First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

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Welcome



23 Welbourn Road, Swan View

FOR DEFINITE SALE

3 1 1

End Date Process

All offers presented ON OR BEFORE Tuesday, December 8th at 6:00 pm.
(The seller reserves the right to sell prior to the end date)

RATES
Shire: $2559.72 26/27
Water: $1205.08 25/26

SCHOOL CATCHMENT
Swan View Primary School (610 m)
Swan View Senior High School (1.08 km)
Greenmount Primary School (1.1 km)

FEATURES
General:
* Built: 1985
* Internal living area: 109 sqm
* Construction: Brick & Tile
* Ducted evap air con (Breezair)
* Flooring : Slate, vinyl plank
* Roller shutters: Bed 1, Lounge
* Security screens
* Solar Skylight
* Freshly painted interior
* R5 Roof insulation
* Roof restoration 2021

Services:
* Scheme Water
* Gas Connected
* Sewerage Connected
* Storm Water Connected
* HWS Instant gas (Rinnai B16)

* Gas Heater (Rinnai)
* Termite inspection 10/25

Kitchen
* Electric Oven Miele
* Range hood (Fisher & Paykel)
* 4 Pot gas cook top (Euromaid)
* Laminate Bench Tops

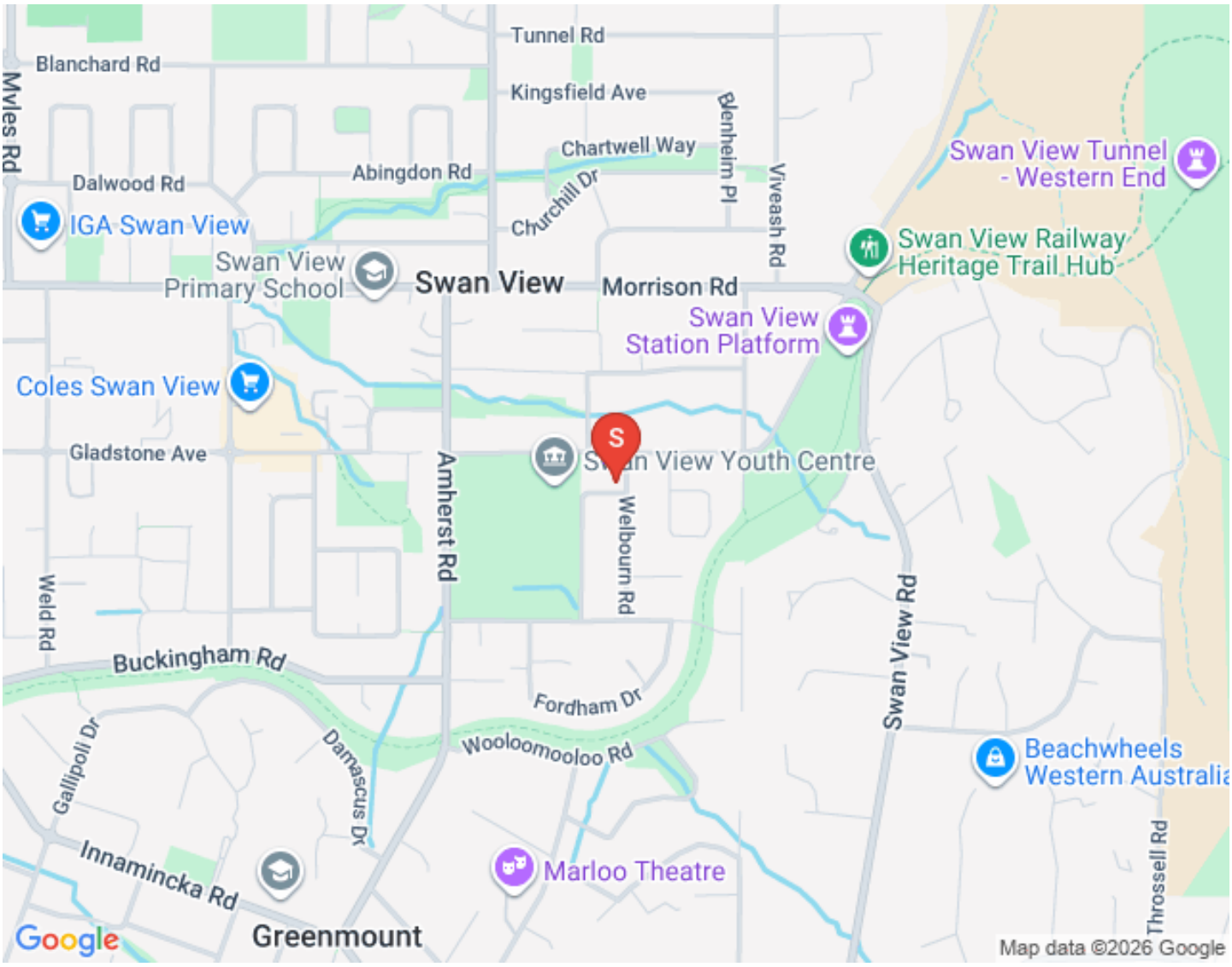
Main bedroom:
* Ceiling fan
* Roller shutter
* 2 built in Wardrobes

