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Welcome



7 Emu Court, High Wycombe

UNDER OFFER

4  2  2 

**UNDER
OFFER**

All offer presented on before 6pm Tuesday 4th March.
The seller reserves the right to accept offers before the end date.

SCHOOL CATCHMENTS

Edney Primary School (1.1km)
Darling Range Sports College (5.5km)
Kalamunda Senior High School (7.7km)

RATES

COUNCIL: \$2,400.05
WATER: \$1,305.54 (FY 23-24)

FEATURES

General

- * Build Year: 1988
- * Total Built Area: 357sqm
- * Builder: Robert Chalmers
- * Construction: Double Brick Frame Cement Tile Roof
- * Bay Windows
- * Security Screens (all entry doors)
- * 3 Toilets
- * 4 Split System AC (Mitsubishi/Fujitsu)
- * Gas Bayonet
- * Spa Bathtub (main bathroom)
- * Significant Storage

- * Large Living Spaces
- * Walk-in Linen Cupboard
- * Wardrobe Recesses (all bedrooms)

Kitchen

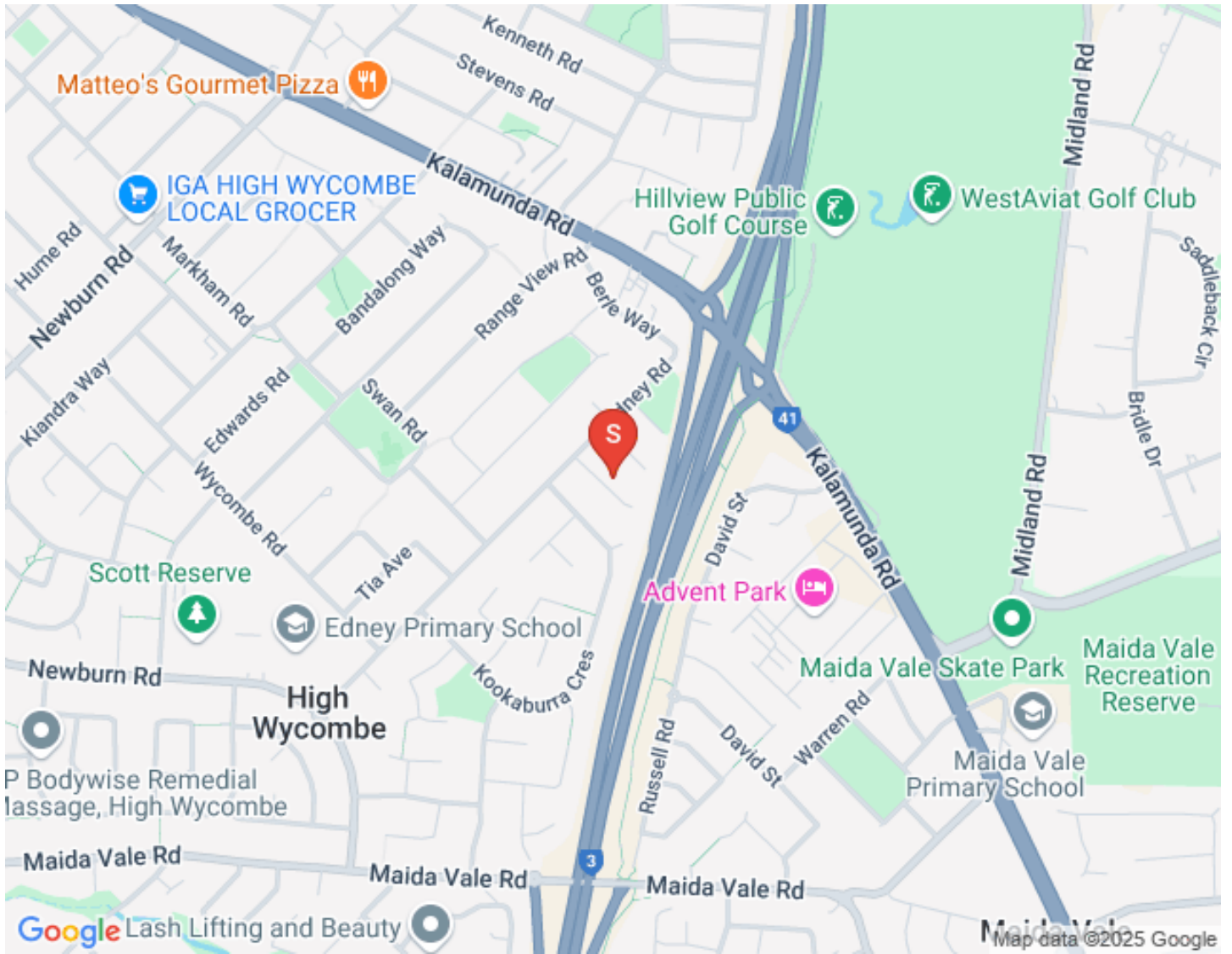
- * Granite Bench-tops
- * Double Sided Island Bench (PowerPoints)
- * 5 Burner Gas Stove-top (smeg)
- * 700mm Oven (smeg)
- * 900mm Rangehood (smeg)
- * Convection Microwave (smeg)
- * Dishwasher (Fisher&Paykel)
- * Hettich & Blum Kitchen Organizers
- * Glass Splashback
- * Double Fridge Recess (1140mm wide x 1750mm high 1080mm deep)

