

## Table of Contents

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

## Welcome



### 93 Talbot Road, Swan View


**\*\* UNDER OFFER \*\***

3  1  3 

**\*\* UNDER  
OFFER \*\***


**\*\* UNDER OFFER \*\***

Set in a central and convenient location, this classic brick-and-tile home offers an enticing blend of move-in readiness and the opportunity to transform it into a space tailored to your lifestyle. With its expansive backyard, powered workshop, and thoughtful layout, this property is well-suited to first-home buyers, growing families, or those looking to downsize without compromise.

The open-plan kitchen and meals area are at the heart of the home, designed for easy living and entertaining. Sliding doors lead seamlessly to a wide verandah overlooking the fully fenced backyard  a perfect setting for alfresco dining, family gatherings, or simply enjoying the outdoors. When it's time to retreat inside, the family room provides a cozy indoor space with split-system air conditioning for year-round comfort.

A central hallway with built-in storage connects to three carpeted bedrooms. The main bedroom features built-in robes and split-system air conditioning, while a well-maintained family bathroom and separate WC complete the accommodation.

The practical design continues outdoors. A paved driveway leads to a gabled carport with a roller door, which allows drive-through access to the backyard and the powered workshop. This setup offers flexibility and additional storage.

Move in and start living or bring your vision to life with a thoughtful makeover. With a private backyard, generous workshop, and a solid foundation, this home is ready to evolve into something truly special  a fantastic first step, family retreat, or down-sizer's dream.

SCHOOL CATCHMENT 1.4 km  Swan View Primary School

2.3 km  Swan View Senior High School

2.8 km  Greenmount Primary School

3.2 km  St Anthony's Primary School

4.8 km  Northern Metropolitan TAFE

## RATES

Council: \$2021

Water: \$1139

## FEATURES

- \* 6 m x 9 m Powered Workshop
- \* Open Plan Kitchen/Meals
- \* Family Room with Split Air Conditioning
- \* Fully Fenced Backyard with Alfresco Entertaining
- \* Drive-through carport with Roller Door
- \* Freshly Painted Throughout
- \* New Tapware
- \* Resurfaced Bath and Basin
- \* New Ceiling Fans

## General

- \* 3 bedrooms 1 bathroom
- \* Build Year: 1986
- \* Block: 686 sqm
- \* Built Area: 102 sqm

## Kitchen

- \* Freestanding Chef Electric Oven
- \* Under Bench Storage
- \* Integrated Breakfast Bar

## Main Bedroom

- \* Split Air Conditioning
- \* Built-in Robes

## Outside

- \* Fully Fenced Backyard
- \* Reticulated Front Yard
- \* Carport with Roller Door
- \* Drive-In Access
- \* 6 m X 9 m Powered Workshop
- \* Spacious Central Lawn
- \* Elevated Rear Patio
- \* Electric Vulcan HWS


## LIFESTYLE


38 m  Bus Stop

1.9 km  John Forrest National Park

2 km  Morrison Road Shops

5.9 km  Midland Gate Shopping Centre

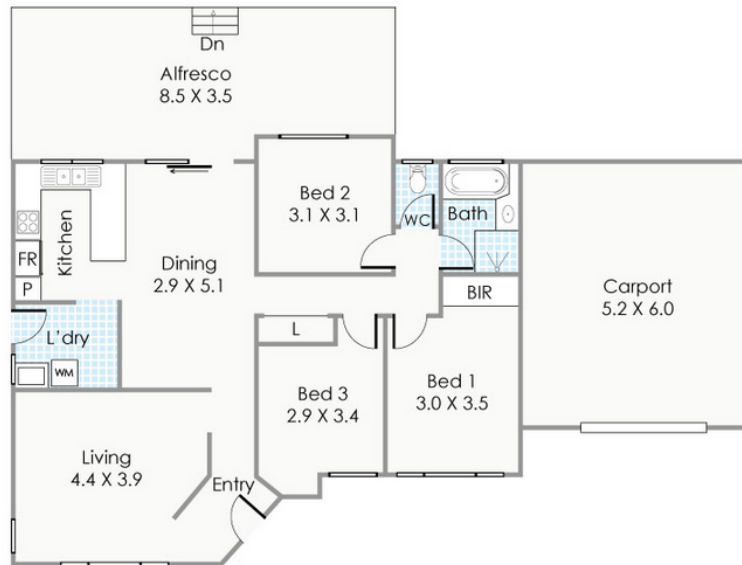
6.7 km  St John of God Hospital

14.1 km  Perth Airport (15-20 Minutes)

24.7 km  Perth CBD (30 Minutes)



