area](#)



[Click to view school website.](#)



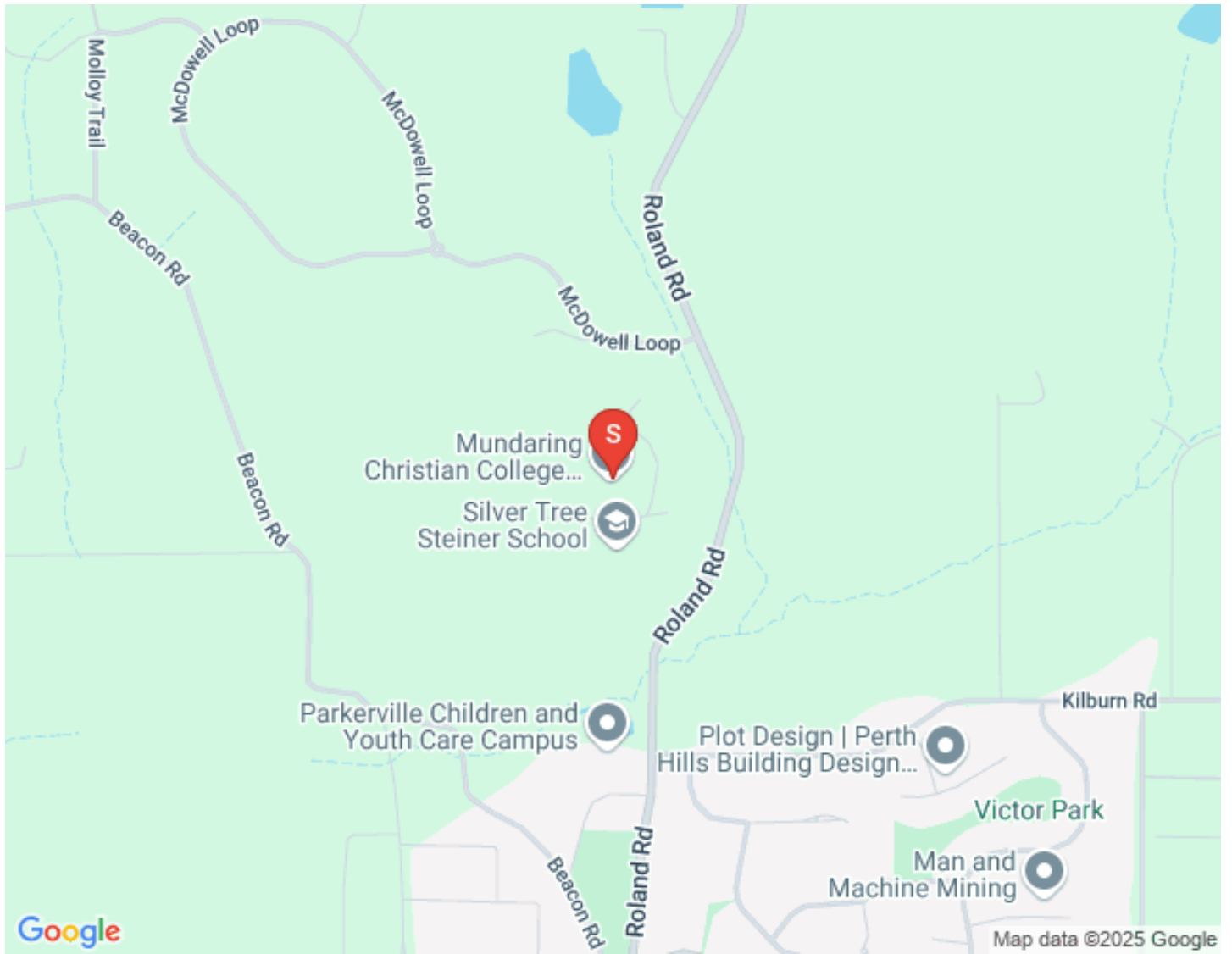
[Click to view Catchment Area](#)



Mundaring

CHRISTIAN COLLEGE

[Click here to view Catchment Area](#)



Gidgegannup

Percey Cullen Oval & Pavillion



Gidgegannup Showgrounds & Playground



Noble Falls

FR Berry Walk Trail



Lake Leschenaultia



Bells Rapids

Dash Paintball





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

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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

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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

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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@fngenesis.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

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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.

GARY SINGH

SALES CONSULTANT

gsingh@fngenesis.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.



