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## Welcome



### 4 Watercress Lane, Falcon

**Dual Living Opportunity: Live in One, Rent Out the Other ✦ Perfect for Investment and Lifestyle! (Total built - 231sqm approx.)**

**Expression**

2 Living Areas

This elegant two-storey beachside home blends luxury interiors with a versatile floor plan, perfect for family living or investment. With a bedroom, bathroom, kitchen, and laundry on each floor, it offers privacy for family members or guests. Whether you're looking for a home, rental income, or an Airbnb property, this sparkling new home provides flexibility. Located just a kilometre from the beach, enjoy stunning sunsets and refreshing swims. Ideal for any lifestyle, this property combines comfort, convenience, and coastal charm.

If you're a stickler for style and are looking for a family entertainer that offers the best of both home and an investment opportunity.!

#### SCHOOL CATCHMENT

Falcon Primary School (2.6km)

Halls Head College (5km)

#### RATES

Water: \$588

Council: \$1167

Strata fee: \$440 annually

#### FEATURES

General

\* Build Year: 2025

- \* Total Built Area: 231 sqm approx.
- \* Potential rent \$1300 approx. per week (\$650 for each floor)
- \* Bedrooms : 4
- \* Total Bathrooms : 3
- \* 2x Living Area
- \* 2x Kitchen
- \* 2x Laundry
- \* Smart Lock Front Entrance
- \* All bedrooms are fitted with Data points
- \* Telstra 5G internet available
- \* Split Air conditioning (reverse cycle) in each room - Hisense
- \* Sheer curtains throughout
- \* LED downlighting throughout the house

#### Ground Floor:

- \* Toilet: 1
- \* Flooring: Gloss porcelain 600x1200 tiles
- \* Open-plan living area
- \* Plywood vanity in Bathrooms
- \* LED mirror in all Bathrooms
- \* Bedroom 1 With Sliding BIR
- \* Bedroom 2
- \* Dedicated laundry with cabinets
- \* Bathroom walls are fully tiled, providing a sleek and modern finish
- \* Kitchen:
  - Overhead Cabinets for Additional Storage
  - Microwave recess
  - Rangehood
  - 5-burner gas stove - Westinghouse
  - Oven - Westinghouse
  - Granite Stone Benchtop with Breakfast Bar
  - Dishwasher - Bosch

#### Upstairs:





- \* Door to the Staircase
- \* Second living area with balcony
- \* Master suite with Walk-In Robe (WIR) and single vanity
- \* Tiled flooring throughout the living area
- \* Bedroom 4 With Sliding BIR
- \* Bathroom
- \* Laundry area with overhead cabinets
- \* Linen storage
- \* Second Kitchen:
  - Electric oven - Westinghouse
  - 5-burner gas stove - Westinghouse
  - Rangehood