# Floor Plan



Approximate Areas

|             |                   |
|-------------|-------------------|
| Residence:  | 95m <sup>2</sup>  |
| Carport:    | 31m <sup>2</sup>  |
| Alfresco:   | 28m <sup>2</sup>  |
| Total Area: | 154m <sup>2</sup> |

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 area do not include or account for wall thickness or roof area under eaves. Ciba-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. www.cibacreative.com.au



**93 Talbot Road, Swan View**

## Comparable Sales



### 84 BLACKADDER ROAD, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 1 Car

Land size: 756

\$575,000

Sold ons: 24/10/2024

Days on Market: 15



### 20 NATHAM SQ, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath

\$600,000

Sold ons: 29/10/2024

Days on Market: 44



### 64 BLACKADDER ROAD, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 2 Car

Land size: 869

\$650,000

Sold ons: 23/10/2024

Days on Market: 29

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## Offer Documents

[Click to Download the Offer Pack](#)

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



## Certificate of Title

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

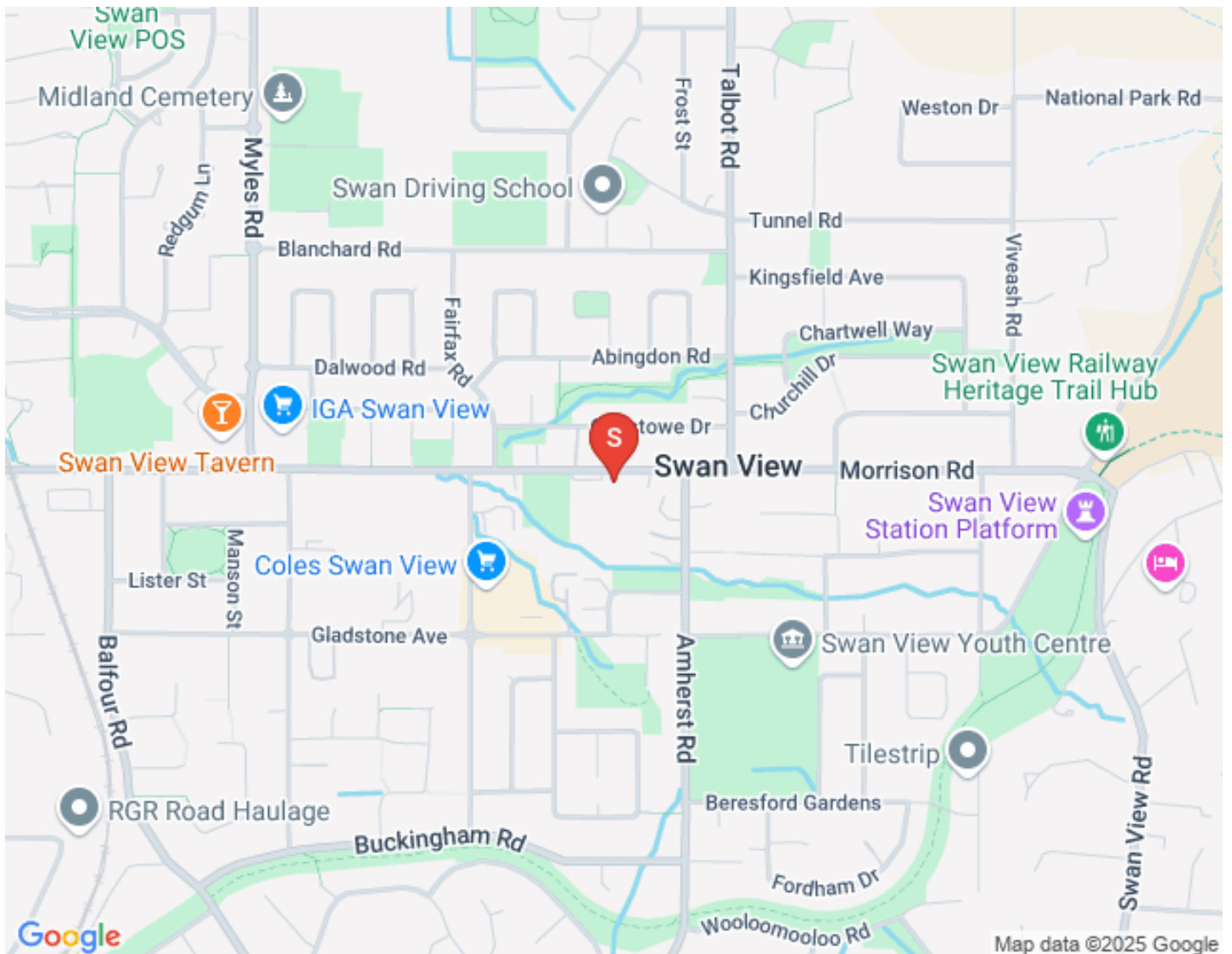
[Click to Download the Sketch](#)