Bathroom
* Screen-less shower
* Single basin vanity
* Seperate Toilet

Outside:
* Dual Access to Back Yard - Welbourn and Brownfield
* Shade house
* Greenhouse
* Workshop 6x6m
- Powered (GPO's)
- Dual Sliding Doors
- Vehicle Access
* 1 Carport
* Skillion Patio

Lifestyle:
300 m Swan View Youth Centre
300 m Brown Park
450 m Heritage Trail
1.1 km Coles Swan View
1.7 km Darling Ridge Shopping Centre
5.4 km Midland Gate
6.2 km Midland Train Station?14.5 km Terminal 3/4 Perth Airport
21.1 km Terminal 1/2 Perth Airport
22.4 km CBD Perth

Disclaimer:
Light switch in main bedroom not operational: light activated with fan remote
Original air con controller decommissioned, has been replaced with new unit.
Hot water temp controller: decommissioned
Bathroom: serviceable but unfinished.


Tunnel Rd
Blanchard Rd
Kingsfield Ave
Myles Rd
Chartwell Way
Blenheim Pl
Viveash Rd
Swan View Tunnel - Western End
Dalwood Rd
Abingdon Rd
Churchill Dr
IGA Swan View
Swan View Railway Heritage Trail Hub
Swan View Primary School
Swan View
Morrison Rd
Swan View Station Platform
Coles Swan View
Gladstone Ave
Amherst Rd
Welbourn Rd
Weld Rd
Buckingham Rd
Fordham Dr
Swan View Rd
Gallipoli Dr
Damascus Dr
Wooloomooloo Rd
Beachwheels Western Australia
Innamincka Rd
Marloo Theatre
Throssell Rd
Google
Greenmount
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Floor Plan

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Comparable Sales



15 LISTER STREET, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 1 Car
$661,000
Sold ons: 16/06/2026
Days on Market: 30

Land size: 847
sale - sold



7 WATTON COURT, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 2 Car
$732,500
Sold ons: 11/11/2026
Days on Market: 62

Land size: 715
sale - sold



9 VANESSA WAY, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 1 Car
$760,000
Sold ons: 18/11/2026
Days on Market: 132

Land size: 684
sale - sold



95 NATHAM SQUARE, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 1 Car
$663,000
Sold ons: 18/08/2026
Days on Market: 78

sale - sold



13 MYLES ROAD, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 4 Car
$810,000
Sold ons: 10/04/2026
Days on Market: 9

Land size: 825
sale - sold



30 ELLESMERE ROAD, SWAN VIEW, WA 6056, SWAN VIEW

3 Bed | 1 Bath | 2 Car
$830,000
Sold ons: 21/04/2026
Days on Market: 15

Land size: 690
sale - sold

Powered by PropTrack

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Certificate of Title

Please Download Certificate of Title Here
Please Download Title List Plan
Please Download Title List with Sketch
Please Download Plan Here

