

Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Team Genesis Recent Sales](#)

Welcome



470 Falls Road, Hovea

For Definite Sale

5  3  3  **\$1,700,000**

Set among 2.7 hectares (27,000sqm) of untouched natural landscape, this home offers a true escape from the ordinary. The outdoor spaces are equally as impressive as the interiors, providing endless opportunities for relaxation and outdoor living. Whether you're hosting a barbecue, enjoying an alfresco dinner or simply soaking in the peaceful surroundings, this property lets you embrace the beauty of nature from every angle.

Wildlife frequently visits the property, adding to the serene atmosphere. With natural walking trails, lush flora, and open space for exploration, your family will have endless adventures without ever leaving home.

Constructed with a unique blend of materials, this home brings the rustic charm of Margaret River to the city. Timber poles, a steel frame, and corrugated iron cladding combine to create a striking architectural statement that blends beautifully with its natural surroundings. This fusion of modern design and natural materials gives the home a timeless appeal, ensuring it will be loved for generations.

The elevated, multi-level layout maximizes both the views and the feeling of being immersed in nature. As you walk through the home, the towering jarrah beams and wide, open spaces give it an airy, spacious feel, while the abundant windows allow natural light to flood every room.

Offering five generously sized bedrooms and three luxurious bathrooms, this home is designed to accommodate the needs of a multi-generational family, providing ample space for everyone to live in comfort. The thoughtful floor plan ensures privacy and personal space, while the expansive living areas offer the perfect setting for family gatherings and entertaining guests.

What we love most:

- Five spacious bedrooms for family and guests, four with walk-in or substantial built in robes.
- Your own private bar and cellar for entertaining in style
- A ballroom-sized lounge with jarrah flooring, exposed beams and highlight windows., offering endless possibilities
- A formal dining area, both dining and lounge spaces with sweeping views from a full wall window.

See full features list below

What sets this home apart is its unparalleled design and the thoughtful use of premium materials, particularly jarrah wood, which can be seen throughout the property. The floors are crafted from rich jarrah, as are the wainscoting, beams, and balustrades, creating a warm, earthy atmosphere that complements the natural surroundings. Every step you take on the beautifully polished floors, every glance at the finely crafted woodwork, reveals a deep connection to nature and craftsmanship.

This is truly a home for those who admire quality and authenticity. The combination of high ceilings, abundant natural light, and timber features gives the home a sense of openness and serenity, making it both welcoming and luxurious.

RATES:

Council: \$2944

Water: \$282.6

SCHOOL CATCHMENTS

Parkerville Primary School (2.3km)

Eastern Hills High School (9.3km)

FEATURES

General

- * Build Year: 1984
- * Build Area: Huge
- * Treetop Views
- * Raked/Pitched Ceilings
- * Split Level Home
- * Huge Balcony's
- * Solid Timber Floors (Jarrah)
- * Ducted Reverse Cycle (Samsung)
- * Wood Stove (Jarrahdale)
- * Split System Air-conditionings x4 (Fujitsu)
- * 3 Living Spaces
- * Guest Retreat (private entrance)

Kitchen

- * Granite Bench-tops
- * 600mm Oven & Grill (Bosch)
- * 4 Burner Induction Stove (SMEG)

* Dishwasher (SMEG)