[Click to Download the Plan](#)

## Local Schools



[Click Here to view intake information](#)

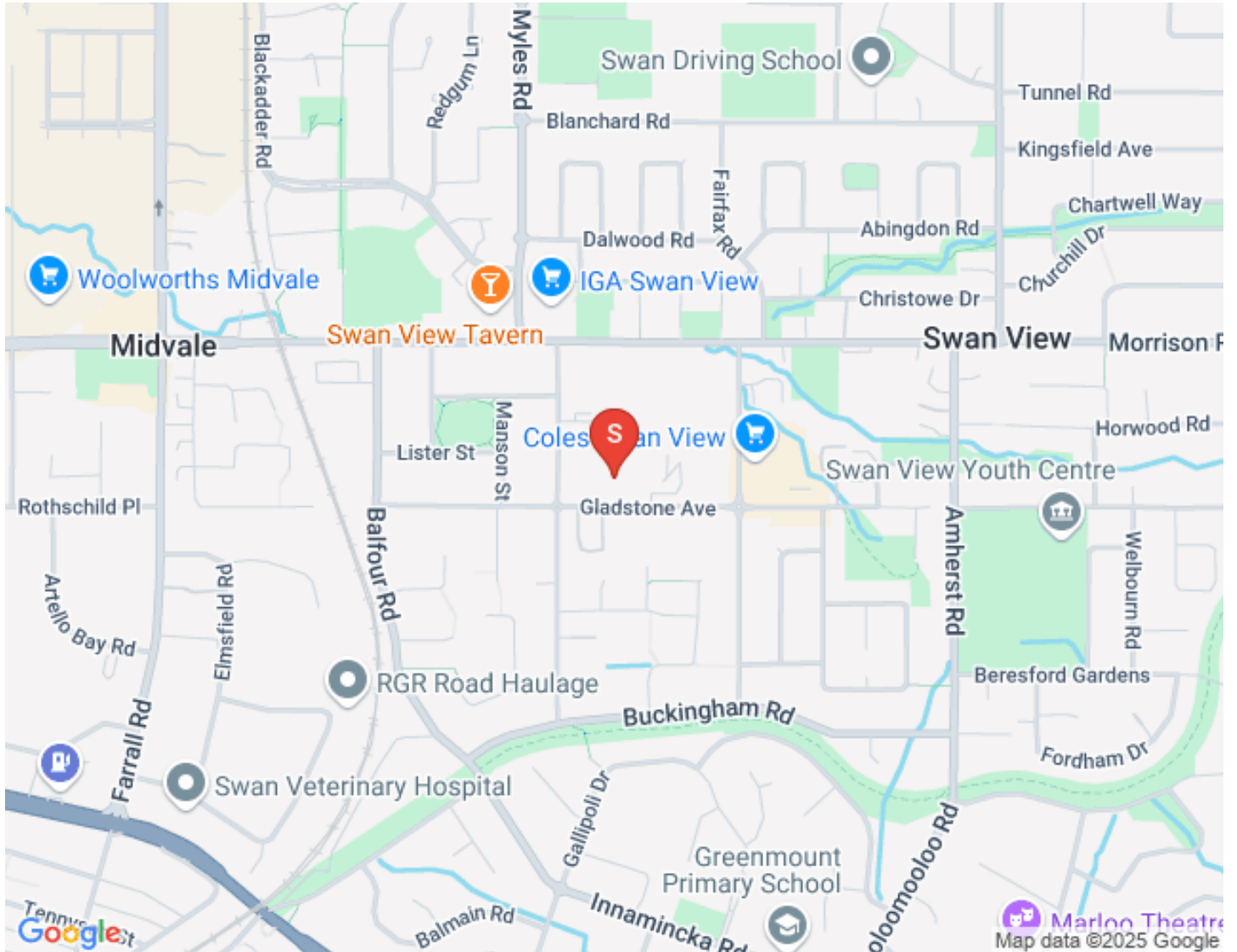




# Swan View

SENIOR HIGH SCHOOL

[Click Here to view intake information](#)



[Click to view intake area.](#)



