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Welcome



18 Gawler Road, Madeley

HOME OPEN CANCELLED - UNDER OFFER

3  2  2 

OFFERS

Air Conditioning

Study

Secure Parking

Built In Robes

Recently built in 2018, this beautiful modern family home offers elegant interiors and low maintenance living. From the exquisitely manicured front yard to the modern mixed material facade, this home impresses from the moment you see it. The large driveway leads to the oversized garage that offers enviable storage space and rear yard access. From the porch you will walk through the bright entryway, where the crisp white interiors create a spacious and serene feel.

The front of the house boasts a study nook soaked in natural light, with room enough for two people to work out of. In the heart of the home, is the striking kitchen, with a subway tiled splashback, and luxury black built-in cabinetry which is contrasted with timber overhead cabinetry for additional storage. Finished with quality stainless steel appliances, this is a kitchen that you are sure to enjoy preparing meals in.

Delight in your morning coffee at the breakfast bar and come dinner time you can spend quality time around the table in the open plan dining. This luminous space has views of the lush lawn out back and is fitted with a split system air conditioning unit for comfort all year round. After dinner, unwind in front of the tv with the whole family, or in the summertime head out to the alfresco and enjoy a drink on the outdoor lounge. This low maintenance backyard has enough space for backyard cricket on the lawn, a barbeque to be set up, and space to entertain family and friends for a meal.

Retreat upstairs at the end of the day to the bedrooms. All fitted with mirrored built-in wardrobes creating extra depth to the rooms. The spacious master is fitted with air conditioning, as well as a stunning ensuite bathroom. Carrying through the subway tiling

from the kitchen, the bathroom is just as chic. The timber cabinetry adds a warmth to the crisp white bathroom and provides plenty of vanity space. The same contemporary style is executed in the common bathroom, with a built-in bath and shower design for practicality and space saving. Enjoy the sunset views from any of the ample sized bedrooms. Each room is a blank canvas for you to inject your own style. This modern home fuses modern style with practicality, and is perfect for a family, or would make a profitable investment with great rent return. With schools, shops, and sporting complexes close by, you can enjoy the lifestyle Madeley has to offer, while living in the most stunning home on the street.

SCHOOL CATCHMENT

Madeley Primary School (1.6km)

Ashdale Secondary College (3.3km)