Master Suite

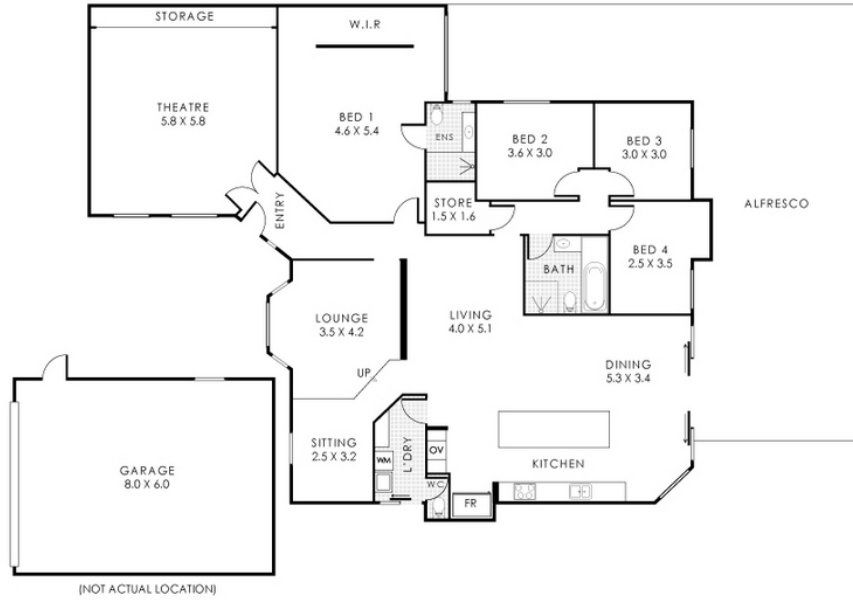
- * Ensuite
- * Walk-through Wardrobe
- * Cassette AC (Daikin)
- * Laminate Floors

Outside

- * Doubleview Garage/Workshop (powered & remote door)
- * Alfresco Patio (with lighting)
- * Instant Gas Hot Water System (Rinnai)
- * Secure Yard
- * Front / Rear Lawns
- * Side Drive Access
- * 60mm Pavers



Floor Plan



7 Emu Court, High Wycombe

Residence 216m² | Garage 48m² | Alfresco 93m²
Total Area 357m²



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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C/D 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.cbcreatives.com.au

Comparable Sales



40 BUTTERCUP CRESCENT, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 4 Car
\$739,000
Sold ons: 01/11/2024
Days on Market: 122

Land size: 618
sale - sold



27 SMITH CRESCENT, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car
\$743,000
Sold ons: 26/11/2024
Days on Market: 92

Land size: 715
sale - sold



26 NEWBURN ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 3 Car
\$751,500
Sold ons: 06/08/2024
Days on Market: 34

Land size: 911
sale - sold



6 MURRAY DRIVE, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car
\$770,000
Sold ons: 12/06/2024
Days on Market: 113

Land size: 769
sale - sold



19 WALKER CRESCENT, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car
\$820,000
Sold ons: 01/11/2024
Days on Market: 17

Land size: 775
sale - sold



27 STEVENS ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car

\$830,000

Sold ons: 28/02/2024

Days on Market: 84

Land size: 880

sale - sold

36 SCENIC DRIVE, MAIDA VALE, WA 6057, MAIDA VALE

4 Bed | 2 Bath | 6 Car

\$840,000

Sold ons: 30/08/2024

Days on Market: 74

Land size: 962

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 the Certificate of Title](#)

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

Local Schools



[Click here to view School Website](#)

