First National Real Estate Genesis
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08 6246 3160
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Welcome



2 Beenan Elbow, South Guildford

FOR DEFINITE SALE

3 1 1

End Date Process

All offer presented on before 6pm Tuesday 21st July.
The seller reserves the right to accept offers before the end date.

RATES
Shire - $2296.77 25/26
Water - $1148.84 25/26

SCHOOL CATCHMENT
Public
1.8 km Guildford Primary School
2.0 km Governor Stirling Senior High School
2.9 km Woodbridge Primary School
Private
1.5 km Guildford Grammar
2.6 km Helena River Steiner School

FEATURES
General
* Build Year: 1994
* Construction
- Double Brick
- Corrugated Iron Roof
- Timber Roof Trusses
* Kitchen

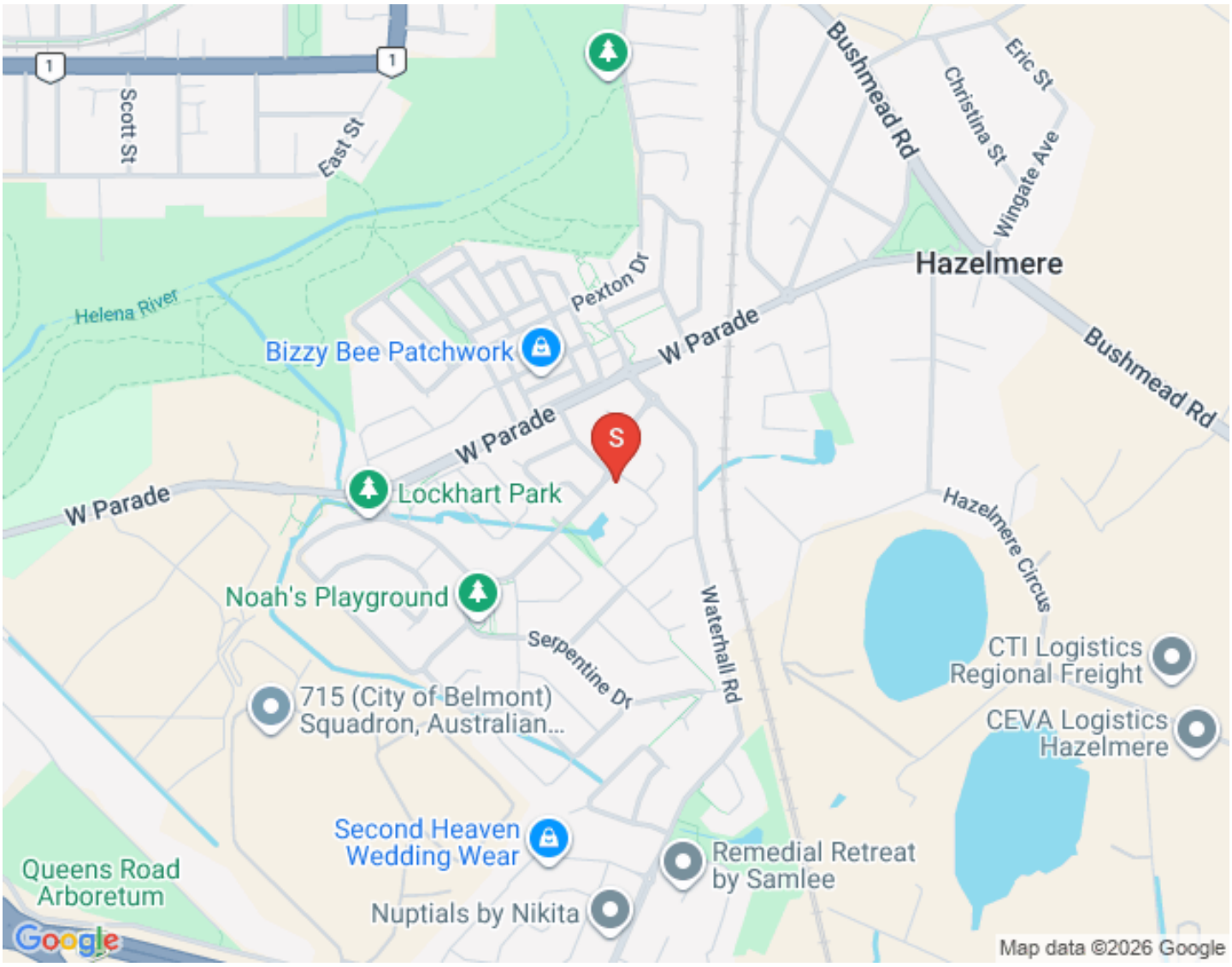
- Laminate Bench-tops
- 600mm Electric wall oven (Akai)
- Electric 4 burner (Euromaid)
- Stainless steel range hood (Bellini)
- Walk in pantry
* Master Bedroom
- Walk in robe
- Semi Ensuite Bathroom: Bath/Shower, 1 Vanity, toilet
* Minor bedrooms (roller shutters)
* 2 toilets
* Slow Combustion Fire (Masport)
* Flooring: Tiles (Living), Engineered Laminate Planks (bedrooms & lounge)
* Ceilings Fans: Bedrooms, Family, Lounge