Master Room

* Treetop Views

* Walk In Wardrobe

* Ducted & Split System AC

* Ceiling Fan

* Large Ensuit

* Double Sink / Double Shower

Outside

* Electric Gate

* Fully Fenced

* Sealed Driveway

* Fire Suppression System

* Independent Power Source

* Firefighting Pump

* Triple Under-croft Parking / Storeroom

* Under House Storage

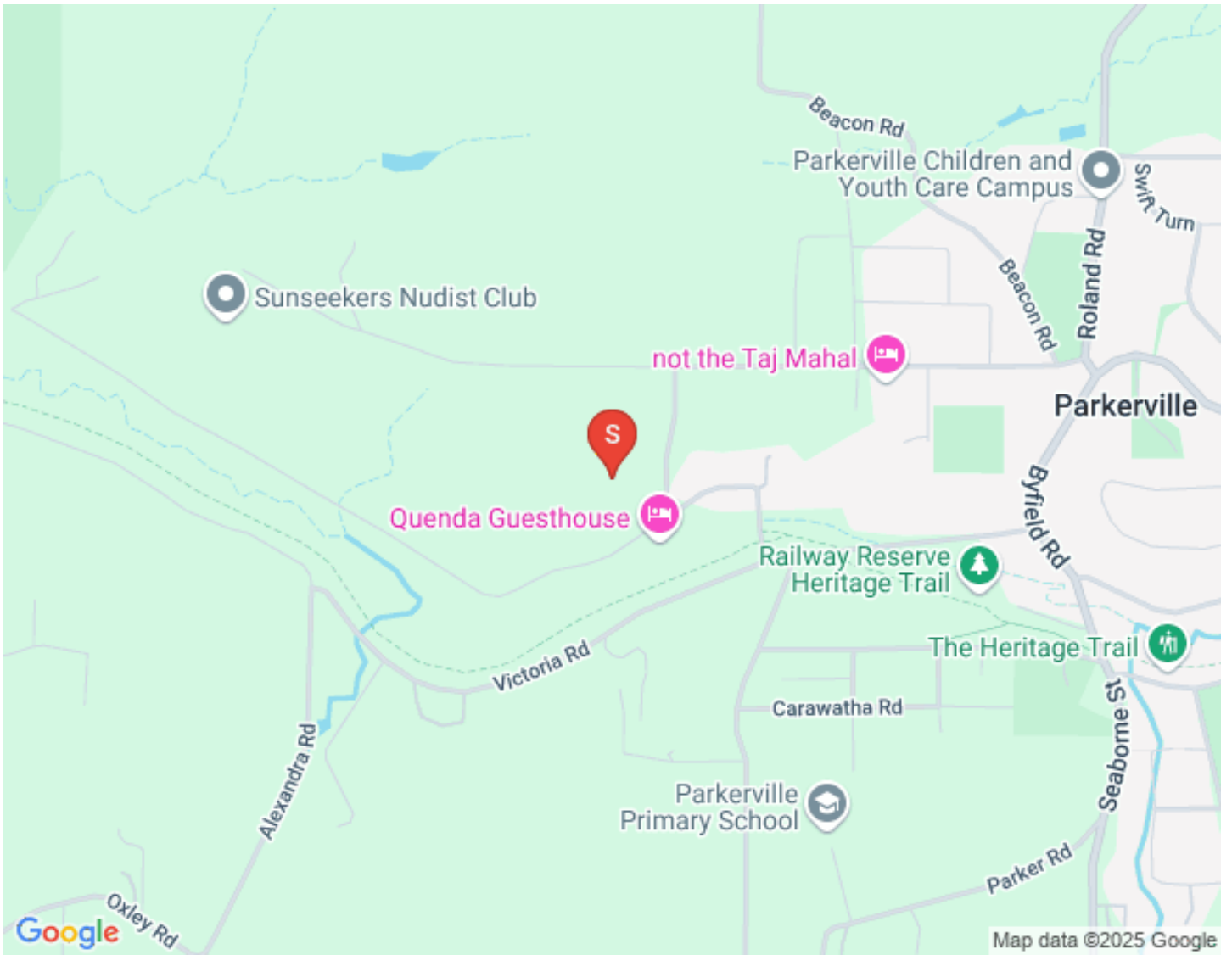
* Shed w Concrete Floor (separate driveway)

* Reticulated Gardens

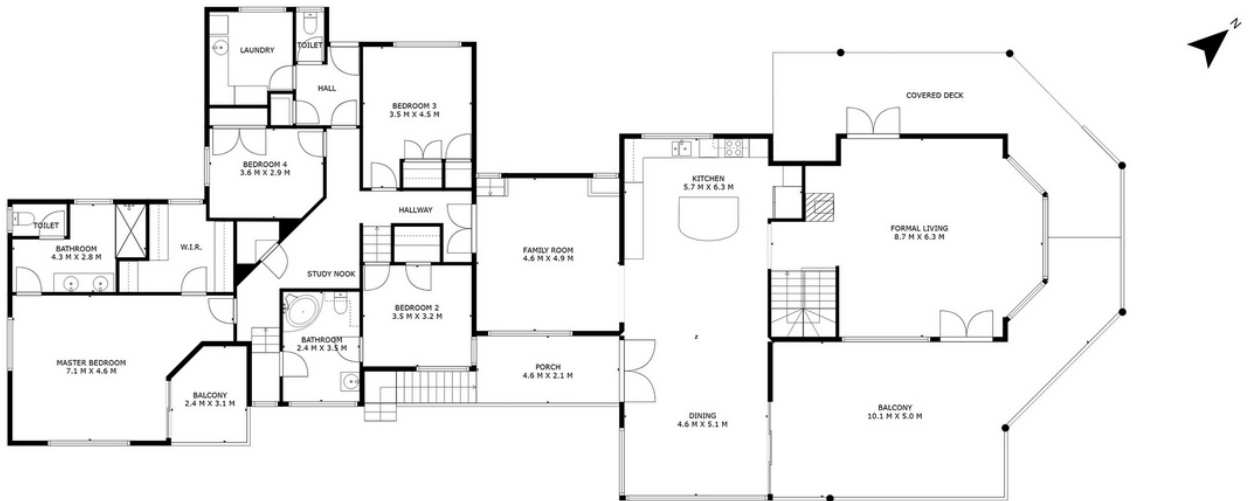
* Instant Gas Hot Water System (HydroPower)