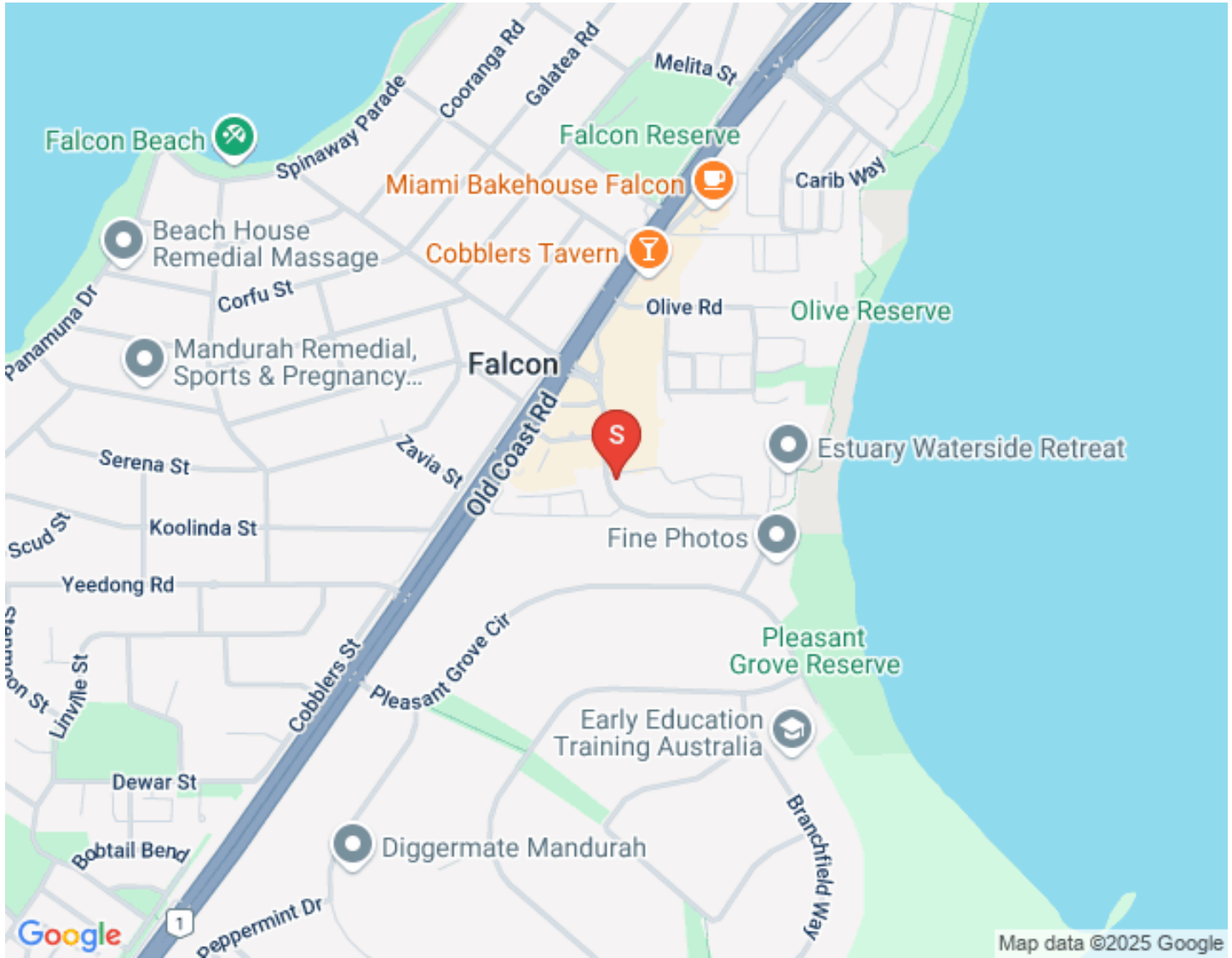
- Dishwasher - Bosch
- Granite stone benchtop with breakfast bar
- Overhead cabinets

Outside:

- \* Double Garage with Storage
- \* Alfresco for outdoor entertaining
- \* 2x Hot water systems - Rinnai B26
- \* Low-maintenance backyard
- \* 3-phase power

## LIFESTYLE

- 300m  Agape Medical Centre
- 350m  Miami Plaza Shopping Centre
- 500m  City of Mandurah Library and Community Centre
- 500m  Cobblers Tavern
- 550m  Old Coast Rd Falcon Bus Stop
- 700m  Falcon Grove Shopping Centre
- 950m  Olive Reserve
- 1.0km  Small Friends Childcare
- 1.1km  Falcon Beach
- 1.1km  Falcon Reserve
- 1.7km  Harold Bassett Scarfe Park
- 2.1km  Avalon Foreshore Reserve
- 2.9km - Estuary Bars and Restaurants
- 3.0km  Avalon Beach
- 3.0km  La Belle Caf
- 3.9km  Malaka Point



## Floor Plan



**FIRST FLOOR PLAN**

HOUSE : 80.64 m<sup>2</sup>  
GARAGE : 36.26 m<sup>2</sup>  
PORCH : 6.87 m<sup>2</sup>  
ALFRESCO : 16.87 m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Bid2browser.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**4 Watercress Lane, Falcon**



**GROUND FLOOR PLAN**



## Comparable Sales



### 5 HONEYDEW TRAIL, WANNANUP, WA 6210, WANNANUP

4 Bed | 2 Bath | 2 Car  
\$715,000  
Sold ons: 08/08/2024  
Days on Market: 247

Land size: 470  
**sale - sold**



### 28B THERA STREET, FALCON, WA 6210, FALCON

4 Bed | 2 Bath | 2 Car  
\$720,000  
Sold ons: 01/11/2024  
Days on Market: 26

Land size: 451  
**sale - sold**



### 13 ENTERPRISE AVENUE, FALCON, WA 6210, FALCON

5 Bed | 2 Bath | 2 Car  
\$750,000  
Sold ons: 15/01/2025  
Days on Market: 52

Land size: 574  
**sale - sold**



### 2/9 PANAMUNA DRIVE, FALCON, WA 6210, FALCON

4 Bed | 2 Bath | 2 Car  
\$848,697  
Sold ons: 06/12/2024  
Days on Market: 25

Land size: 535  
**sale - sold**

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## Certificate of Title

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

[Click here to download Survey Strata Plan](#)