RATES

Council: \$

Water: \$1165

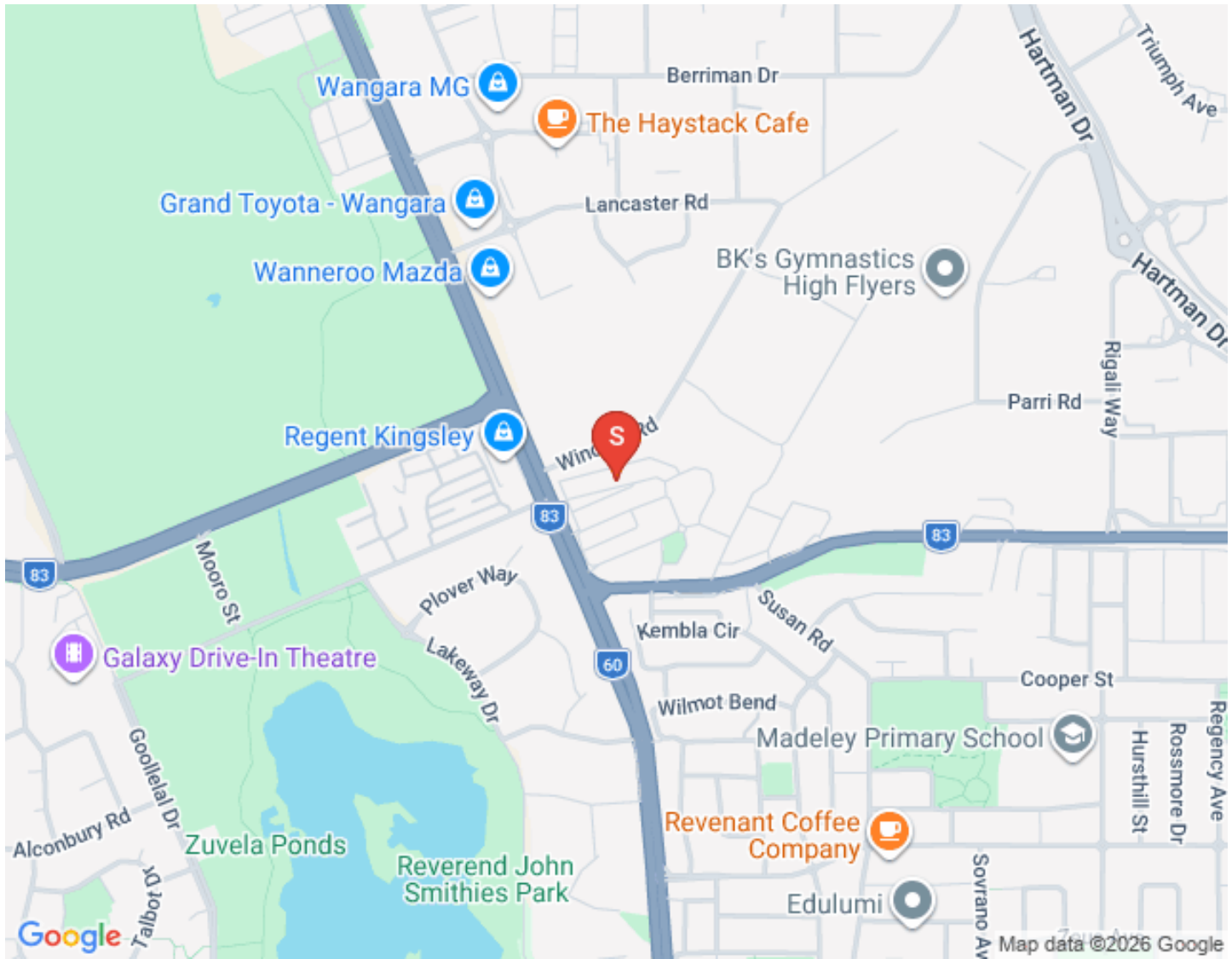
FEATURES

- * 3 Bedrooms Upstairs
- * 2 Bathrooms
- * 2018 Built Home
- * 5kw Solar Power
- * Built-in Wardrobes in all Bedrooms
- * Hitachi Split System Air-Conditioning Units in Living Room and Master Bedroom
- * Bosch Dishwasher
- * Omega Oven
- * Omega 4 Burner Stove Top
- * Bathtub in Common Bathroom
- * Study Nook
- * Undercover Courtyard
- * Oversized Garage with Storage Space and Rear Yard Access

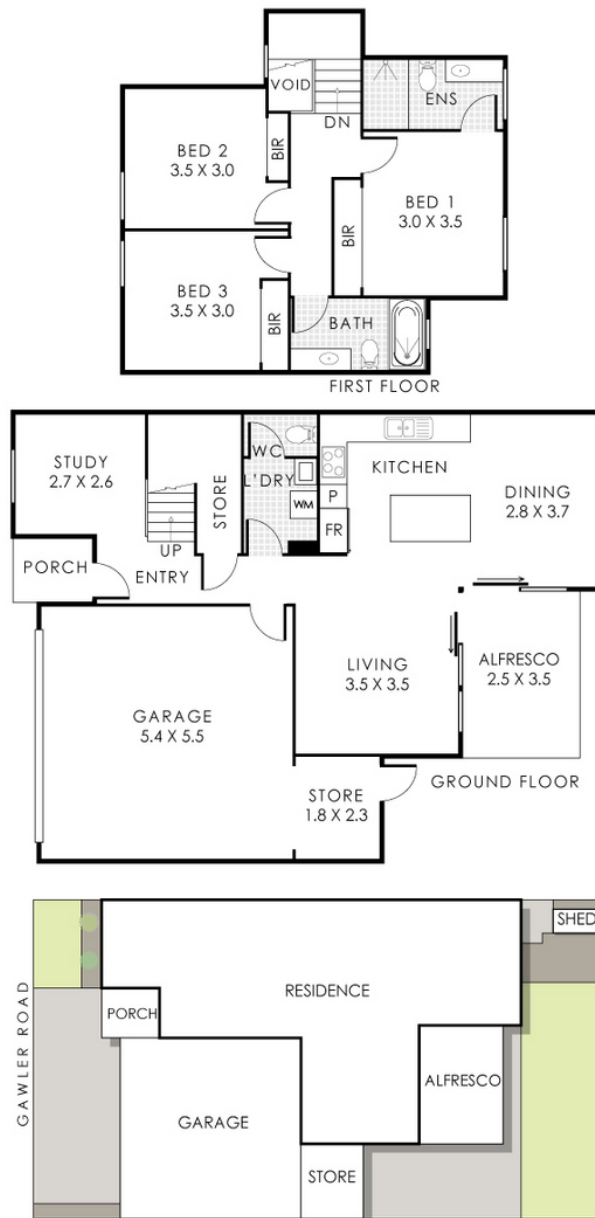
LIFESTYLE

- 1.8km 📍 Lake Goollelal
- 1.8km 📍 Cheltondale Park
- 2.5km 📍 Kingsway Sporting Complex
- 2.5km 📍 Kingsway Shopping Centre
- 2.5km 📍 Moolanda Park
- 2.6km 📍 Wanneroo Markets
- 2.6km 📍 Dinosaur Park and Water Playground
- 3.1km 📍 Greenwood Kingsley Shopping Plaza