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Offer Documents

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

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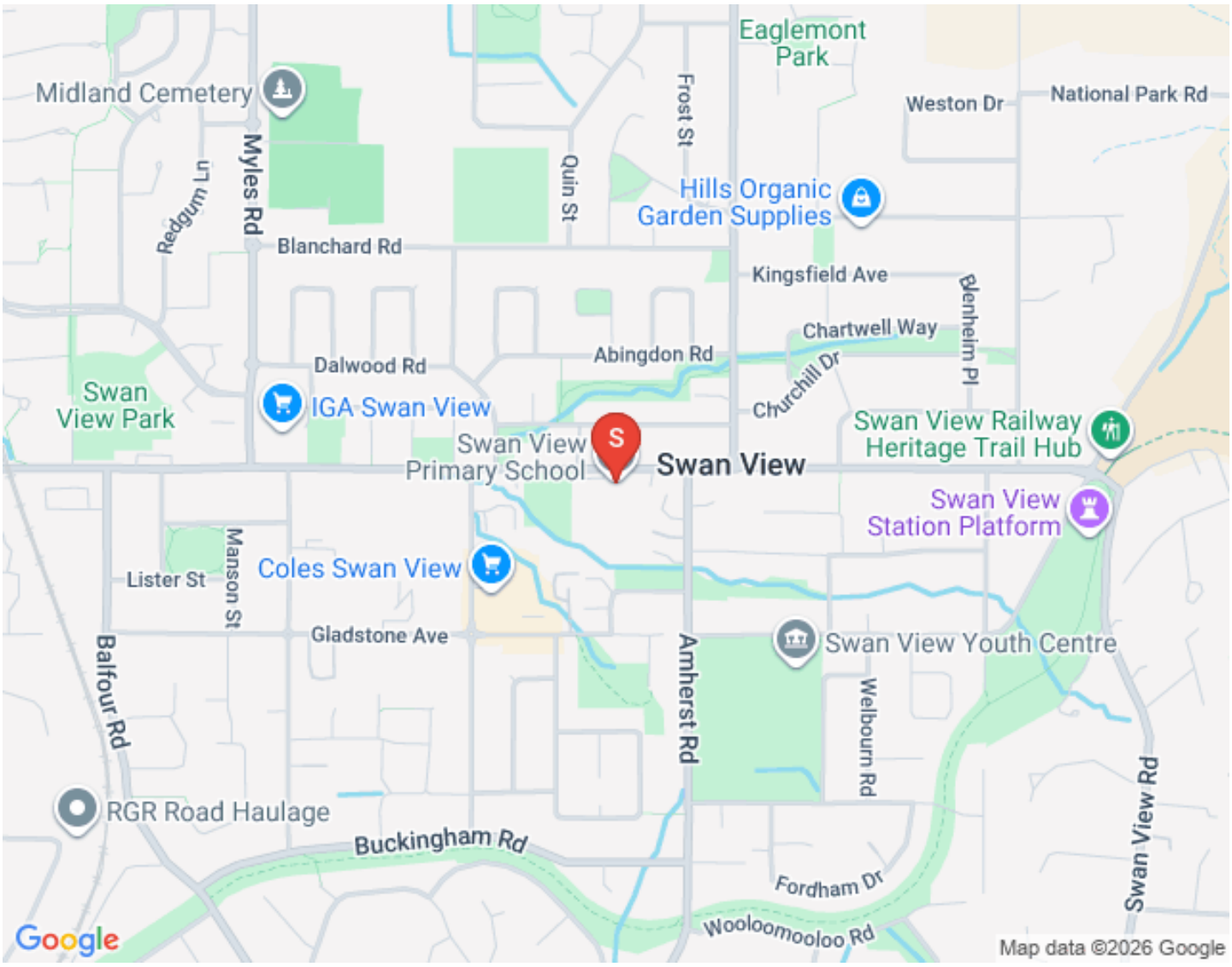
Local Schools