[Click here to download Survey Strata Plan Title List](#)



# Strata Documents

## Strata Documents

[Click to download Precontractual Disclosure](#)

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

[Click to download the By-Laws \(att 3\)](#)

[click to download the AGM Minutes and Statement of Accounts \(Att 4+5\)](#)

[Click to download Levy Notice \(Att 6\)](#)

## Offer Documents

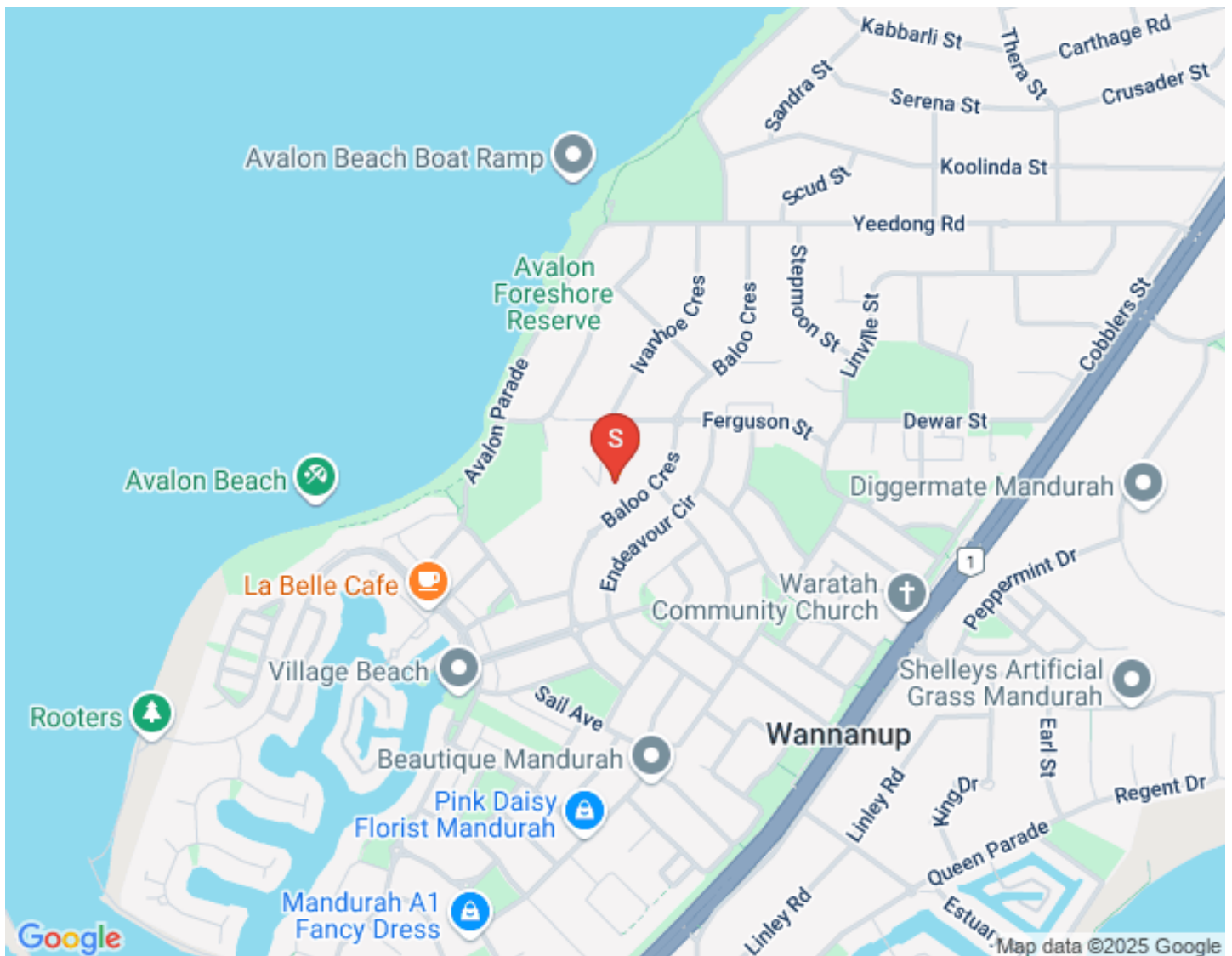
[Click to download the Offer Pack](#)