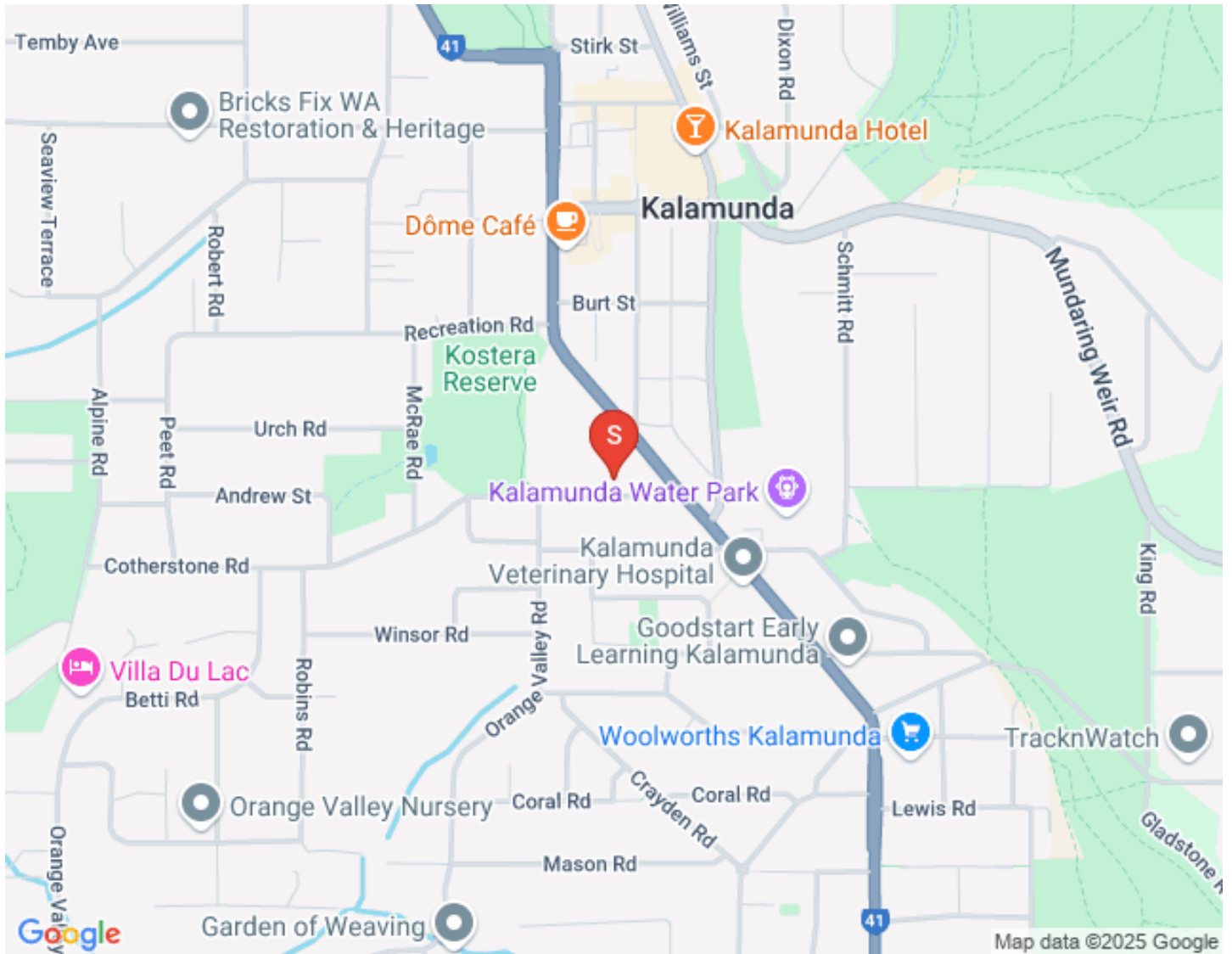


KALAMUNDA SENIOR HIGH SCHOOL



AN INDEPENDENT PUBLIC SCHOOL

[Click here to view School Website](#)



DARLING RANGE SPORTS COLLEGE

[Click here to view School Website](#)