Services
* Ducted Reverse Cycle AC Sept 2025 (Mitsubishi Heavy Industries)
* Airtouch controller (8 zones)
* Split-system AC - Master (Kelvinator)
* Electric Heat Pump Hot Water System (Wolfe)
* 13 Solar Panels
* 3.9kW Inverter (GOODWE)

OUTSIDE
* Single Carport
* Gated Drive Through Access To Yard
* 2 x Secure Yards
* Steel Patio 6.8 x 5.3m (2022)
* 3 x 4 Garden Shed
* 2 x 1.5m Garden Shed

DISCLOSURE:
Alarm system (non operational)
The dome steel patio is not formally approved.

220 m Kulungar Park
240 m Bus Stop
280 m Waterhall IGA South Guildford
2.0 km East Guildford Train Station
4.5 km Midland
4.9 km St John of God Hospital
7.2 km T3/4 Perth Airport
15.3 km T3/4 Perth Airport
16.4 km Perth CBD (20-25 min)


Scott St
East St
Bushmead Rd
Christina St
Eric St
Wingate Ave
Hazelmere
Helena River
Pexton Dr
Bizzy Bee Patchwork
W Parade
Bushmead Rd
W Parade
S
W Parade
Lockhart Park
Hazelmere Circus
Noah's Playground
Waterhall Rd
Serpentine Dr
CTI Logistics
Regional Freight
715 (City of Belmont)
Squadron, Australian...
CEVA Logistics
Hazelmere
Second Heaven
Wedding Wear
Remedial Retreat
by Samlee
Queens Road
Arboretum
Nuptials by Nikita
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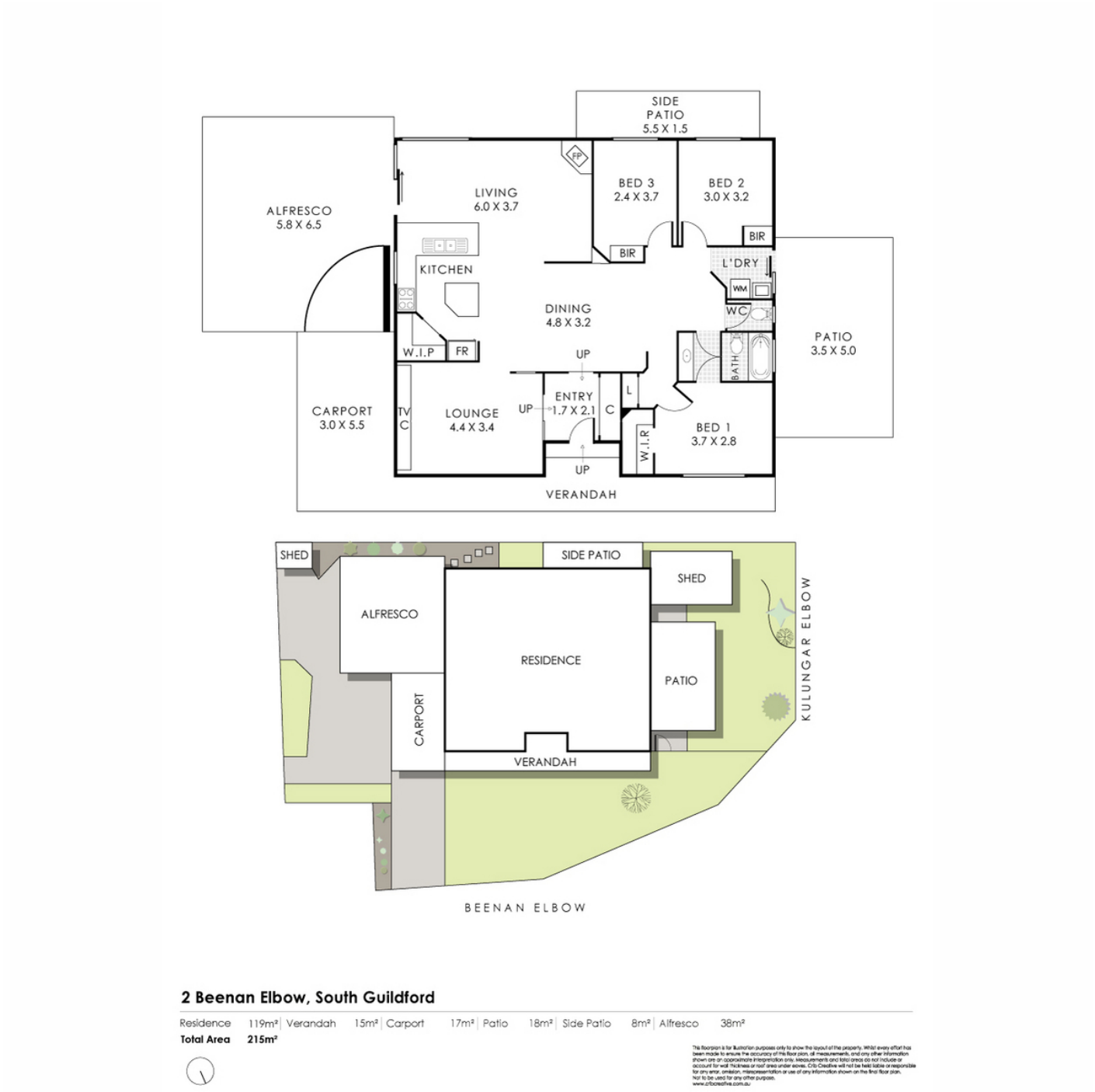
Floor Plan