* Mulberry, Lemon, Dragon Fruit

LIFESTYLE



Floor Plan



Upper Level

Lower Level



Comparable Sales



660 BUSHLANDS ROAD, HOVEA, WA 6071, HOVEA

4 Bed | 2 Bath | 2 Car
\$1,300,000
Sold ons: 24/07/2024
Days on Market: 62

Land size: 21085



300 MUELLER PLACE, HOVEA, WA 6071, HOVEA

4 Bed | 2 Bath | 2 Car
\$1,435,000
Sold on: 19/06/2024
Days on Market: 106

Land size: 10000



75 CLARE ROAD, HOVEA, WA 6071, HOVEA

4 Bed | 3 Bath | 2 Car
\$1,450,000
Sold ons: 10/07/2024
Days on Market: 44

Land size: 21600



2890 BEACON ROAD, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 6 Car
\$1,825,000
Sold ons: 30/10/2024
Days on Market: 17

Land size: 20000

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 43 127 386 295). [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

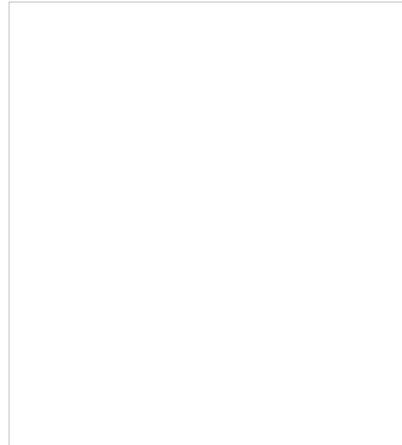
[Click to Download the Certificate of Title](#)

