

Table of Contents

- | Welcome
- | Property Photos
- | Comparable Sales
- | Certificate of Title
- | Bushfire Management Plan
- | Joint Form of General Conditions
- | Local Schools
- | Lifestyle
- | Team Genesis
- | Site & Soil Evaluation Report

Welcome



**Lot PL 306, 1530 Lion Street,
Mount Helena**

2.47 Acres (1ha) of Tranquil Hills Heaven



**** UNDER
OFFER ****

Located on the corner of Lion and Bernard Streets, Mount Helena this is a rare opportunity to secure 1 ha of near flat land with established, parkland treed vegetation. Entry to this beautifully shaded site is via a newly constructed concrete crossover from the very quiet end of Bernard St (Local traffic only).

Located in one of the hills most sought after neighbourhood's and a short stroll to the town centre and local schools.

Inspection is by appointment with 24 hrs notice. The property is private land and occupied.

GENERAL

2.47 acres (1 ha)

WAPC approved with titles expected March 2025.

Crossover: Gated, concrete drive via Bernard Street (Local traffic only).

Mains Power and Water connected.

Building Envelope 2000 sqm

BAL rating of 29 (BMP Available)

Fully fenced boundary - Ring-lock

NBN Available

SCHOOL

1.2 km  Mount Helena Primary School

1.4 km  Eastern Hills Senior High School

3.5 km  Sawyers Valley Primary School

7.3 km  Mundaring Primary School

8.5 km  Mundaring Christian College

LIFESTYLE

1.1 km  Heritage Trail

1.4 km - Mount Helena Aquatic Centre

8.1 km  Mundaring Village

23.7 km  St John of God Hospital

30.7 km  Perth Airport (30-40 min)

40.6 km  Perth CBD (40-50 min)



Property Photos





Comparable Sales



5180 RICHARDSON ROAD, STONEVILLE, WA 6081, STONEVILLE

\$626,000

Sold ons: 03/07/2024

Days on Market: 22

Land size: 10076.7

sale - sold



1700 RICHARDSON ROAD, PARKERVILLE, WA 6081, PARKERVILLE

\$627,000

Sold ons: 12/07/2024

Days on Market: 13

Land size: 10900

sale - sold



3 PARKER ROAD, PARKERVILLE, WA 6081, PARKERVILLE

\$640,000

Sold on: 16/07/2024

Days on Market: 12

Land size: 10100

sale - sold

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 Proptack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see [Copyright and Legal Disclaimers about Property Data](#).

Certificate of Title

[Please click here to download the Deposited Plan](#)

[Please click here to download the Plan](#)

Bushfire Management Plan

[Click here to download the Bushfire Management Plan](#)