2 Beenan Elbow, South Guildford

Residence	119m²	Verandah	15m²	Carport	17m²	Patio	18m²	Side Patio	8m²	Alfresco	38m²
Total Area	**215m²**										

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 interpretation only. Measurements and total areas do not include or account for 'wall' thickness or roof area under eaves. Crib 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.
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Comparable Sales



17 EDGAR WILKES ENTRANCE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 2 Car
Land size: 720
$915,000
Sold ons: 06/03/2026
Days on Market: 56



5 KULUNGAR ELBOW, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 2 Car
Land size: 464
$901,000
Sold ons: 14/02/2026
Days on Market: 10



15 WERANG ENTRANCE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 3 Car
Land size: 477
$870,000
Sold ons: 24/04/2026
Days on Market: 42



8 WATERHALL ROAD, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 3 Car
Land size: 463
$875,000
Sold ons: 06/06/2026
Days on Market: 20

Powered by PropTrack

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Offer Documents

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

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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 Plan - Title List

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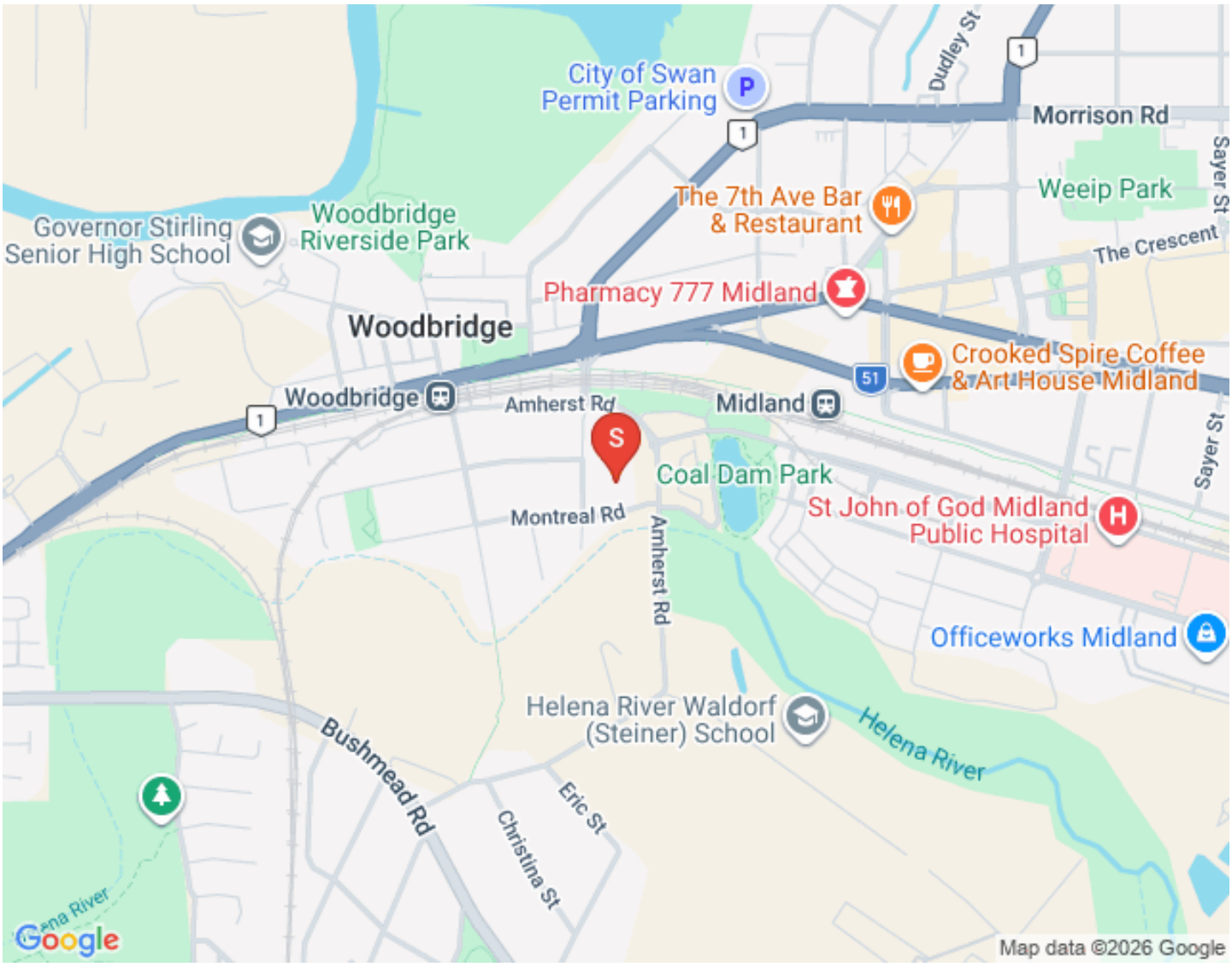
Local Schools