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

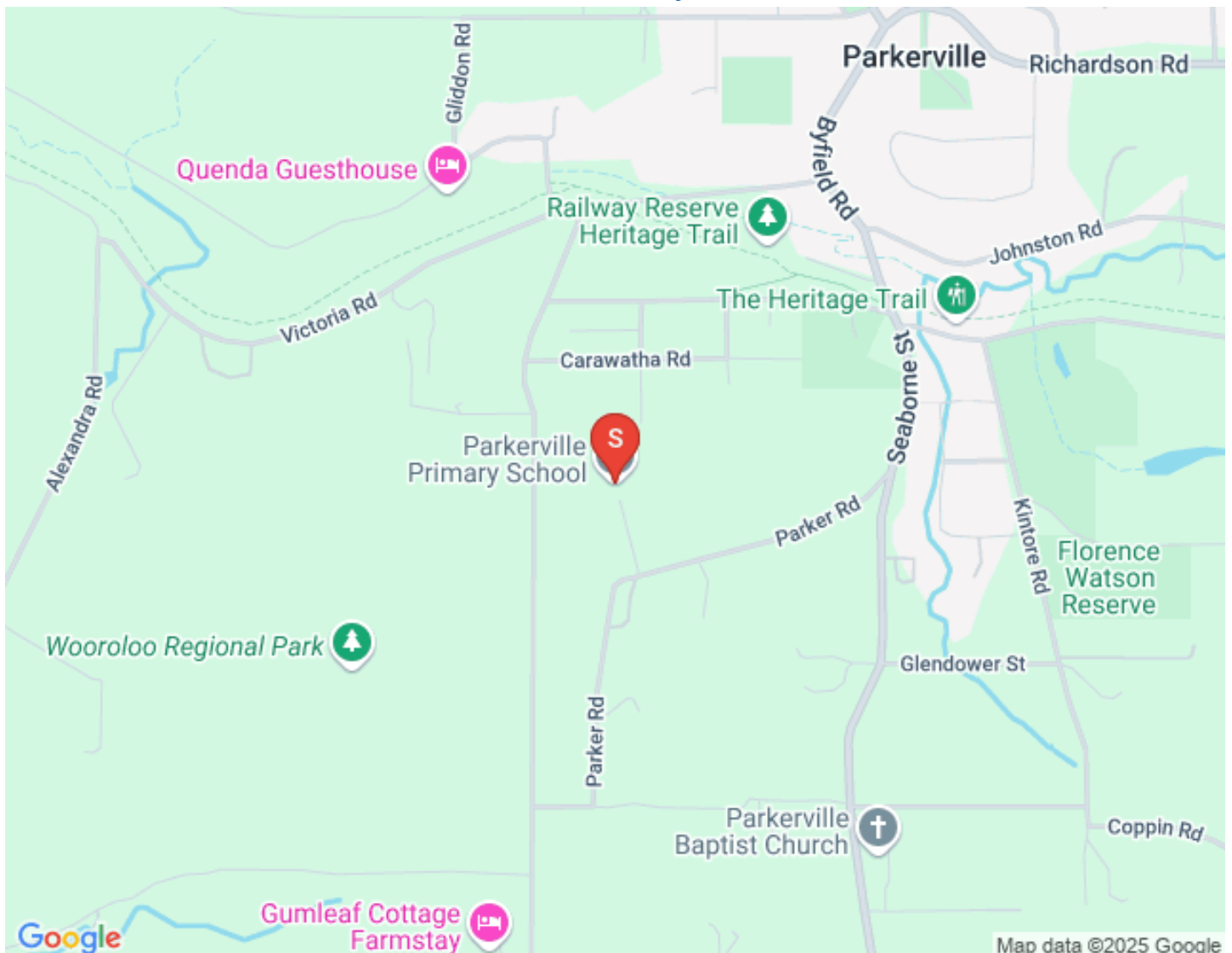
[Click to Download the Plan](#)

[Click to Download the Transfer](#)