- 3.2km  Kingsway Christian College
- 3.8km  Kingsway Bar & Bistro
- 3.8km  Marangaroo Golf Course
- 4.5km  Landsdale Farm
- 4.8km  Whitfords Train Station
- 7.6km  Lakelands Country Club
- 9.2km  Edith Cowan University
- 9.3km  Westfield Whitford City & Event Cinemas
- 10.5km  Pinnaroo Point Beach
- 10.5km  Hillarys Beach Club
- 10.7km  Lakeside Joondalup Shopping Centre
- 11.1km  Hillarys Boat Harbour



Floor Plan



18 Gawler Road, Madeley

Residence 113m² | Porch 2m² | Garage 30m² | Alfresco 9m² | Store 4m²
Total Area 158m²



This Reception 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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C&S Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.c&screative.com.au

Certificate of Title

- [Click to Download the Certificate of Title](#)
[Click to Download the Survey Strata Plan 70632](#)
[Click to Download the Notification N247349](#)
[Click to Download the Document O342274](#)
[Click to Download the Easement O342274](#)
[Click to Download the Notification M994910](#)
[Click to Download the Covenant M994909](#)
[Click to Download the Scheme By-Laws O775683](#)
[Click to Download the Strata management Statement N064638](#)



WESTERN AUSTRALIA

TITLE NUMBER
Volume Folio
2888 9

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

LAND DESCRIPTION:
LOT 9 ON SURVEY-STRATA PLAN 70632
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TAYLOR PAIGE MCMANUS
BRODIE LUKE COX
BOTH OF 26 CARIGNAN AVENUE CAVERSHAM WA 6055
AS JOINT TENANTS
(T N881614) REGISTERED 24/4/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
- M994910 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND, LODGED 11/5/2015.
- O823223 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 2/8/2021.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP70632
PREVIOUS TITLE: 2872-280
PROPERTY STREET ADDRESS: 18 GAWLER RD, MADELEY.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

NOTE 1: J427551 SECTION 138D TLA APPLIES TO CAVEAT D091898





Landgate
landgate.wa.gov.au

Continued Overleaf

FORM 3

SURVEY-STRATA PLAN No.				70632			
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
55	104			82	84		
56	113			83	84		
57	104			84	84		
58	104			85	84		
59	104			86	84		
60	104			87	84		
61	104			88	84		
62	104			89	84		
63	104			90	84		
64	107			91	84		
65	126			92	91		
66	126			CP93	Common Property		
67	126						
68	126						
69	126						
70	126						
71	126						
72	104						
73	104						
74	113						
75	115						
76	104						
77	104						
78	114						
79	94						
80	100						
81	84						

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LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/02/2024 03:08 PM Request number: 66236280

LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/02/2024 03:08 PM Request number: 66236280

FORM 3

page 3 of 3

[illegible]**DESCRIPTION OF PARCEL**

Resubdivision of Lot 43 on Survey Strata Plan 70632.

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, **Darren Starceovich**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

16-Mar-2017
Date

Digitally signed by
Darren Starcevich
AAPI Licensed Valuer
No. 44415
Signed

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FORM 6

Strata Titles Act 1985
Sections 8A(e), 22(2)

SURVEY-STRATA PLAN No. 70632

DESCRIPTION OF PARCEL

Re-Subdivision of Lot 43 on Survey Strata Plan 70632.
90 residential lots and 2 common property lots.

CERTIFICATE OF LICENSED SURVEYOR

I, Drew Ditton, being a licensed surveyor registered under the
Licensed Surveyors Act 1909, certify that the survey-strata plan which relates to
the parcel described above —

- (a) is a plan or re-subdivision; and
- (b) complies with Schedule 1 by-law(s) No(s)^{40.7} on
Survey-strata Plan No.⁷⁰⁶³² registered in
respect of (name of scheme) or sufficiently complies with that/those
by-law(s) in a way that is allowed by regulation 36 of the *Strata*
Titles General Regulations 1996.