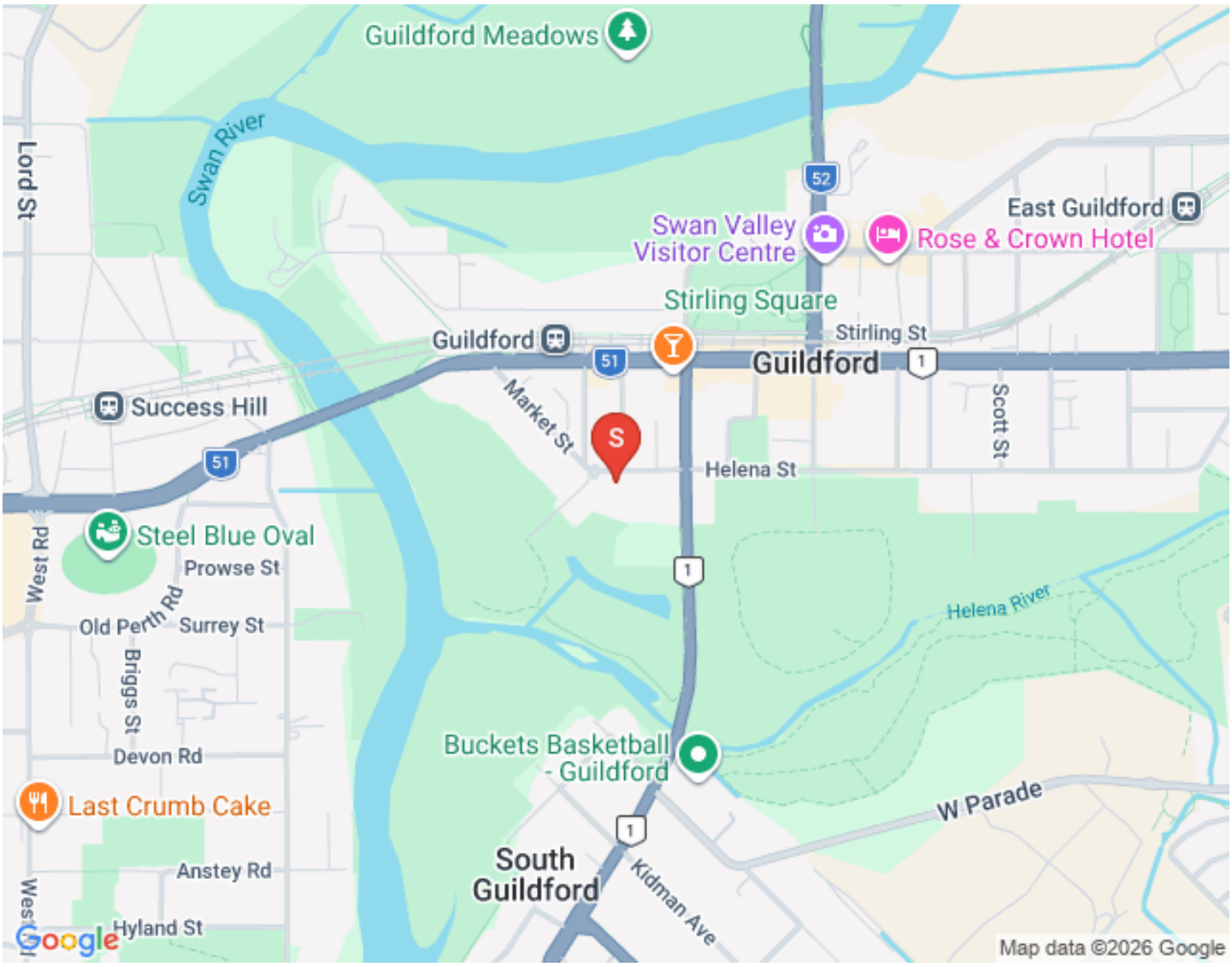
Woodbridge Primary School
An Independent Public School
Courtesy & Pride
FOUNDED 1934