Local Schools

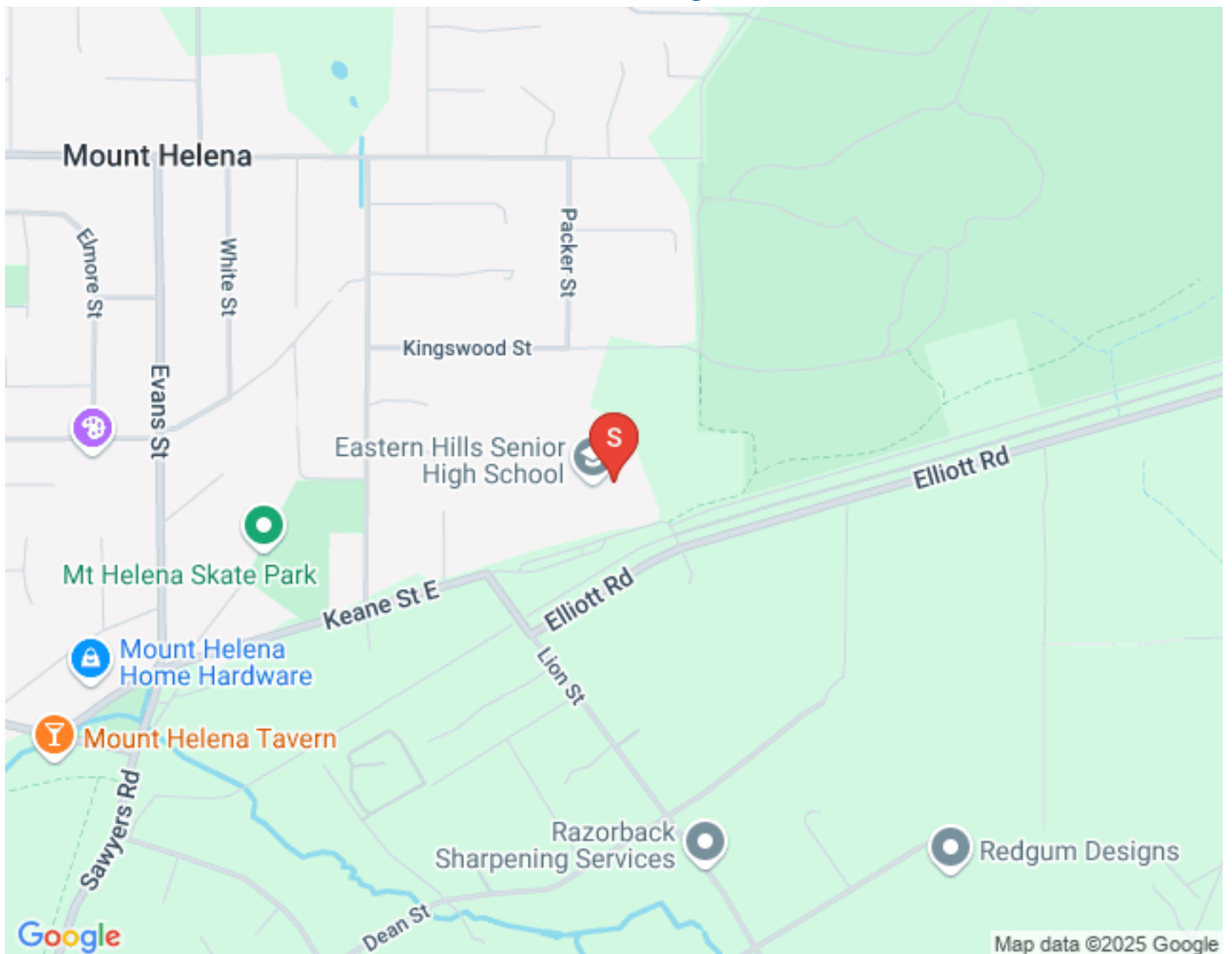


Parkerville Primary School





Eastern Hills Senior High School



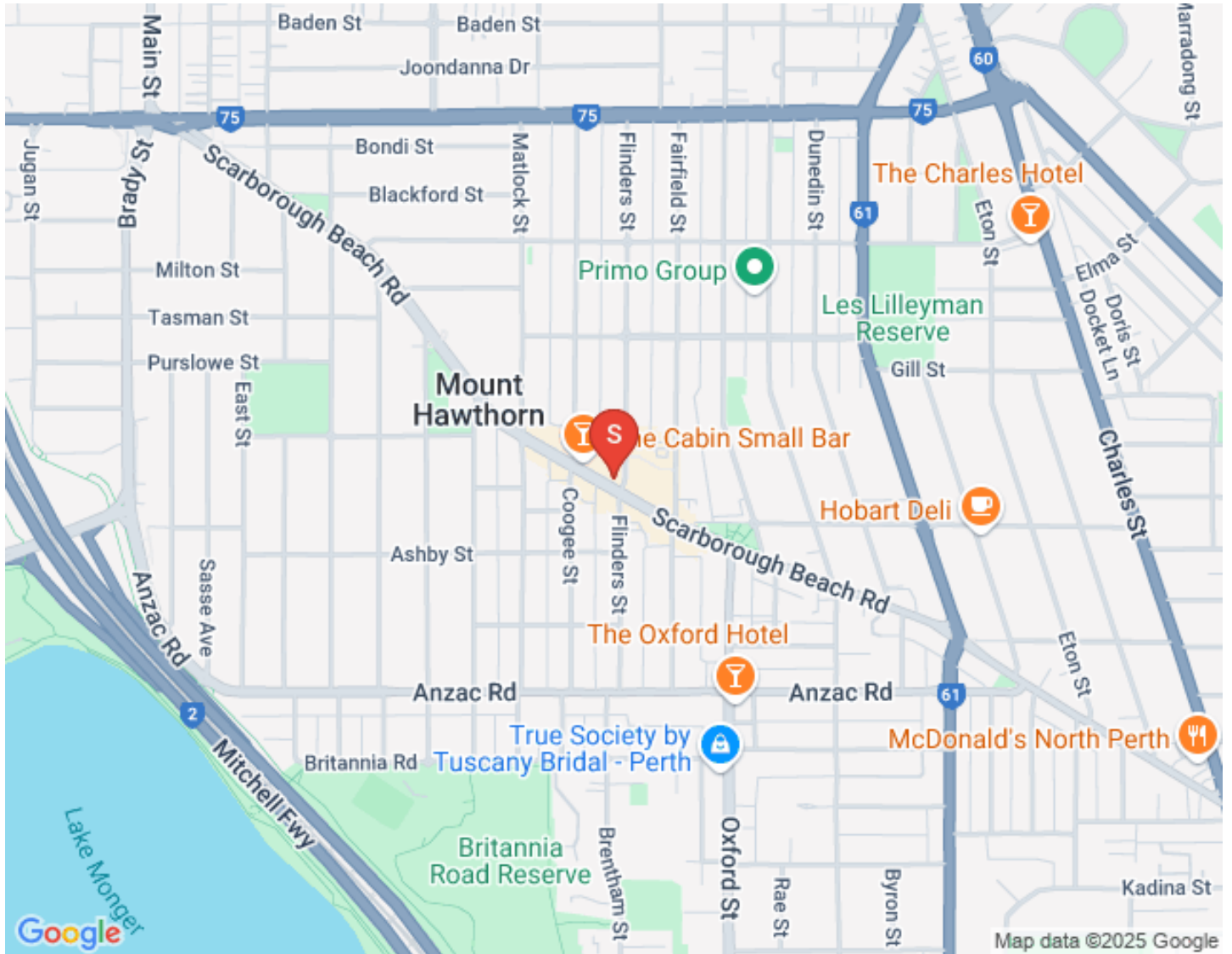
Joint Form of General Conditions

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@fnggenesis.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@fngenesis.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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.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@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.



NISTHA JAYANT

PERSONAL ASSISTANT

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

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.

GARY SINGH

SALES CONSULTANT

gsingh@fngenesis.com.au

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset – welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



ILENA GECAN

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@fn genesis.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.

Team Genesis Recent Sales



61 Dalry Road, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2001sqm

UNDER OFFER



5 Edith Street, Darlington

5 Bed | 2 Bath | 2 Car

Land size: 2140sqm

UNDER OFFER



22 Fischer Road, Darlington

4 Bed | 2 Bath | 2 Car

Land size: 1285sqm

End Date Process



8 Kuranda Place, Darlington

4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



118 Brennan Rise, Gidgegannup

Land size: 2.24ha

From \$449,000



19 Centenary Drive, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.10ha

UNDER OFFER



27 Quenda Glade, Gidgegannup

1 Bed | 1 Bath | 6 Car