 Drew Ditton
2017.02.16 10:37:10 +08'00'

.....
Licensed Surveyor Date

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Comparable Sales



UNIT 23 21 BRYANSTON PASS MADELEY WA 6065

3 Bed | 2 Bath | 2 Car
\$570,000
Sold ons: 07/01/2024

New Dawn
READY



55C DENVER AVE MADELEY WA 6065

3 Bed | 2 Bath | 2 Car
\$600,000
Sold ons: 09/11/2023

VR
WRIGHT REAL



19 EMILY LOOP MADELEY WA 6065

3 Bed | 2 Bath | 2 Car
\$630,000
Sold ons: 28/02/2024



1 LOCKEPORT APP MADELEY WA 6065

3 Bed | 2 Bath | 2 Car
\$635,000
Sold ons: 28/11/2023



81 COOPER ST MADELEY WA 6065

3 Bed | 2 Bath | 2 Car
\$670,000
Sold ons: 14/12/2023

Harcourts
Initiative



11 TROJAN BEND MADELEY WA 6065

3 Bed | 2 Bath | 2 Car

\$671,280

Sold ons: 07/12/2023



34 JACKSON CCT MADELEY WA 6065

3 Bed | 2 Bath | 2 Car

\$723,000

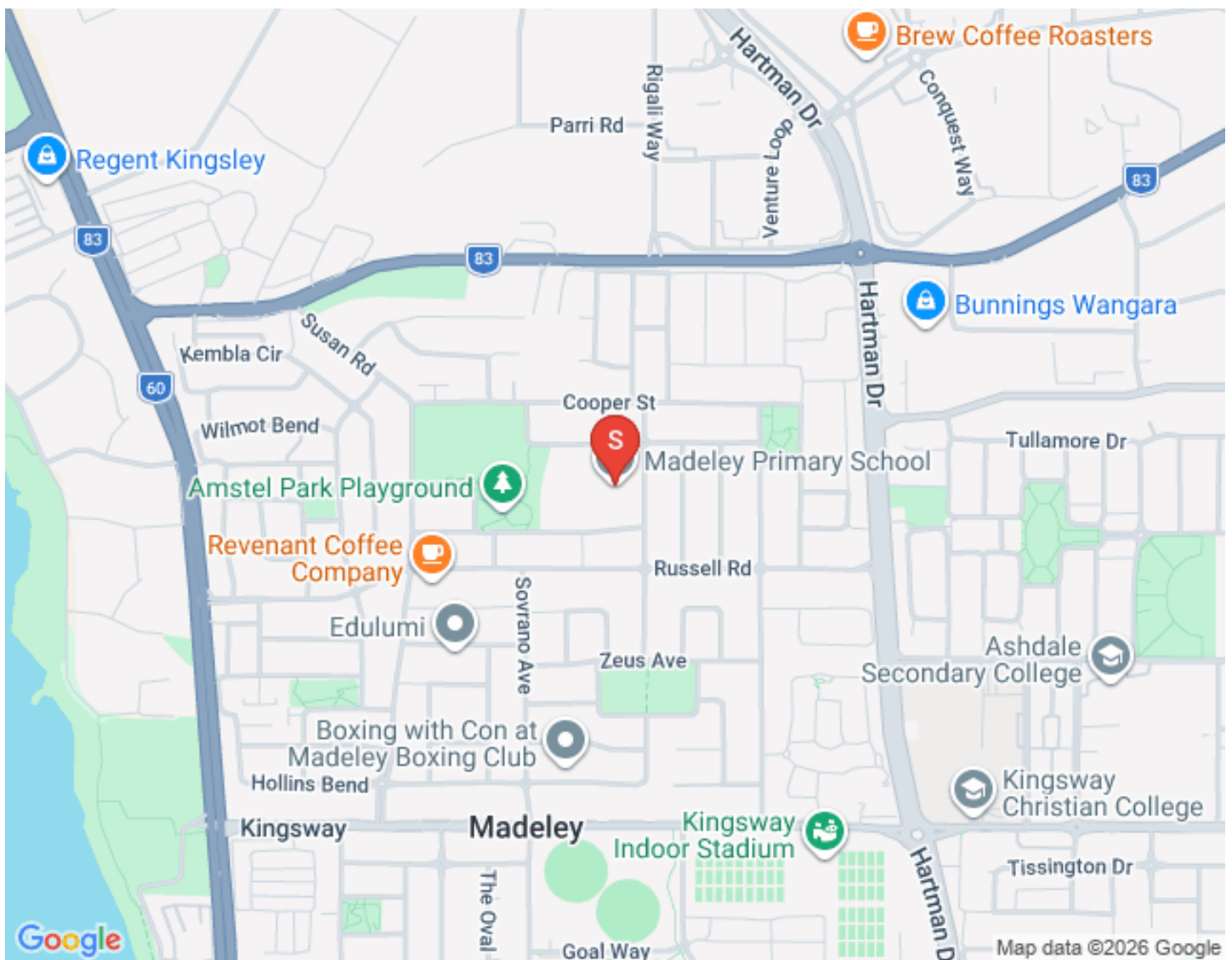
Sold ons: 05/12/2023

Offer Documents

Local Schools



[Click to View School Website](#)





[Click to View School Website](#)