Click Here to View Intake Area



GUILDFORD PRIMARY SCHOOL
Established 1833
Truth, Trust, Tradition

[Click Here to View Intake Area]

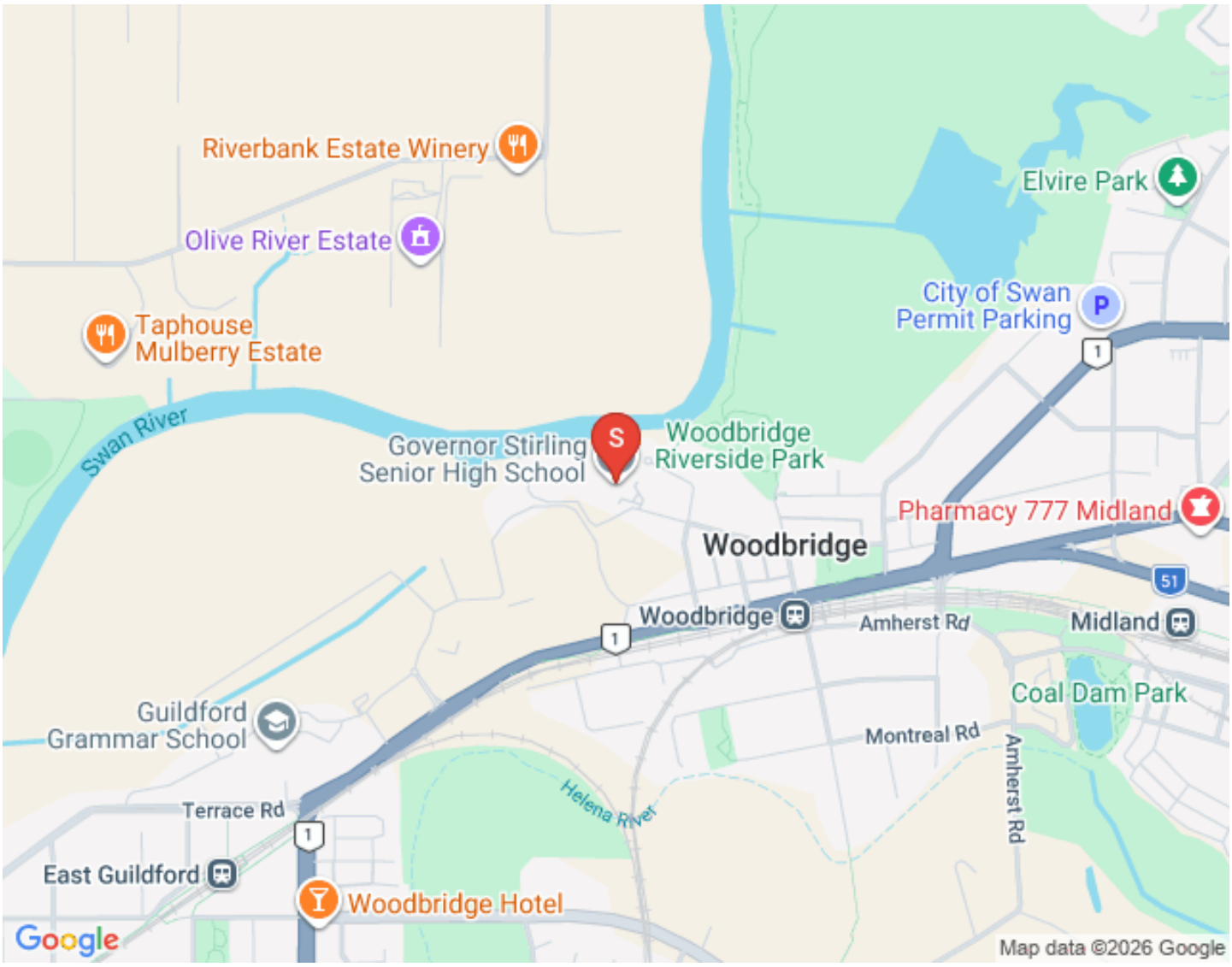


HONOUR BEFORE HONOURS

GOVERNOR STIRLING

SENIOR HIGH SCHOOL

[Click Here to View Intake Area]