KEN WIGGINS

SALES AGENT

0403012950

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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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rentals@fngenesisis.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@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

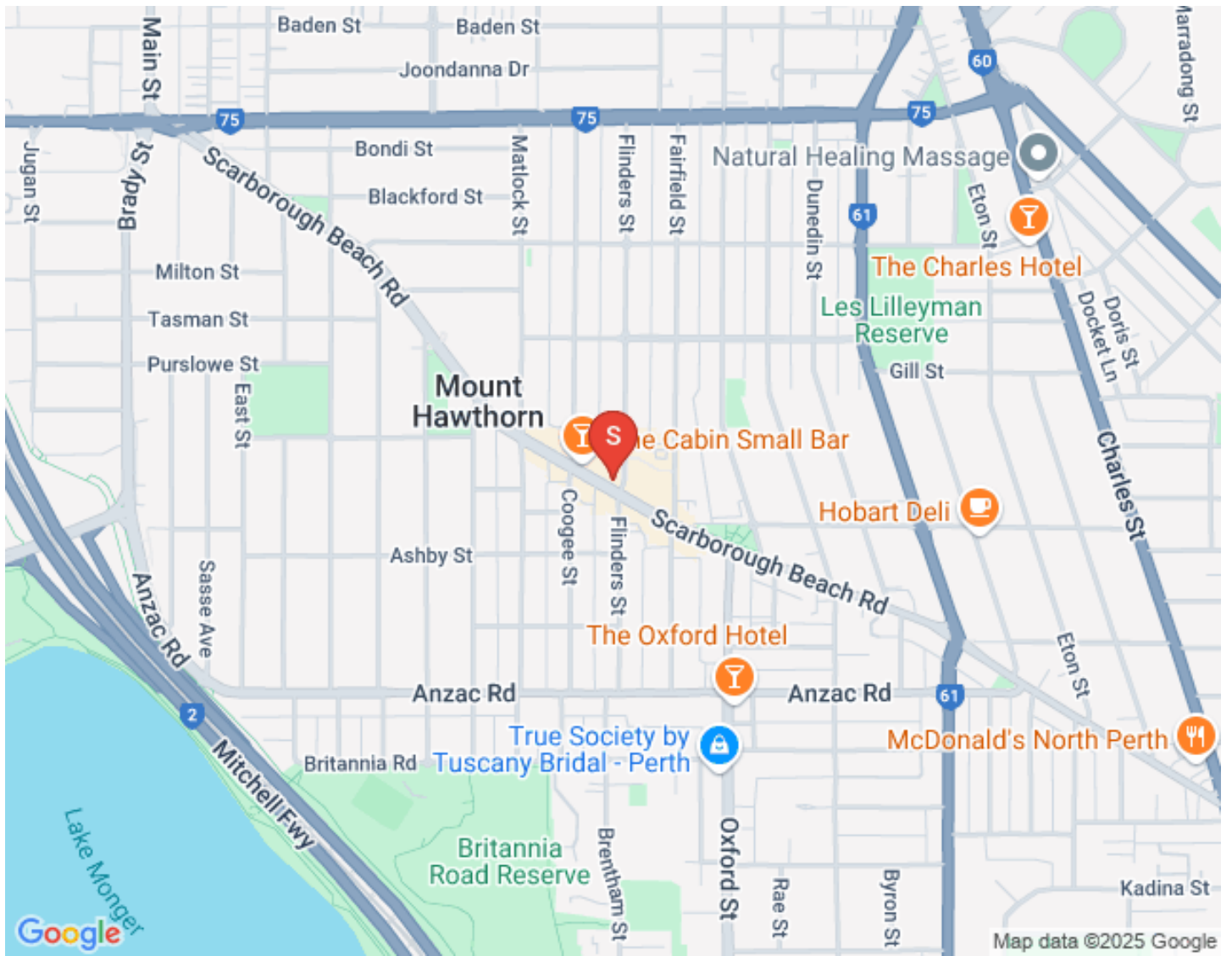
RECEPTIONIST

reception@fn genesis.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 by Team Genesis



118 Brennan Rise, Gidgegannup

Land size: 2.24ha

From \$449,000



19 Centenary Drive, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.10ha

UNDER OFFER



27 Quenda Glade, Gidgegannup

1 Bed | 1 Bath | 6 Car

Land size: 2.71ha

End Date Process



923 Reen Road, Gidgegannup

4 Bed | 2 Bath | 3 Car

Land size: 20.46ha

UNDER OFFER



10109 Stoneville Road, Gidgegannup

3 Bed | 1 Bath | 0 Car

Land size: 2.00ha

** UNDER OFFER **



8891 Stoneville Road, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.17ha

From \$1,100,000



86 The Eyrie, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.90ha

**** UNDER OFFER ****



3156 Toodyay Road, Gidgegannup

4 Bed | 2 Bath | 8 Car

Land size: 35.42ha

**** UNDER OFFER ****