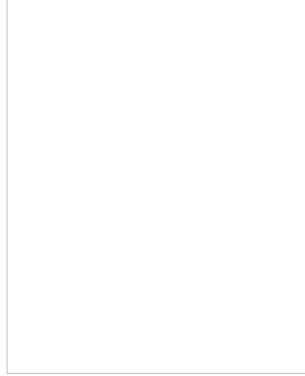
Joint Form of General Conditions

2022 General Conditions

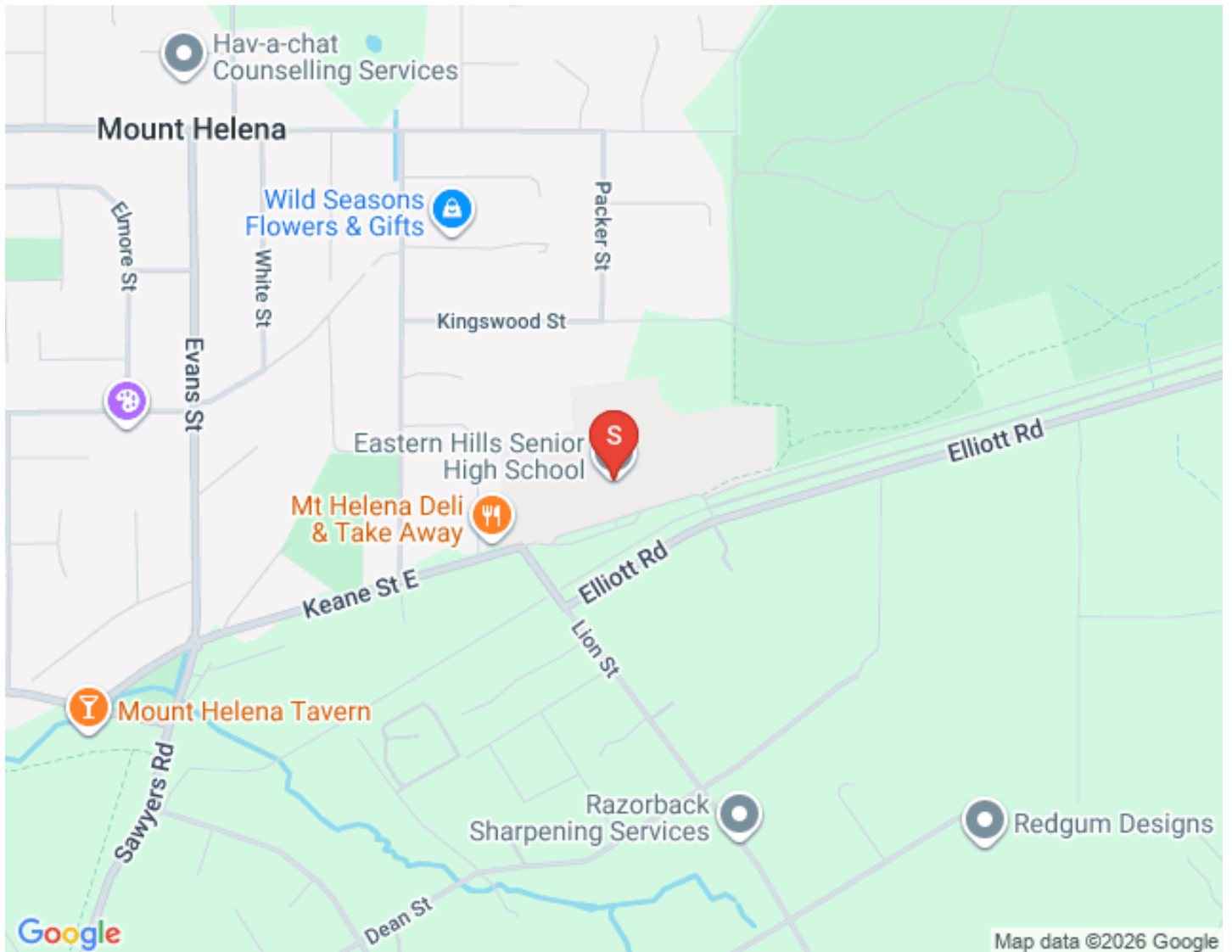
JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Local Schools



[Click Here to view intake information.](#)