Riverbank Estate Winery
Olive River Estate
Taphouse Mulberry Estate
Swan River
Governor Stirling Senior High School
Woodbridge Riverside Park
Elvire Park
City of Swan Permit Parking
Pharmacy 777 Midland
Woodbridge
Woodbridge
Amherst Rd
Midland
Coal Dam Park
Guildford Grammar School
Montreal Rd
Amherst Rd
Helena River
Terrace Rd
East Guildford
Woodbridge Hotel
Google
Map data ©2026 Google

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South Guildford Lifestyle

Waterhall Shopping Centre



Midland Gate Shopping Centre

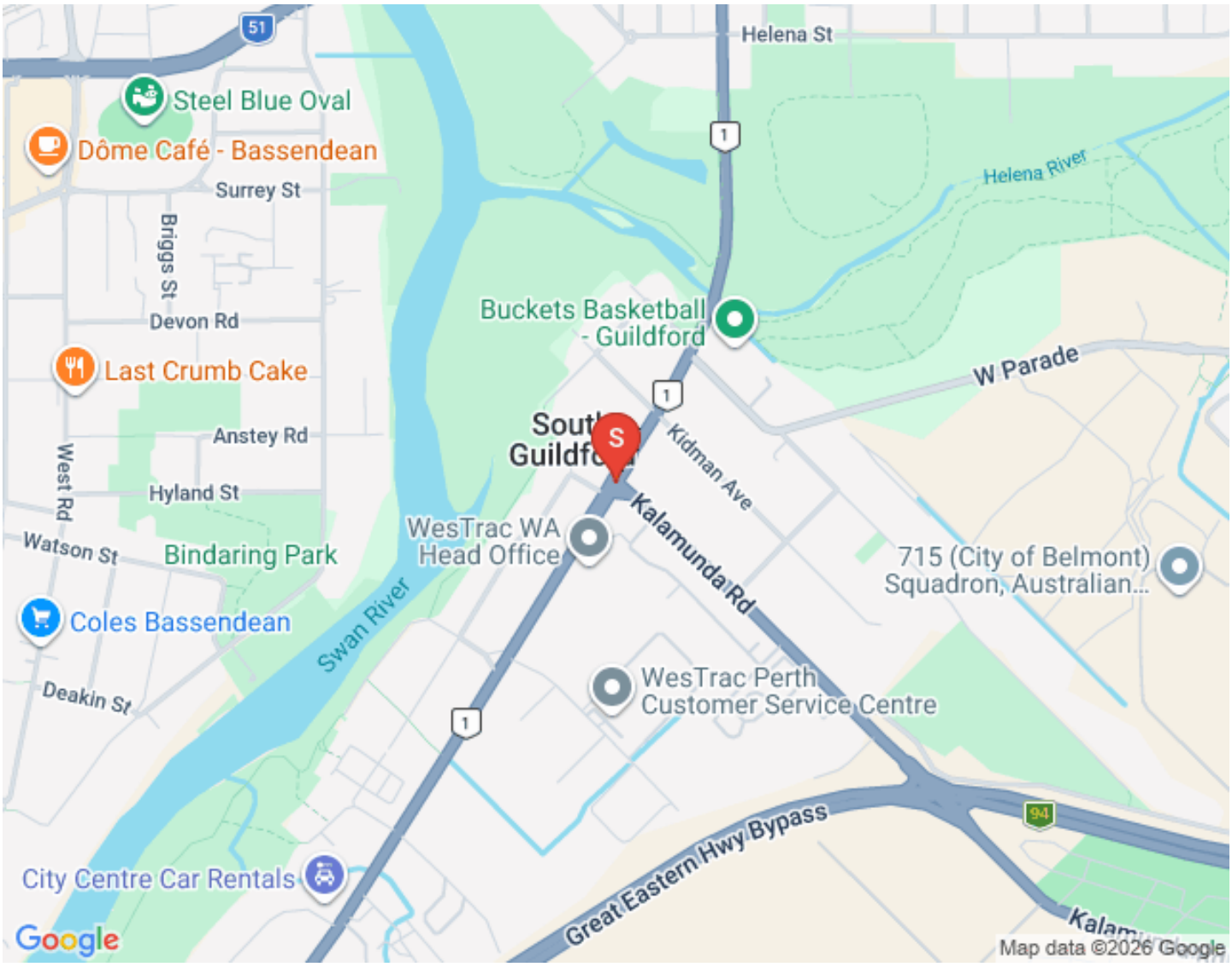


Guildford Book Exchange

Photo of second hand books

Jones of Guildford




