

Table of Contents

- | Welcome
- | Floor Plan
- | Certificate of Title
- | Comparable Sales
- | Offer Documents
- | Strata Documents
- | Local Schools
- | Pearsall
- | Joint Form of General Conditions
- | Team Genesis
- | Our Recent Local Sales

Welcome



11A Simeon Rise, Pearsall

UNDER OFFER

4  2  2 

**UNDER
OFFER**

Tucked away in the family-friendly suburb of Pearsall, this well-designed 4-bedroom, 2-bathroom home offers a balanced lifestyle with all the essentials at your doorstep. Whether you're starting your journey into homeownership or searching for a low-maintenance family home, this property blends practicality with comfort. With schools, shopping centres, and beautiful parks nearby, you will enjoy the convenience this home has to offer.

Inside, the home feels bright and welcoming from the moment you step through the door. The open-plan living and dining areas are filled with natural light, illuminating the sleek gloss tiling to create a fresh, airy atmosphere. At the heart of the home sits the modern kitchen with clean lines, white subway tiling and stainless-steel appliances provide a contemporary look, while thoughtful touches like overhead cabinetry, a generous fridge recess, and a raised kitchen bench behind the sinks, make everyday use of this kitchen a pleasure.

The master suite is light-filled and peaceful, with double windows welcoming in the morning sun. A walk-in wardrobe and a private ensuite finished in calming tones complete the retreat. The three secondary bedrooms are carpeted for comfort, and the family bathroom includes a built-in bath that is ideal for young children or a relaxing evening soak. A separate laundry, with direct access to the backyard, adds functionality without fuss.

Outside, the home continues to impress. The alfresco space is fitted with manual blinds, so you can enjoy outdoor meals or morning coffees year-round. Easy-care garden beds and a neat backyard keep things manageable, while the extra-wide double garage provides sought-after storage options, including roof space. Solar panels, tinted windows, a security alarm system and high fences add the finishing touches, offering both efficiency and peace of mind. All that's left

to do is move in and make it your own!

SCHOOL CATCHMENT

Pearsall Primary School (700m)

Wanneroo Secondary College (4.4km)

RATES

Council: \$

Water: \$1183 approx.

FEATURES

- * Reverse Cycle Air Conditioning (Zoned)
- * Tinted Windows Throughout
- * Master Suite with Walk-in Wardrobe and Ensuite
- * Secondary Bedrooms with Built-in Wardrobes
- * Oven (Westinghouse)
- * 5 Gas Burner Stove Top (Westinghouse)
- * Rangehood (Westinghouse)
- * Extra High Fences for Added Privacy
- * Garden Beds
- * Reticulated
- * Blinds in Outdoor Area (Manual)
- * Solar Panels (Clenergy)
- * Security Alarm
- * Automatic Double Door Garage with Extra Width for Storage
- * Additional Roof Storage in Garage

LIFESTYLE

- 800m 📍 Pearsall Shopping Centre
- 1.2km 📍 Willespie Park
- 1.2km 📍 Wanneroo Markets
- 1.7km 📍 Villanova Shopping Centre
- 1.8km 📍 Derby Park
- 2.3km 📍 Yellagonga Regional Park
- 3.7km 📍 The Woodvale Tavern
- 5.4km 📍 Mater Dei College
- 5.8km 📍 Lakelands Country Club
- 6.0km 📍 Edgewater Train Station
- 6.3km 📍 Edith Cowan University



Floor Plan

Certificate of Title

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

[Click to download the Strata Plan](#)

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

[Click to download the Notification J176529](#)

[Click to download the Notification J176530](#)

Comparable Sales



6B SALITAGE LINK, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$700,000
Sold ons: 08/01/2025
Days on Market: 41

Land size: 417
sale - sold



1/24 MATTA WAY, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$700,000
Sold ons: 29/07/2024
Days on Market: 54

Land size: 300
sale - sold



3 WATERSHED WAY, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$755,000
Sold ons: 21/06/2024
Days on Market: 50

sale - sold



1/20 MELITA RISE, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$760,000
Sold ons: 10/12/2024
Days on Market: 78

Land size: 300
sale - sold



27 GOUNDREY DRIVE, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$765,000
Sold ons: 20/11/2024
Days on Market: 56

Land size: 544
sale - sold



1 COVENT FAIRWAY, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 4 Car
\$775,000
Sold ons: 11/02/2025
Days on Market: 28

Land size: 350
sale - sold



33 PINOT LOOP, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$780,000
Sold ons: 01/04/2025
Days on Market: 42

Land size: 329
sale - sold



18A KEMP STREET, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 2 Car
\$802,000
Sold ons: 09/07/2024
Days on Market: 28

Land size: 383
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 Proptrack Pty Ltd (ABN 43 127 386 298).