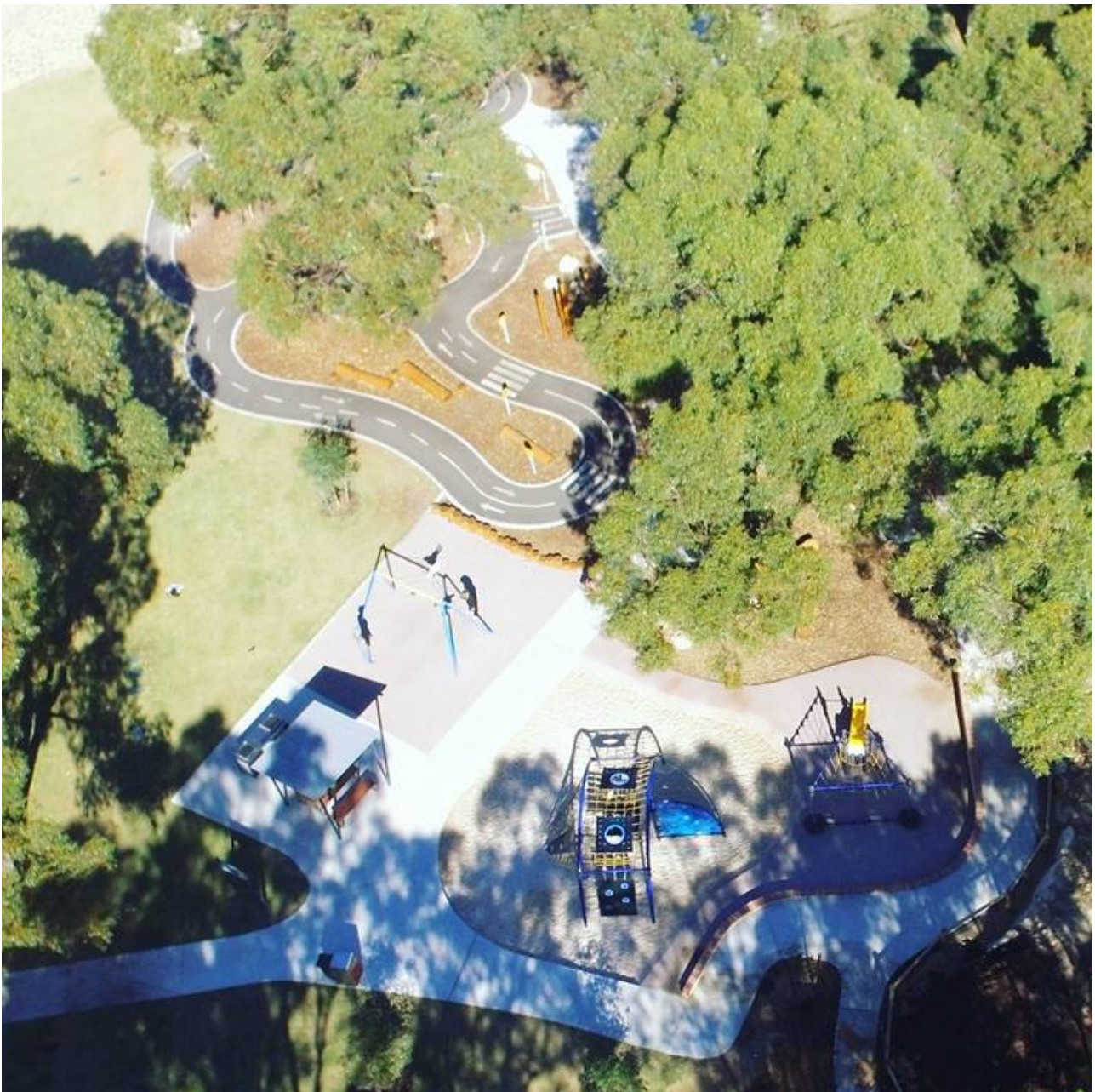


Madeley

Kingsway City Shopping Centre



Shepherds Bush Park



Shepherds Bush Park Kingsley

Kingsley Tavern

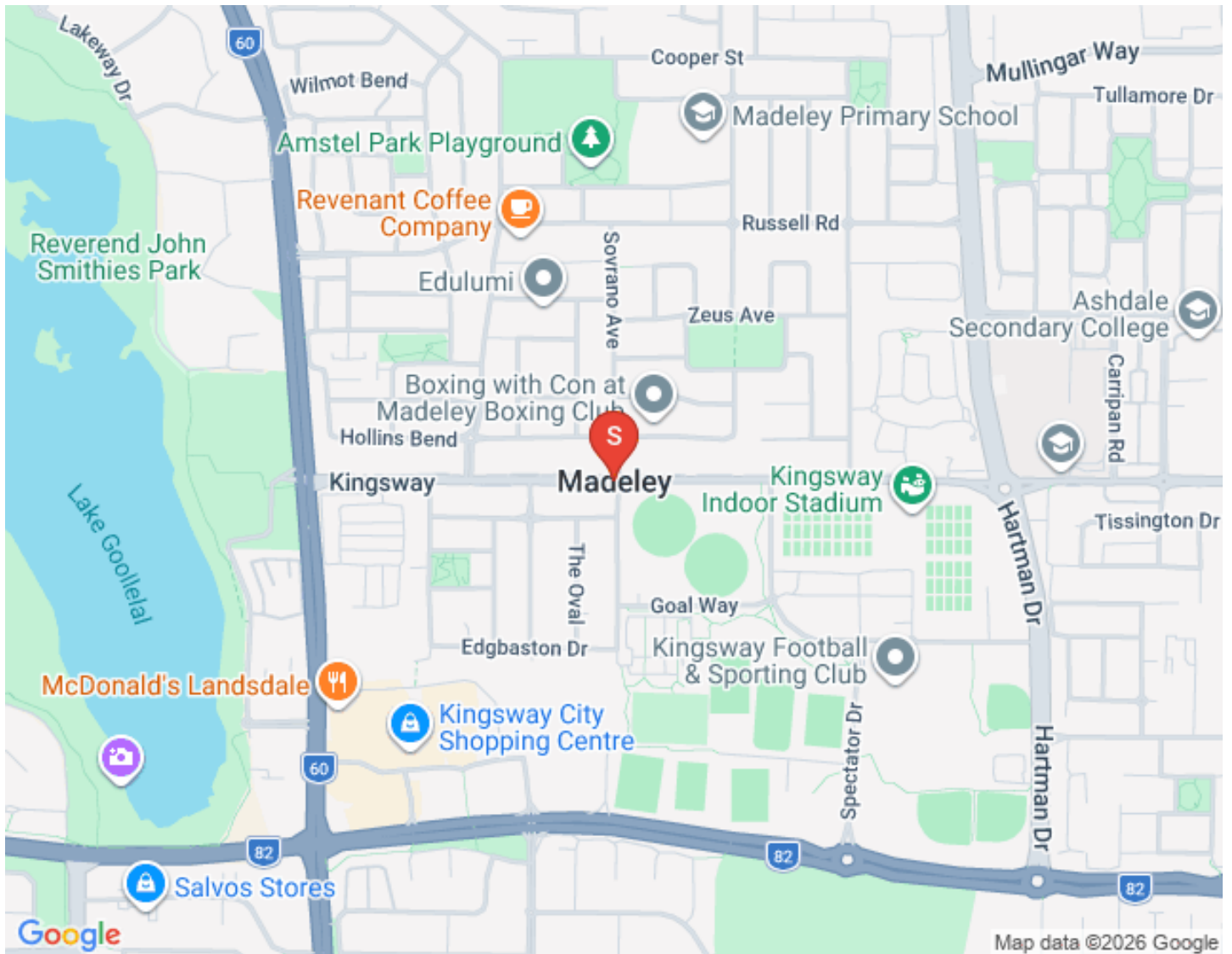




Kingsley Oval



Galaxy Drive In



Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



**first
national**
REAL ESTATE
Genesis

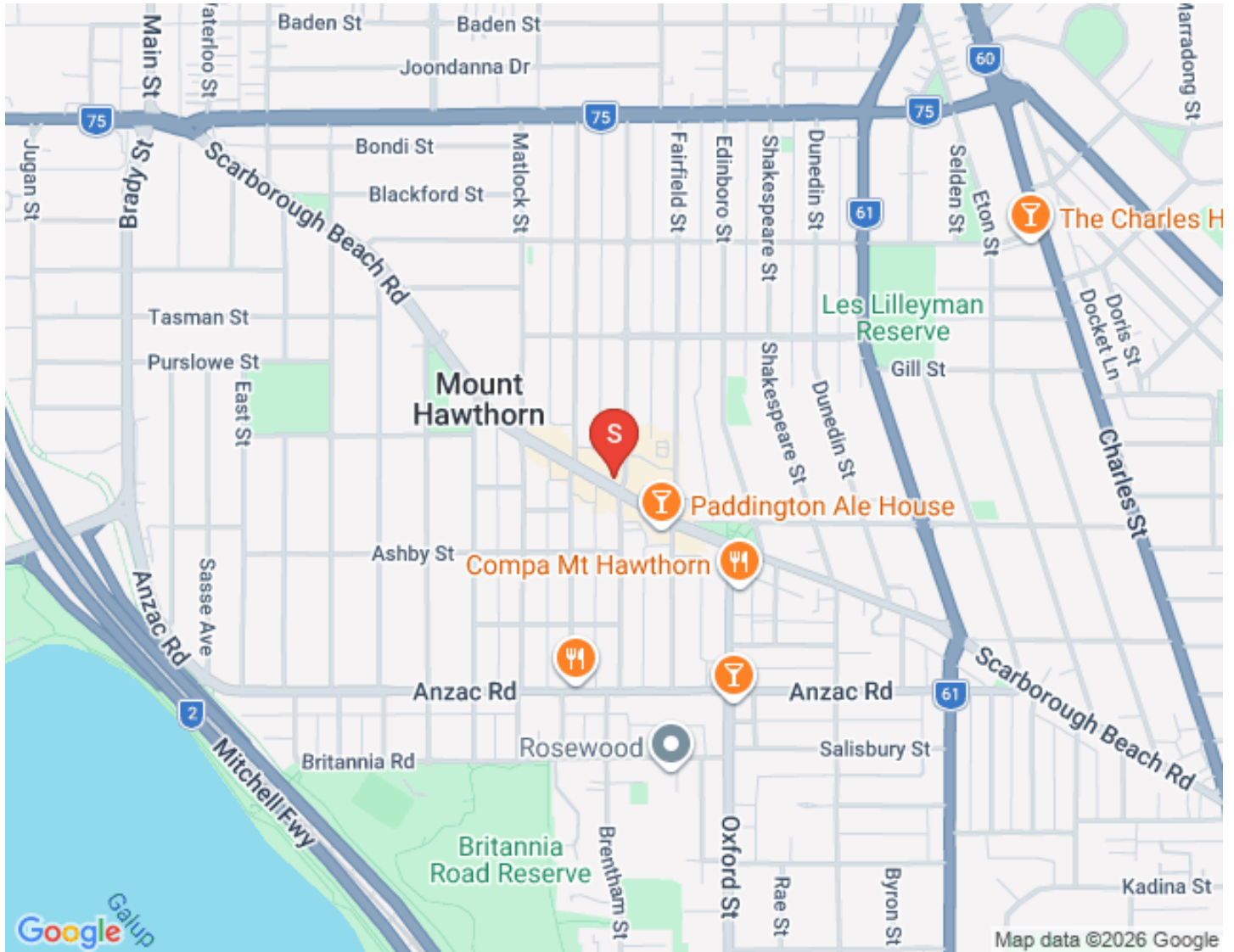
Damian Martin

0432 269 444

08 6246 3160

dmartin@fngenesis.com.au

Team Genesis



DAMIAN MARTIN

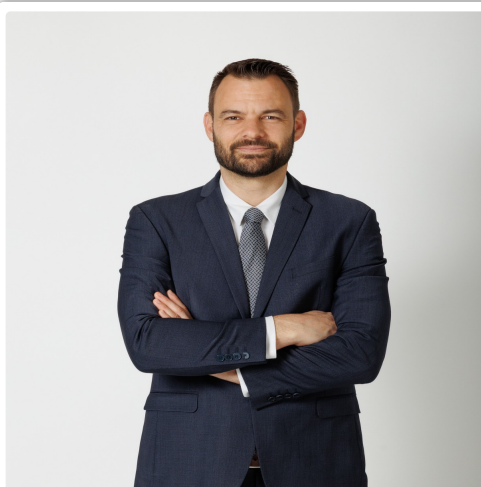
PARTNER / SALES CONSULTANT

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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fnogenesis.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.