Helena St
Steel Blue Oval
Dôme Café - Bassendean
Surrey St
Briggs St
Devon Rd
Last Crumb Cake
Anstey Rd
West Rd
Hyland St
Watson St
Bindaring Park
Coles Bassendean
Deakin St
Swan River
City Centre Car Rentals
Google
Helena River
Buckets Basketball - Guildford
W Parade
South Guildford
Kidman Ave
Kalamunda Rd
WesTrac WA Head Office
715 (City of Belmont) Squadron, Australian...
WesTrac Perth Customer Service Centre
Great Eastern Hwy Bypass
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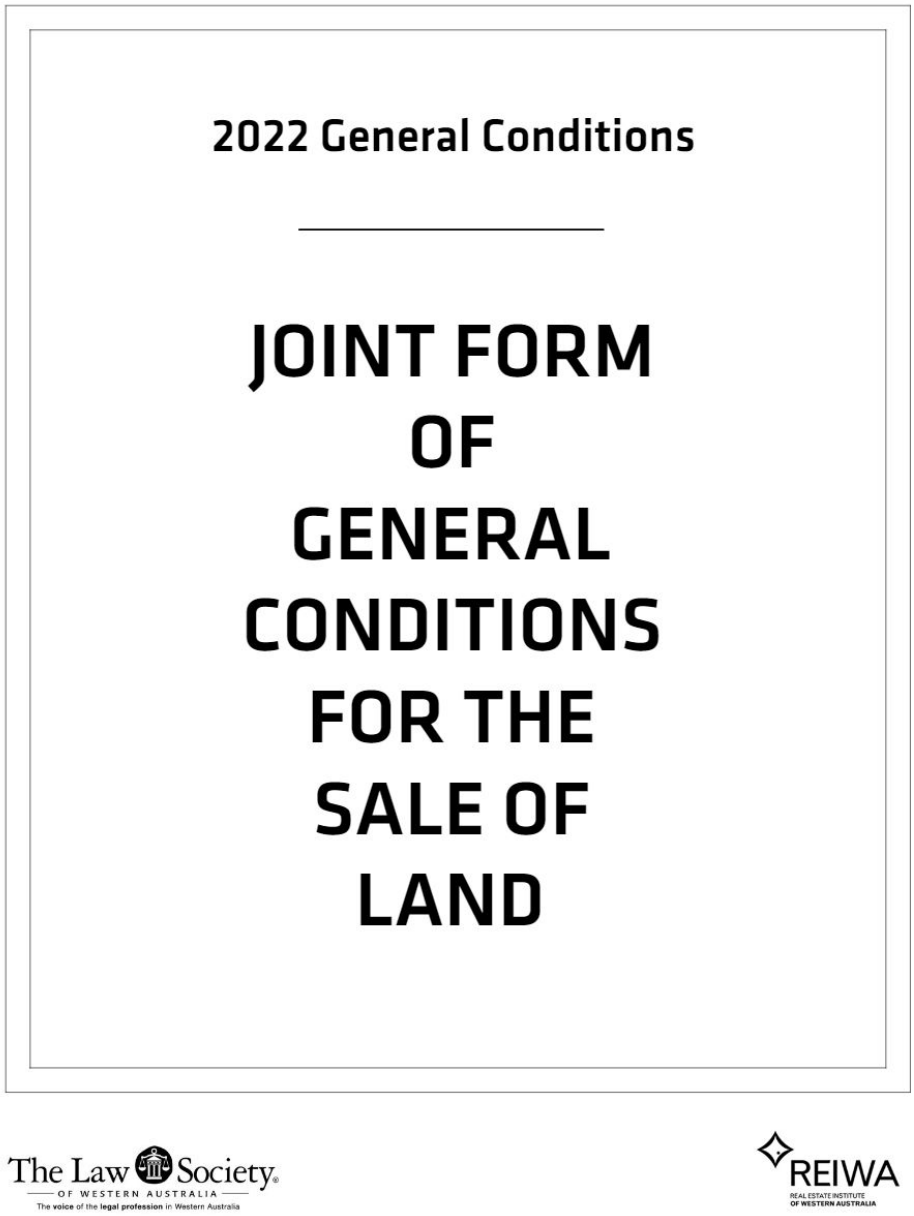
Joint Form of General Conditions



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[View Joint Form Here]