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

Offer Documents

[Click to download the Offer Pack](#)

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

[Precontractual Disclosure \(Strata\)](#)

[Strata Bylaws \(Standard\)](#)

Strata Documents

[Click here to download the Precontractual Disclosure](#)

[Click here to download the Strata Plan \(Att 1+2\)](#)

[Click here to download the By-Laws](#)

Local Schools

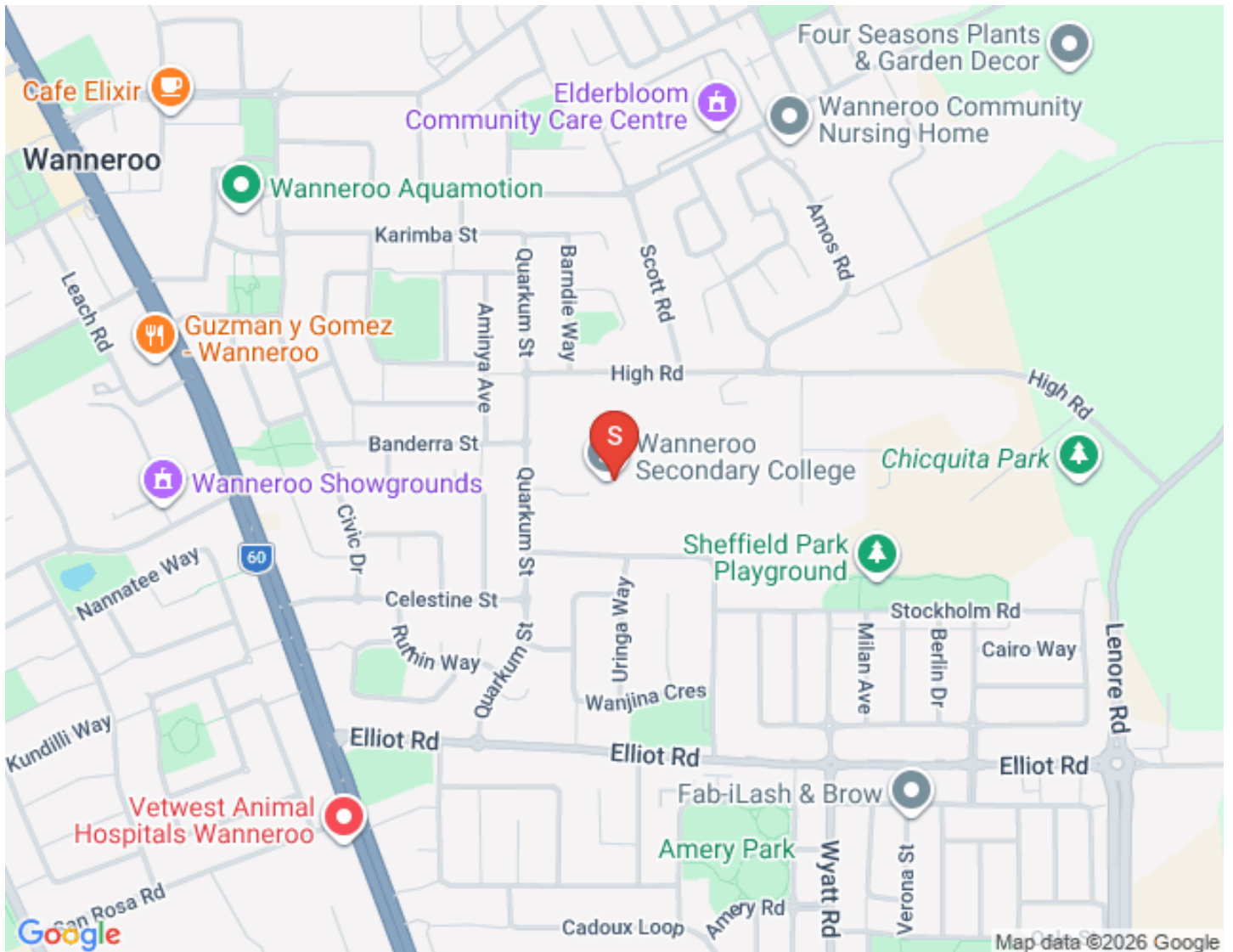


Click to view [Intake Area](#)