Land size: 2.71ha

End Date Process



923 Reen Road, Gidgegannup

4 Bed | 2 Bath | 3 Car

Land size: 20.46ha

UNDER OFFER



10109 Stoneville Road, Gidgegannup

3 Bed | 1 Bath | 0 Car

Land size: 2.00ha

** UNDER OFFER **



8891 Stoneville Road, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.17ha

From \$1,100,000



3156 Toodyay Road, Gidgegannup

4 Bed | 2 Bath | 8 Car

Land size: 35.42ha

** UNDER OFFER **



210 Glen Forrest Drive, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 2299sqm

** UNDER OFFER **



11A Nicholl Street, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 2445sqm

Under Offer



16 Statham Street, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 2034sqm

End Date Process



95 Moola Road, Mahogany Creek

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER



2370 Thomas Road, Mahogany Creek

5 Bed | 2 Bath | 2 Car

Land size: 1.20ha

UNDER OFFER



Lot PL 208, Bernard Street, Mount Helena

Land size: 2011sqm

SOLD



80 Dowie Street, Mount Helena

4 Bed | 2 Bath | 2 Car

Land size: 2.03ha

UNDER OFFER



345 Princess Road, Mount Helena

3 Bed | 1 Bath | 0 Car

Land size: 2796sqm

End Date Process



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$899,000



105 Gill Street, Mundaring

3 Bed | 2 Bath | 4 Car

Land size: 1.18ha

UNDER OFFER



210 Seaborne Street, Parkerville

5 Bed | 3 Bath | 2 Car

Land size: 1.27ha

UNDER OFFER



1815 Railway Terrace, Sawyers Valley

4 Bed | 1 Bath | 3 Car

Land size: 3723sqm

UNDER OFFER



6 Woodlea Place, Sawyers Valley

4 Bed | 2 Bath | 2 Car

Land size: 1.03ac

UNDER OFFER