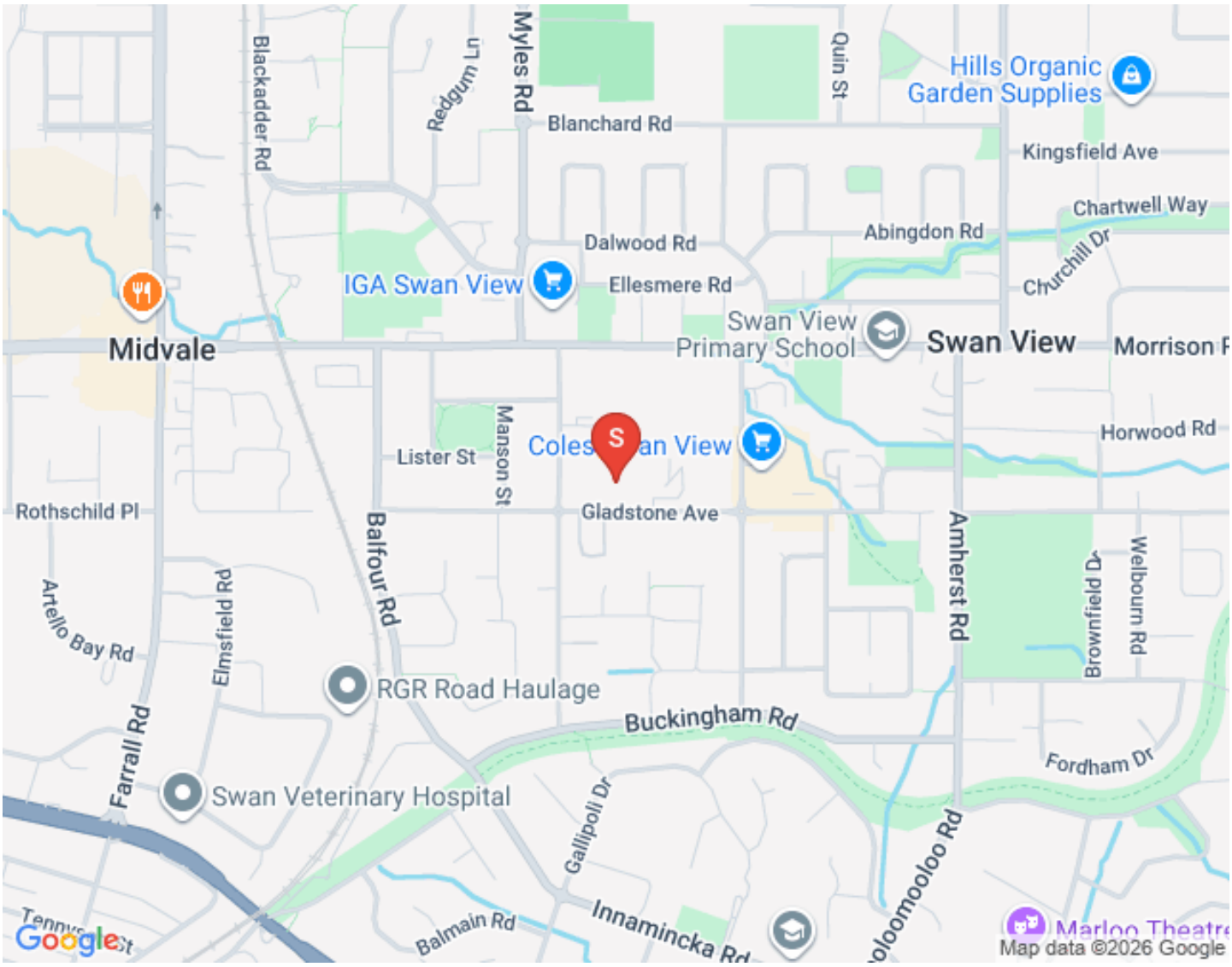
SWAN VIEW PRIMARY SCHOOL

Click Here to view intake information



Swan View
SENIOR HIGH SCHOOL

[Click Here to view intake information]


Hills Organic Garden Supplies
Blanchard Rd
Kingsfield Ave
Chartwell Way
Abingdon Rd
Churchill Dr
Dalwood Rd
IGA Swan View
Ellesmere Rd
Midvale
Swan View Primary School
Swan View
Morrison
Horwood Rd
Lister St
Gladstone Ave
Rothschild Pl
Artello Bay Rd
Elmsfield Rd
Balfour Rd
Amherst Rd
Brownfield Dr
Welbourn Rd
RGR Road Haulage
Buckingham Rd
Fordham Dr
Farrall Rd
Swan Veterinary Hospital
Gallipoli Dr
Balmain Rd
Innamincka Rd
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Swan View Lifestyle