Click to view [Intake Area](#)



Pearsall



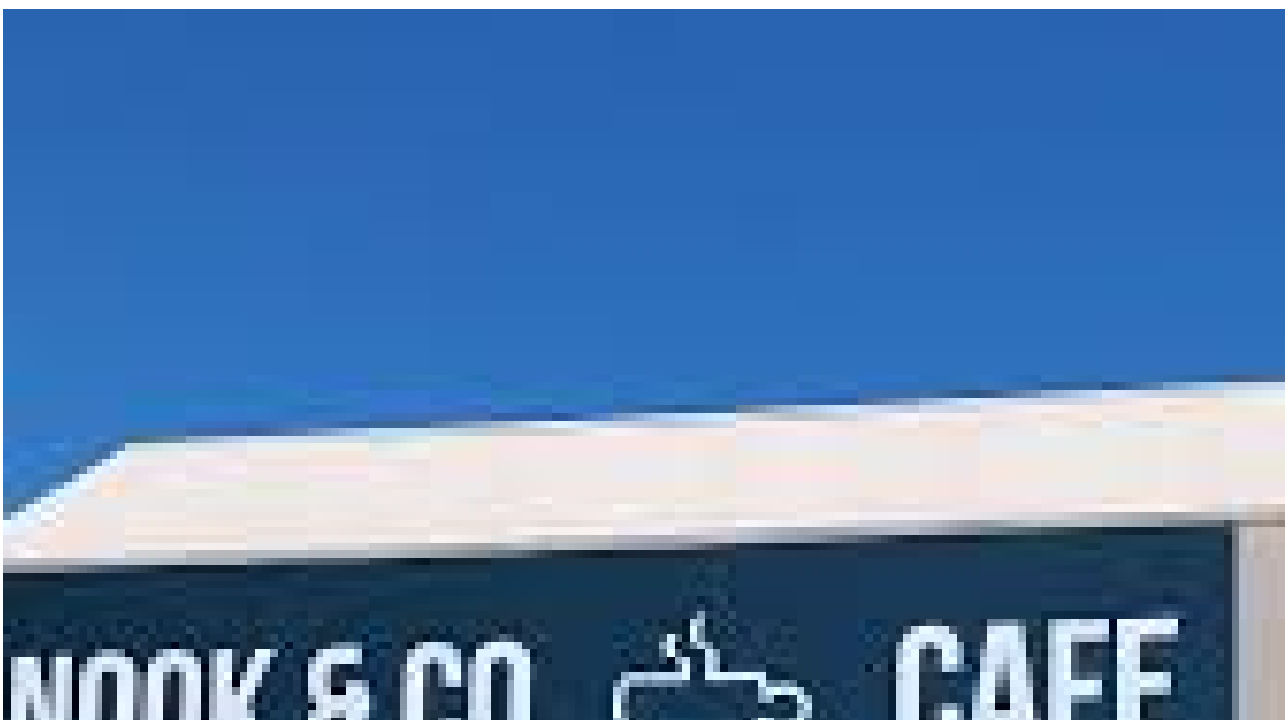
Covent Park



Pearsall IGA



Nook and Co Coffee





The Boulder Hub



Wanneroo Markets



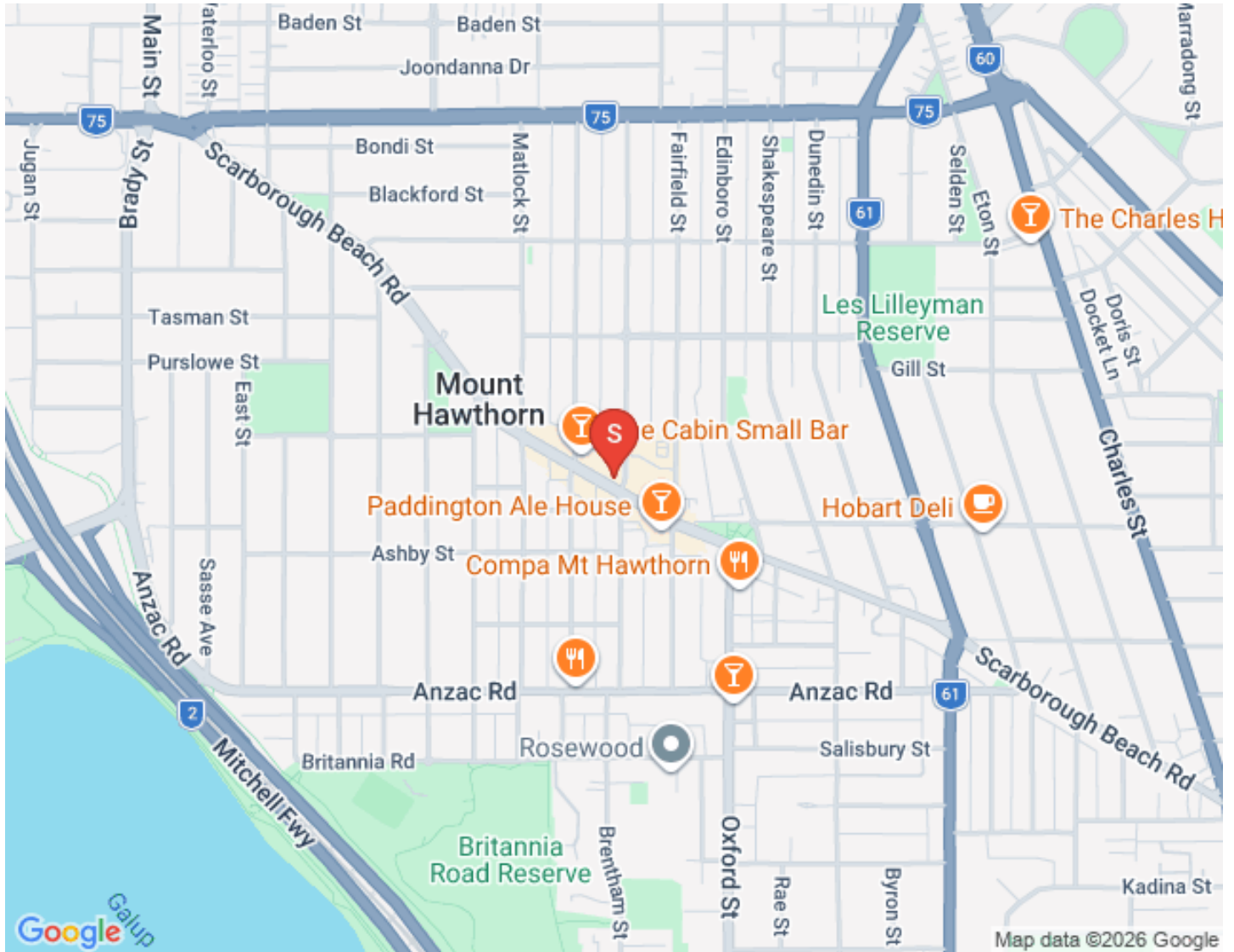
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



DAMIAN MARTIN

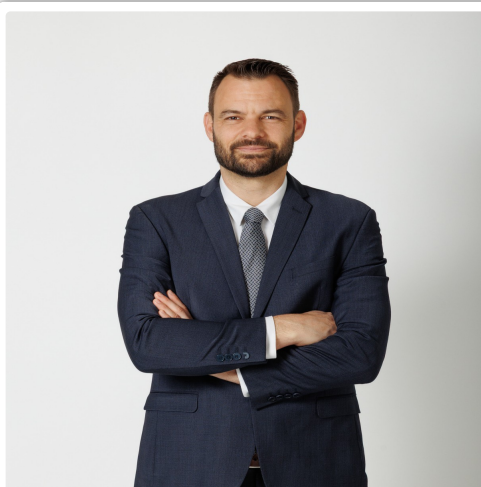
PARTNER / SALES CONSULTANT

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.



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 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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fn genesis.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@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.

Our Recent Local Sales



4B Shadyglen Mews, Edgewater

3 Bed | 1 Bath | 1 Car

Land size: 577sqm

End Date Process



8 Osprey Grove, Edgewater

6 Bed | 3 Bath | 4 Car

Land size: 781sqm

End Date Process