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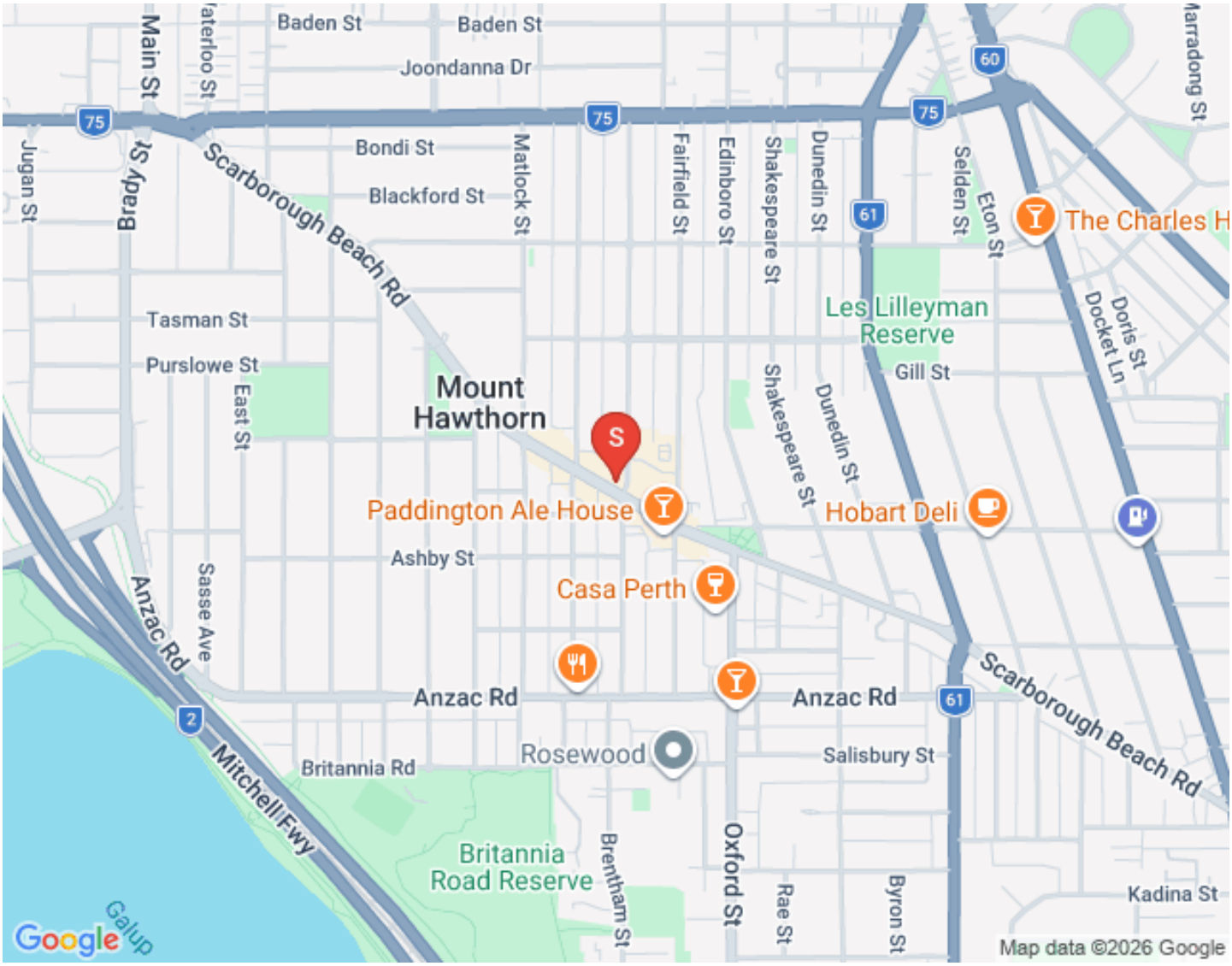
Team Genesis





GUY KING

SALES CONSULTANT

0417900315

gking@genesisrealtygroup.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@genesisrealtygroup.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.



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

swillesee@fngenesis.com.au

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.

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Recent First National Sales



9 Denmark Loop, South Guildford

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

End Date Process



26 Denmark Loop, South Guildford

4 Bed | 2 Bath | 2 Car

Land size: 401sqm

From $639,000



16 Houghton Close, South Guildford

3 Bed | 2 Bath | 2 Car

Land size: 570sqm

From $719,000



28 Kulungar Elbow, South Guildford

3 Bed | 2 Bath | 2 Car

Land size: 376sqm

From $630,000



4 Claymore Close, Guildford

4 Bed | 2 Bath | 2 Car

Land size: 451sqm

UNDER OFFER



60 East Street, Guildford

3 Bed | 1 Bath | 2 Car

Land size: 593sqm

From $689,000



18 Gum Grove, Guildford

3 Bed | 2 Bath | 1 Car

Land size: 472sqm

UNDER OFFER



11 Hugh Street, Guildford

3 Bed | 1 Bath | 0 Car

Land size: 372sqm

End Date Process



12 Tauman Loop, Guildford

4 Bed | 2 Bath | 2 Car

Land size: 592sqm

$1,000,000