High Wycombe

High Wycombe Train Station



The Village Shopping Centre - High Wycombe



IGA Maida Vale



Maida Vale Recontration Reserve



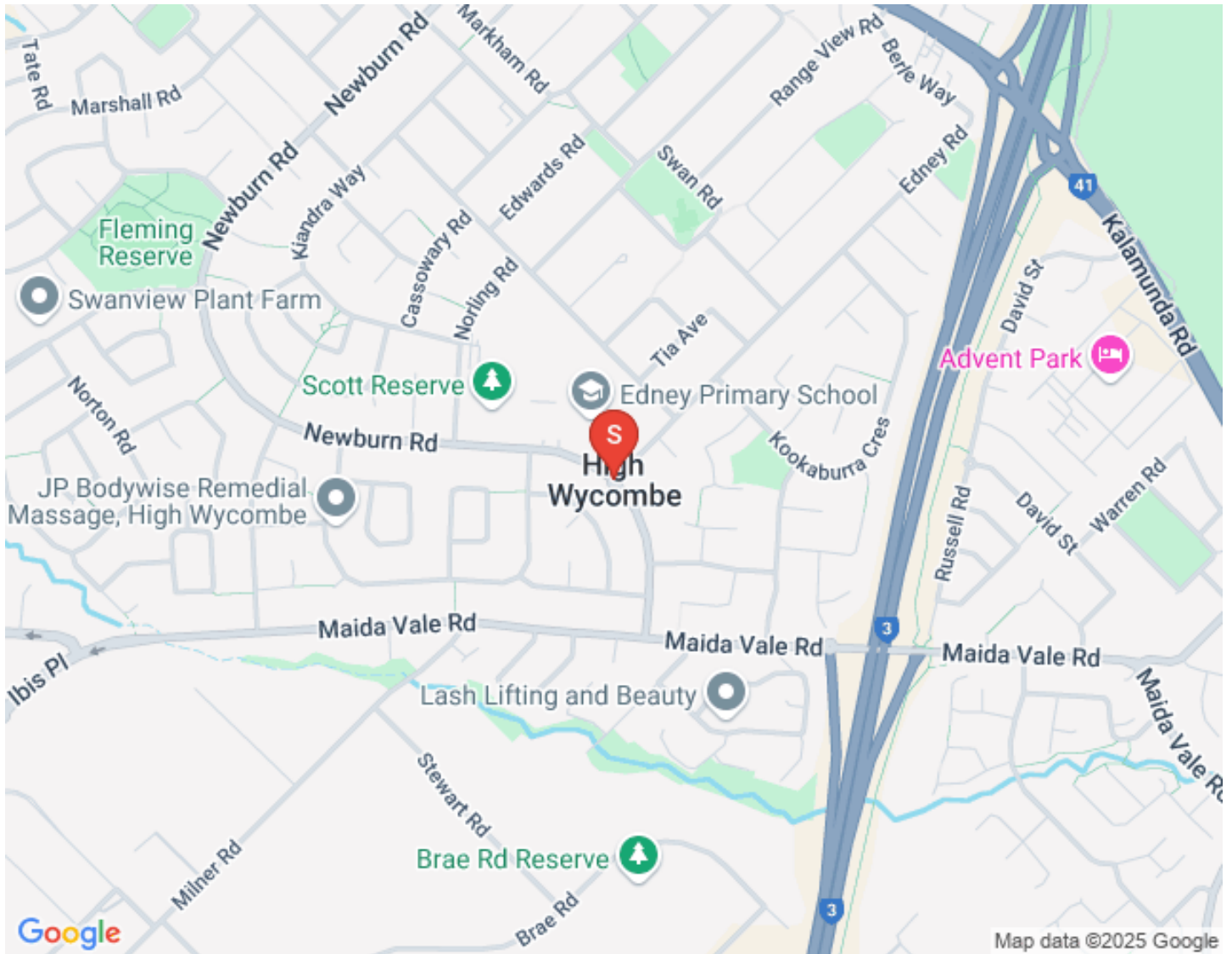
Fat Mamma's Pizza (Wood Fired)



Boab Tavern



High Wycombe Tavern



Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fngenesis.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@fn genesis.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.



RONNIE SINGH

SALES CONSULTANT

0430161765

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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@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.



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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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

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.