Brown Park



Swan View Tunnel Walk

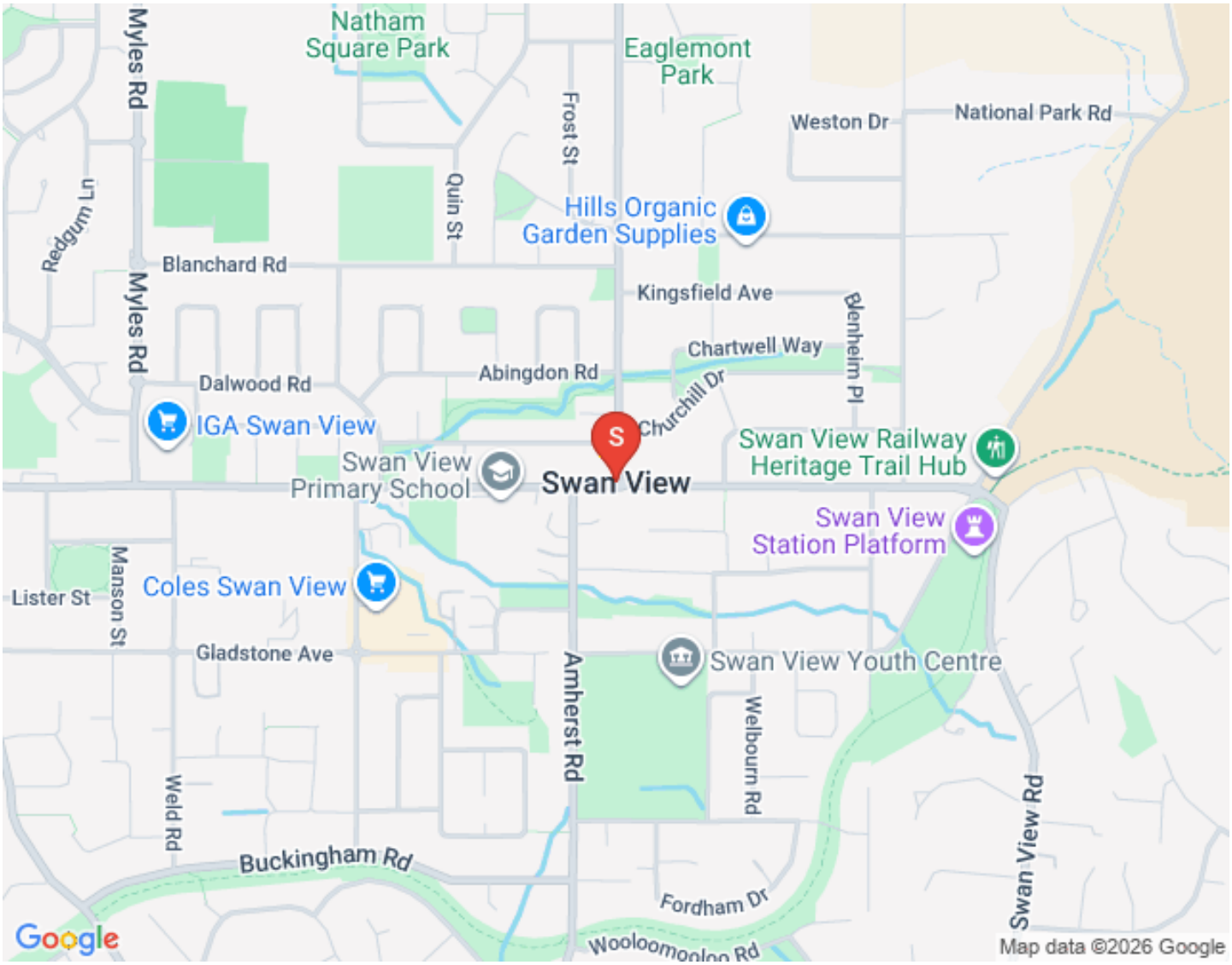


Swan View Central



Pa's Patisserie & Cafe




Natham Square Park
Eaglemont Park
Myles Rd
Frost St
Weston Dr
National Park Rd
Redgum Ln
Quin St
Hills Organic Garden Supplies
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Blenheim Pl
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Churchill Dr