## Swan View

### Swan View Tunnel



## John Forrest National Park



**Local Parks**



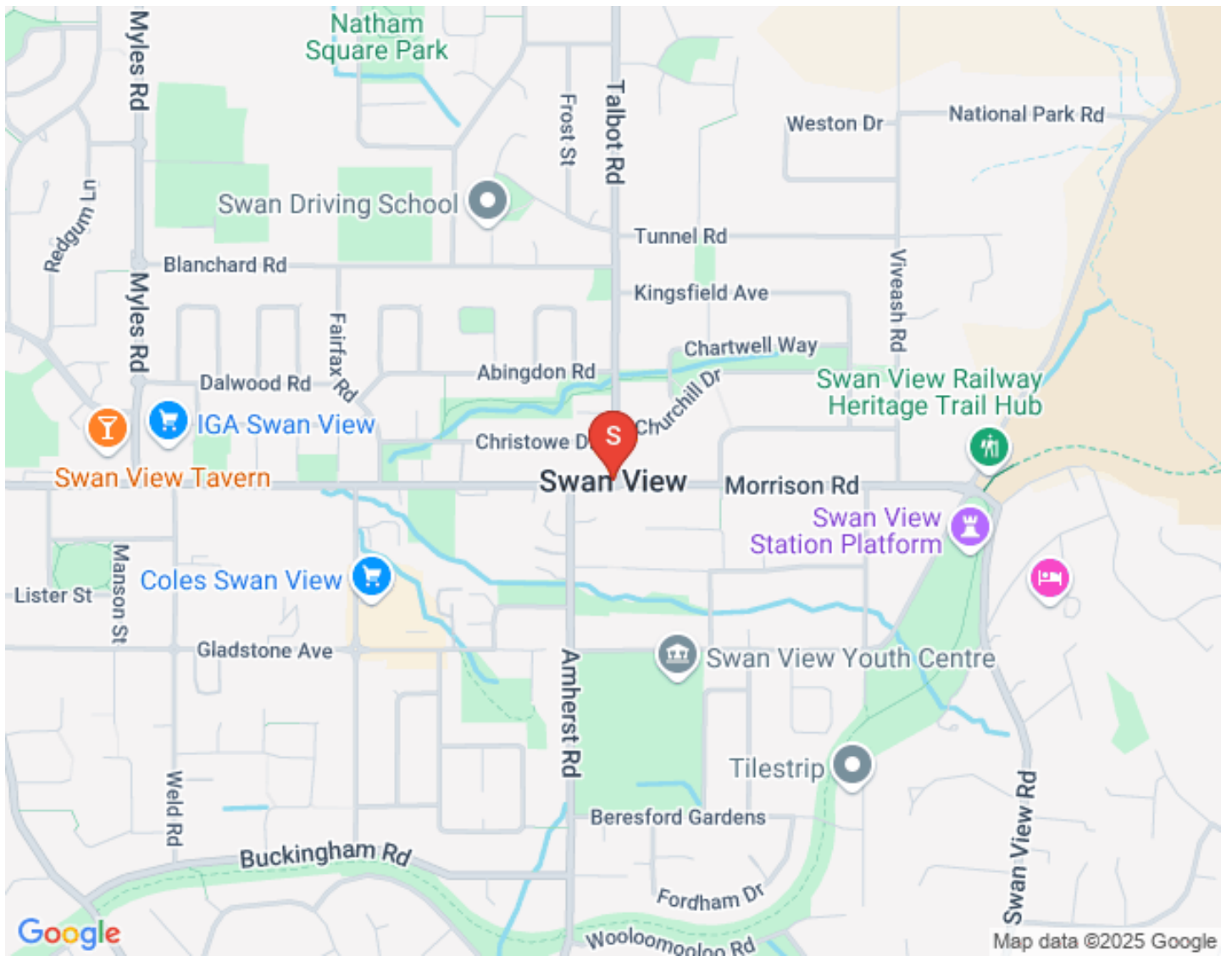
**Swan View Shopping Centre**



**Swan View IGA**







# 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](#)

## Team Genesis



### **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.



### **JONATHAN CLOVER**

DIRECTOR / SALES COACH / AUCTIONEER

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0439 688 075

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



## **RONNIE SINGH**

SALES CONSULTANT

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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@fngenesis.com.au](mailto: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

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0416304650

[mhutchings@fngenesis.com.au](mailto:mhutchings@fngenesis.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**

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 world of Property Management.