Lifestyle

Sawyers Valley Tavern



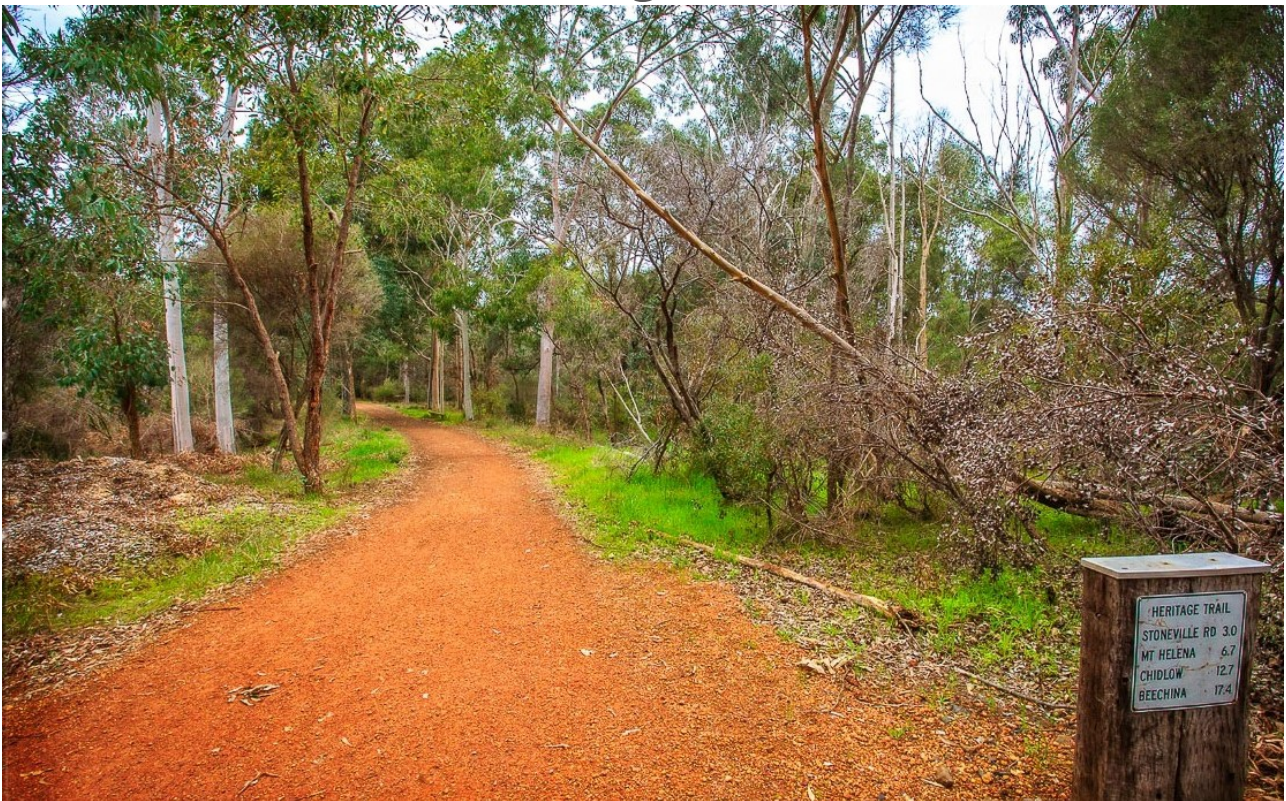
Sculpture Park



Mundaring Hotel

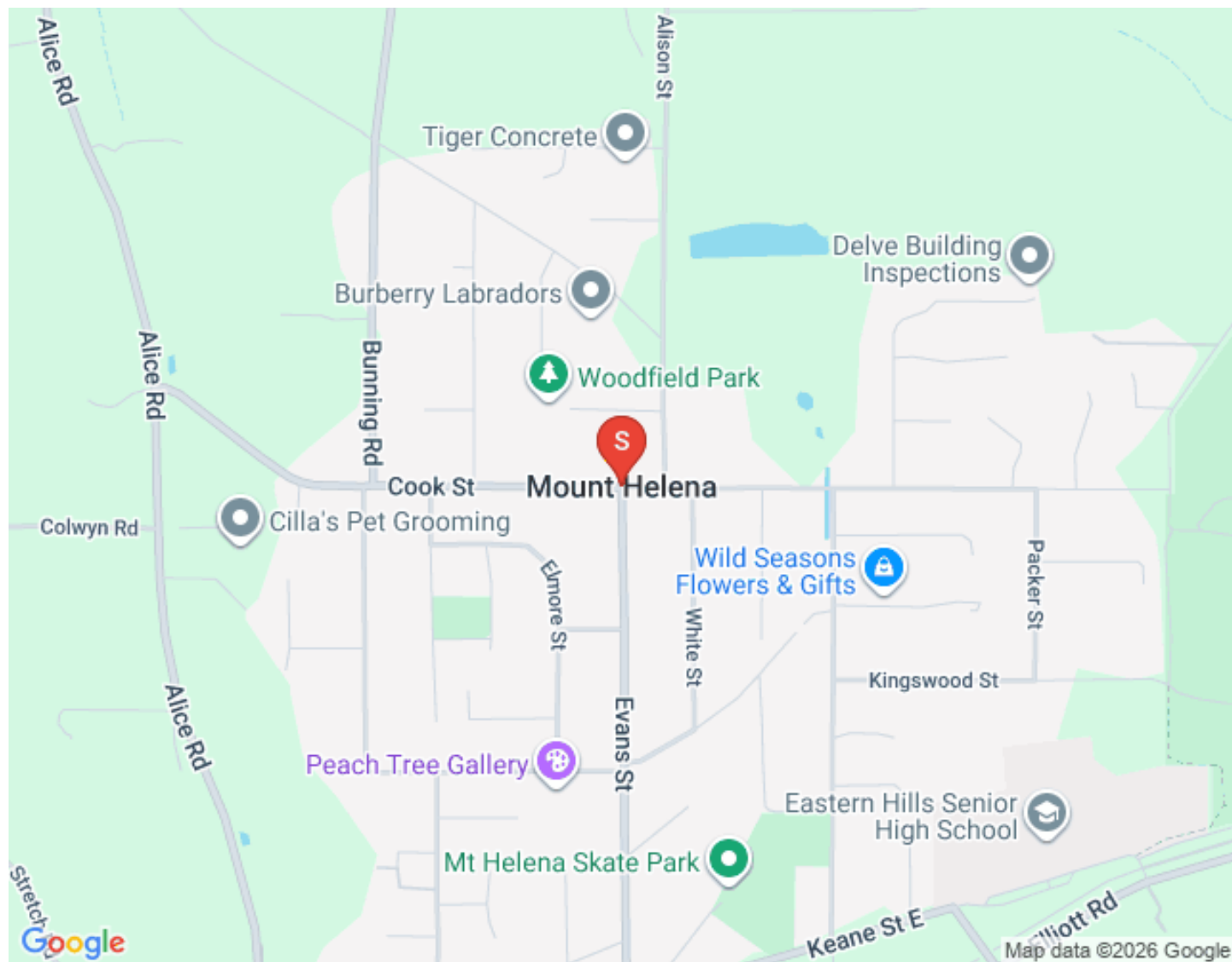


Heritage Trail



Mundaring Weir





Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fn genesis.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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fn genesis.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

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

0430161765

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.