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Swan View
Swan View Station Platform
Manson St
Lister St
Coles Swan View
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Wooloomooloo Rd
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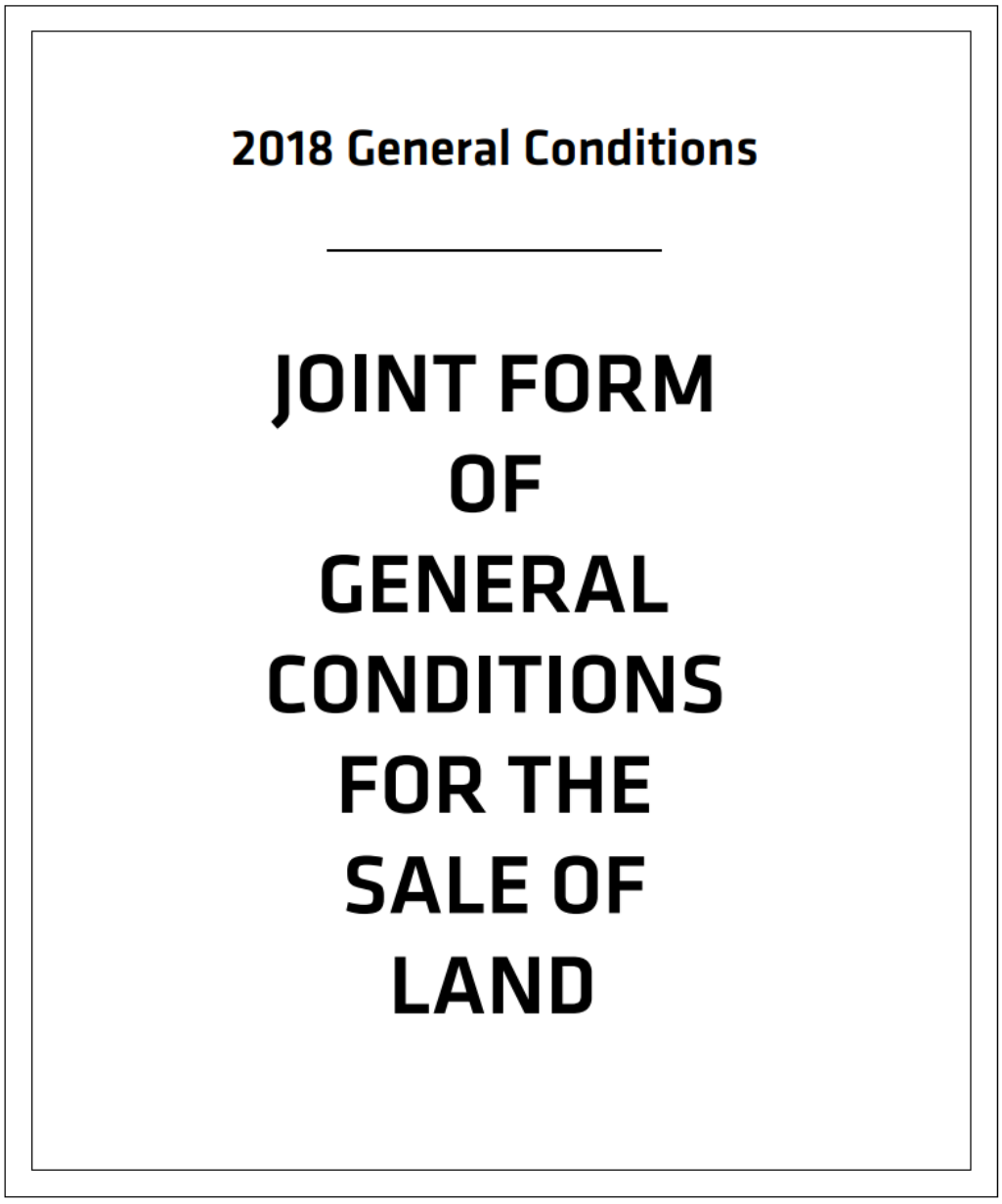
Joint Form of General Conditions