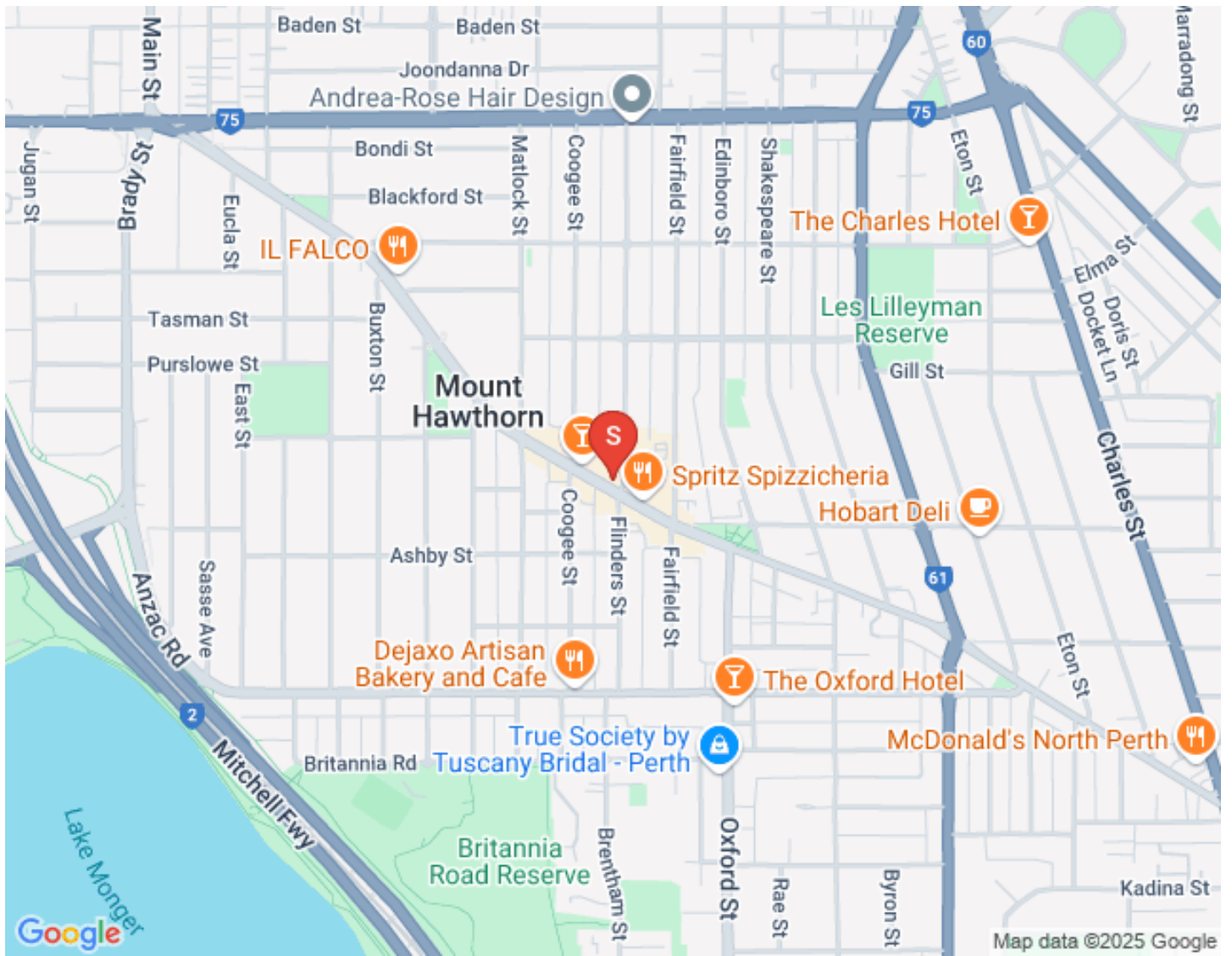


KAHLA PURVIS

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.



Our Recent Sales



21 Teutonia Court, High Wycombe

4 Bed | 2 Bath | 1 Car

Land size: 709sqm

UNDER OFFER



462 Kalamunda Road, High Wycombe

3 Bed | 1 Bath | 2 Car

Land size: 839sqm

In the \$400,000's



10 Emms Court, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 805sqm

High \$500,000's



13 Littlefield Road, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 616sqm

UNDER OFFER



147 Maida Vale Road, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 504sqm

UNDER OFFER !



50 Sorensen Road, High Wycombe

3 Bed | 1 Bath | 2 Car

Land size: 700sqm

End Date Process



4 Blossom View, Forrestfield

3 Bed | 2 Bath | 2 Car

Land size: 374sqm

From \$549,000



9 Sovereign Place, Forrestfield

5 Bed | 2 Bath | 2 Car

Land size: 700sqm

UNDER OFFER



43 Bugendore Street, Maida Vale

4 Bed | 2 Bath | 2 Car

Land size: 950sqm

End Date Process



20 Boodjera Bend, Forrestfield

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

End Date Process



29 Burtonia Way, Forrestfield

5 Bed | 2 Bath | 2 Car

Land size: 845sqm

From \$539,000



82 Dawson Avenue, Forrestfield

3 Bed | 1 Bath | 1 Car

Land size: 709sqm

UNDER OFFER!



201 Maida Vale Road, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 568sqm

UNDER OFFER