GUY KING

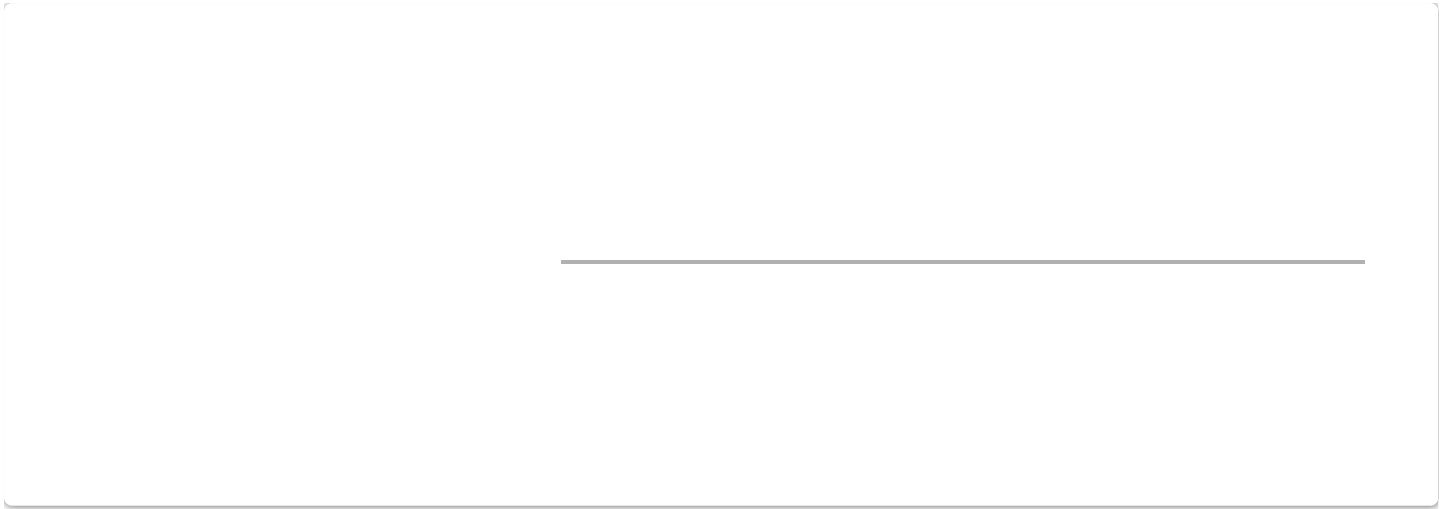
SALES CONSULTANT

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.



Our Recent Sales in the Area



4 Newington Place, Kingsley

3 Bed | 1 Bath | 1 Car

Land size: 688sqm

UNDER OFFER



17 Emerald Way, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 701sqm

All Offers Presented



10 Clifftop Court, Edgewater

3 Bed | 2 Bath | 2 Car

Land size: 870sqm

End Date Process



28 Woodland Loop, Edgewater

6 Bed | 2 Bath | 2 Car

Land size: 1110sqm

Record Price



30 Woodland Loop, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 755sqm

UNDER OFFER



28 Wedgewood Drive, Edgewater

3 Bed | 2 Bath | 2 Car

Land size: 288sqm

UNDER OFFER



15 Bottlebrush Drive, Greenwood

5 Bed | 2 Bath | 2 Car

Land size: 682sqm

UNDER OFFER



5 Mamo Place, Greenwood

3 Bed | 1 Bath | 1 Car

Land size: 684sqm

UNDER OFFER



6 Mamo Place, Greenwood

4 Bed | 2 Bath | 2 Car

Land size: 684sqm

UNDER OFFER



32 Ricketts Way, Greenwood

4 Bed | 2 Bath | 2 Car

Land size: 768sqm

UNDER OFFER



49 Conidae Drive, Heathridge

3 Bed | 1 Bath | 0 Car

Land size: 367sqm

UNDER OFFER



286 Eddystone Avenue, Heathridge

3 Bed | 1 Bath | 1 Car

Land size: 352sqm

In the \$500,000💎s



12 Pedder Place, Joondalup

4 Bed | 2 Bath | 2 Car

Land size: 877sqm

End Date Process