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.

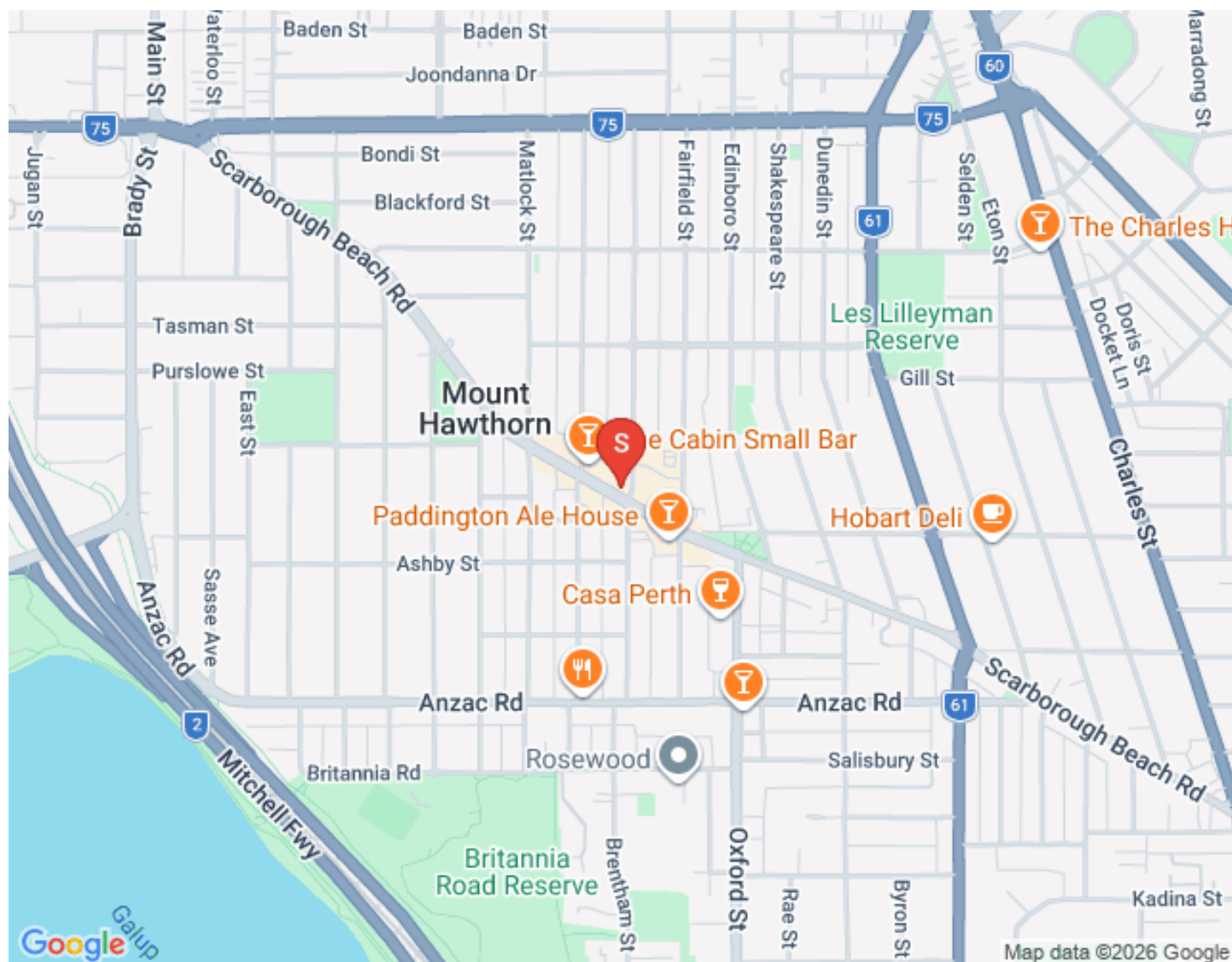


KAHLA PURVIS

SALES ADMINISTRATOR

admin@fn genesis.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.



Site & Soil Evaluation Report

Site & Soil Evaluation Report

[Click here to download the Site & Soil Evaluation Report](#)