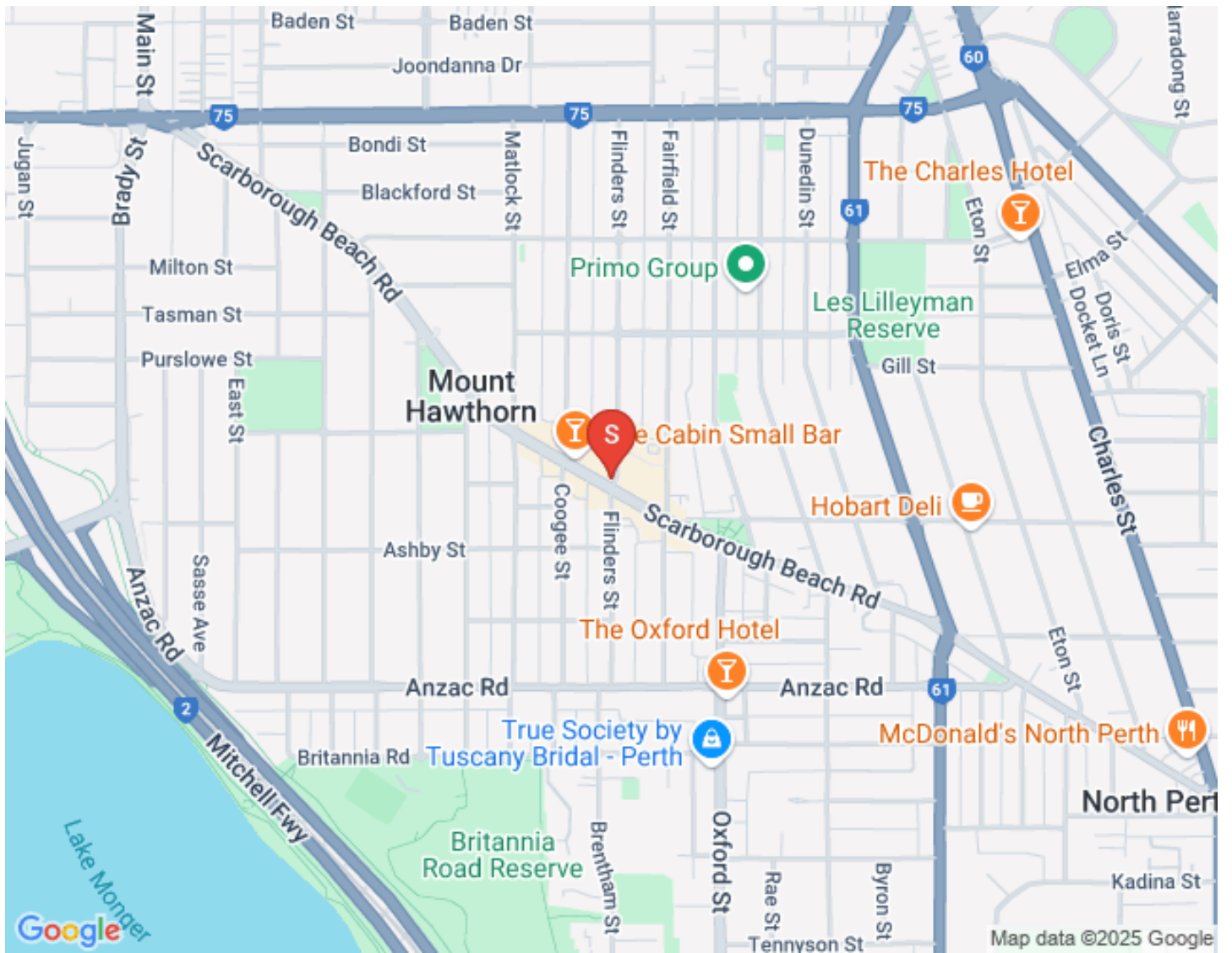
## **KAHLA PURVIS**

SALES ADMINISTRATOR/MARKETING OFFICER

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



### 880 Viveash Road, Swan View

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4 Bed | 2 Bath | 2 Car

Land size: 2.18ha

UNDER OFFER



### 8 Honor Ridge, Jane Brook

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3 Bed | 2 Bath | 2 Car

Land size: 717sqm

\*\* UNDER OFFER \*\*



## 45 Myles Road, Swan View

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3 Bed | 2 Bath | 3 Car

Land size: 690sqm

From \$399,000



## 9 Hillway, Swan View

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4 Bed | 2 Bath | 5 Car

Land size: 2264sqm

From \$739,000



## 37 Beresford Gardens, Swan View

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4 Bed | 2 Bath | 2 Car

Land size: 900sqm

UNDER OFFER



## 14 Cupello Drive, Swan View

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4 Bed | 2 Bath | 2 Car

Land size: 1208sqm

UNDER OFFER



## 10 Chapman Street, Swan View

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4 Bed | 1 Bath | 2 Car

Land size: 809sqm

UNDER OFFER