View Joint Form Here

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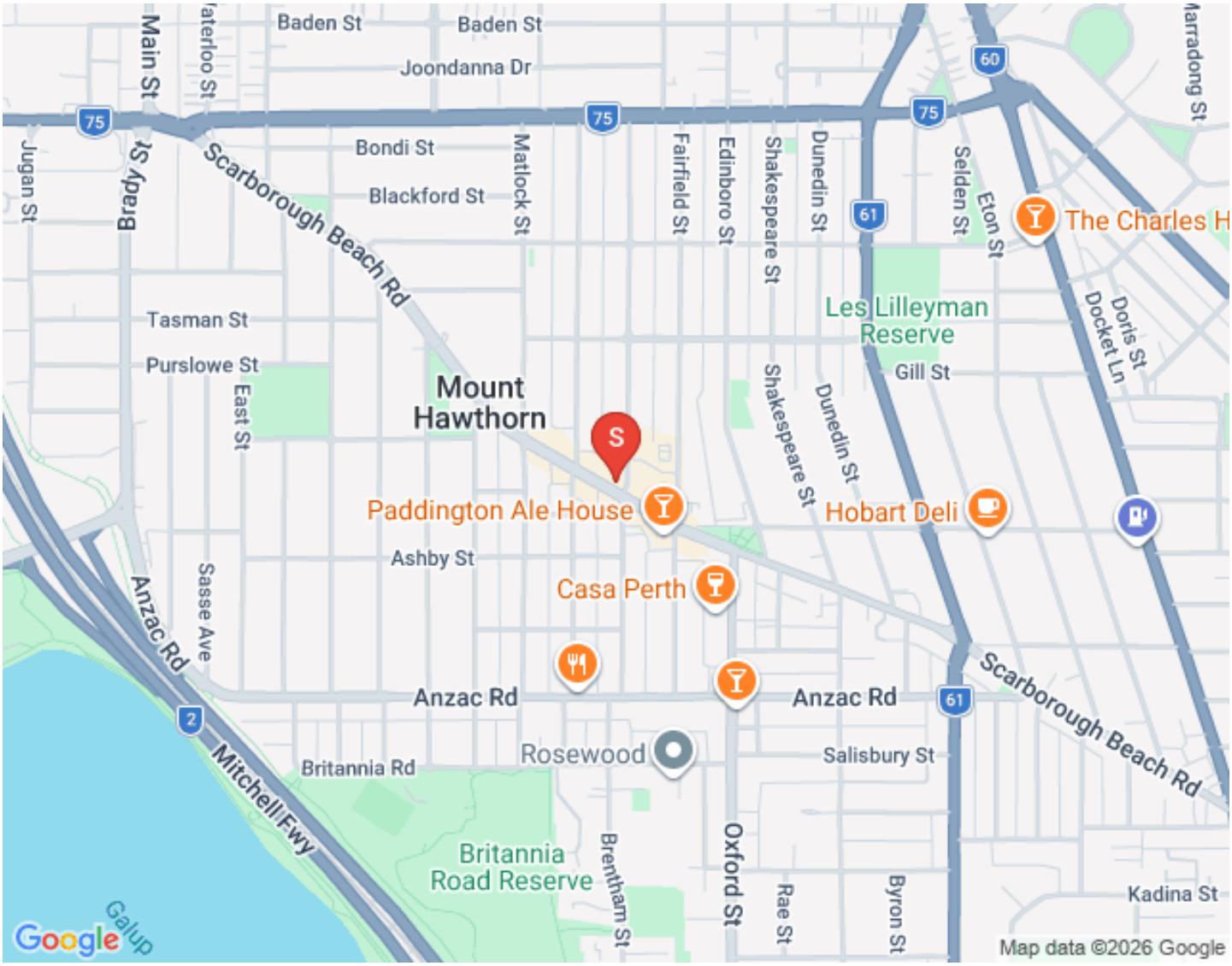
Team Genesis





GUY KING

SALES CONSULTANT

0417900315

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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.



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

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"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.



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.



SAM WILLESEE

SALES CONSULTANT

0468959898

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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.



KRISTEN COLE

reception@fngenesis.com.au

Kristen comes from a background of customer service, administration and management, she brings a warm, bubbly personality and a genuine love for connecting with people to the Genesis Team. Having spent several years in leadership and customer-facing roles, Kristen understands the importance of clear communication, organisation and making people feel welcome and valued. Never one to shy away from a good conversation or a bit of friendly banter, she enjoys getting to know those around her and make people feel welcome and valued. Outside of work, Kristen is happiest by the ocean either fishing, snorkelling or soaking up the sun. She also enjoys spending time with family and friends, keeping active by either playing basketball, volleyball or going to the gym.