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

## Local Schools



[Click here to view Intake Information](#)





HALLS HEAD  
COLLEGE ESC

[Click here to view Intake Information](#)





## Falcon

### Falcon Reserve



### Falcon Bay Foreshore



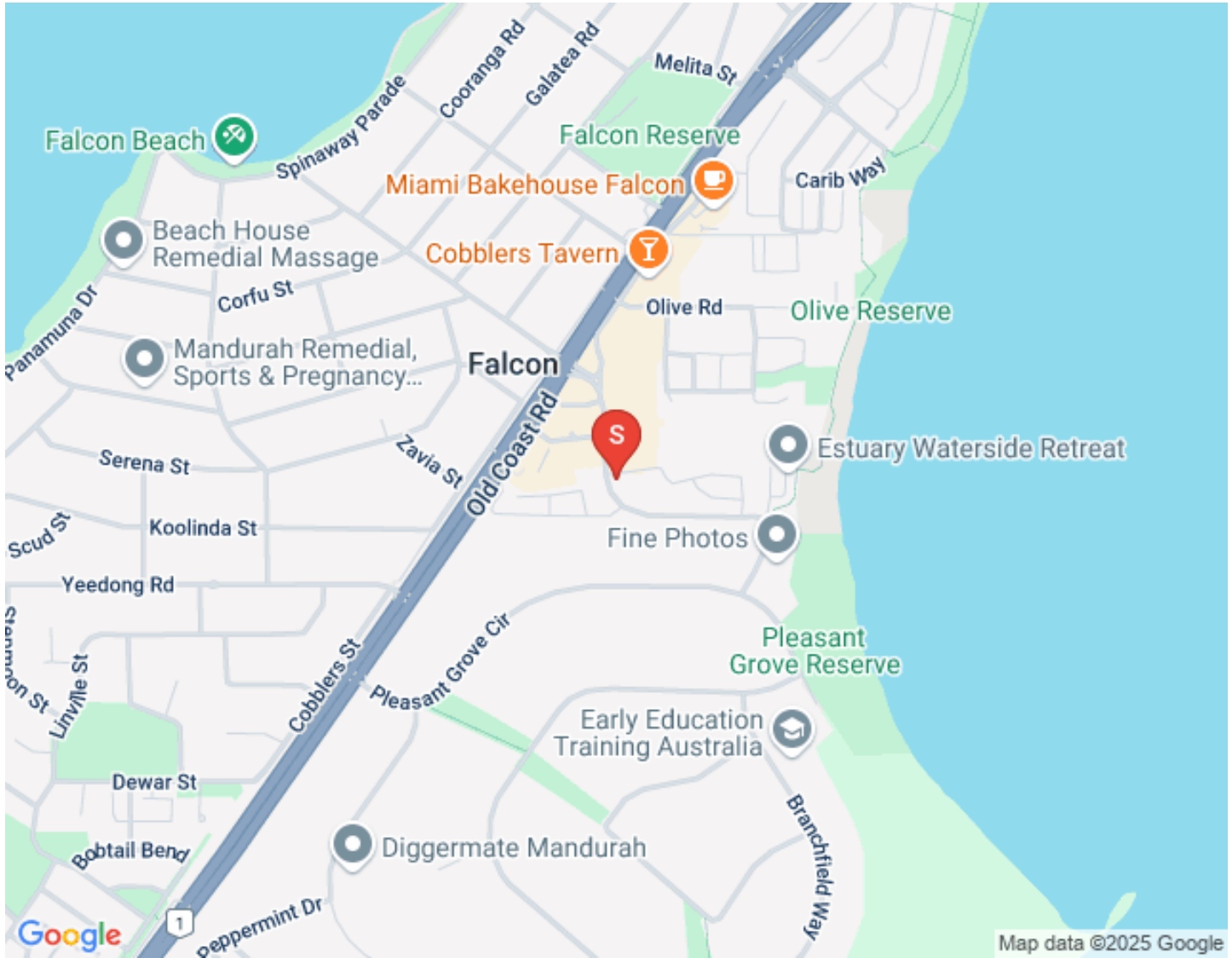
### Miama Plaza





**Cobblers Tavern**





## Joint Form of General Conditions

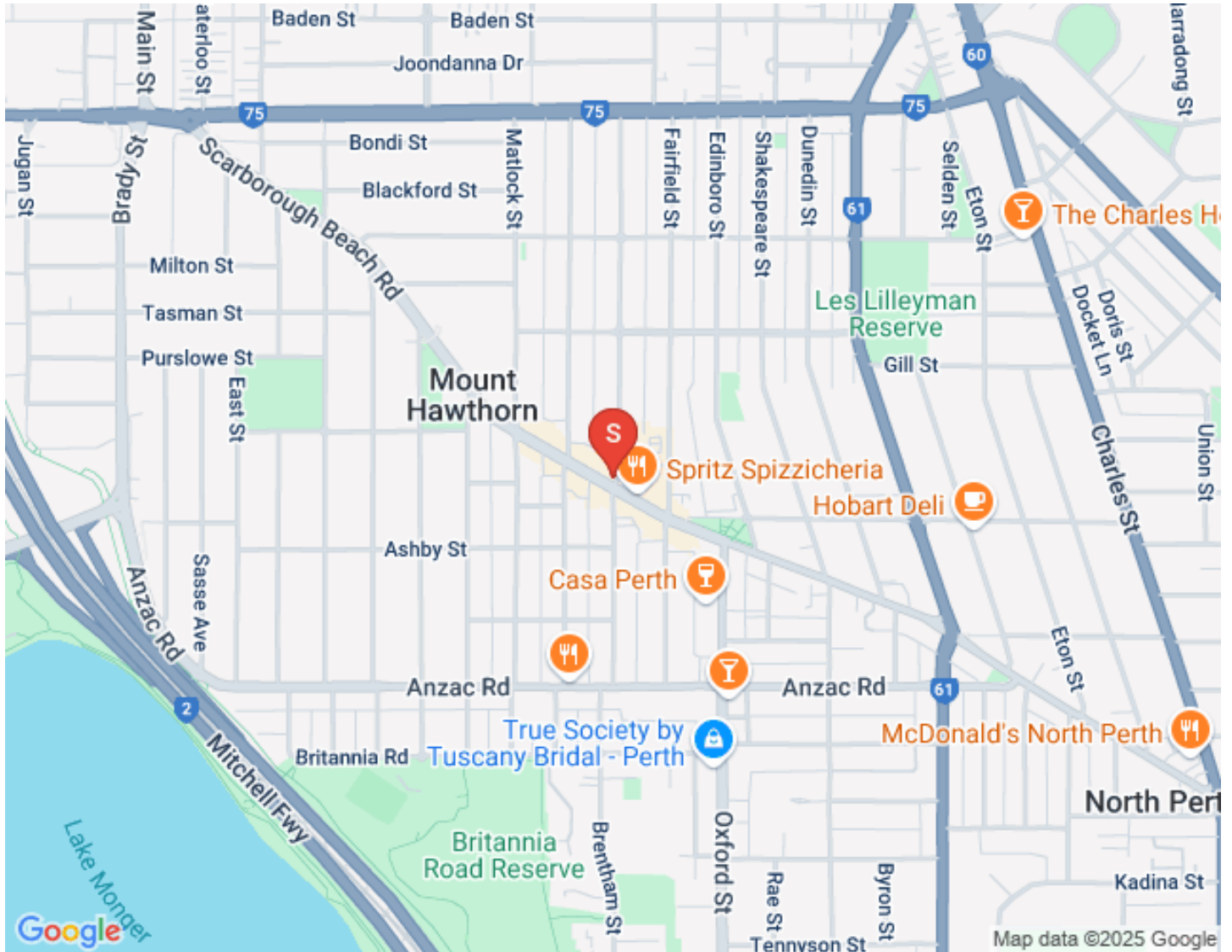


**2022 General Conditions**

**JOINT FORM  
OF  
GENERAL  
CONDITIONS  
FOR THE  
SALE OF  
LAND**



## Team Genesis



### RONNIE SINGH

SALES CONSULTANT

0430161765

[rsingh@fngenesi.com.au](mailto:rsingh@fngenesi.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

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[njayant@fngenesisis.com.au](mailto:njayant@fngenesisis.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.



## **JONATHAN CLOVER**

**DIRECTOR / SALES COACH / AUCTIONEER**

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0439 688 075

[jclover@fngenesis.com.au](mailto: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**

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0417900315

[gking@fngenesis.com.au](mailto:gking@fngenesis.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.



## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

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0416304650

[mhutchings@fngenesis.com.au](mailto: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/MARKETING OFFICER**

[admin@fn genesis.com.au](mailto:admin@fn genesis.com.au)

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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.



## CAITLIN MCSHERRY

RECEPTIONIST

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[reception@fngenesis.com.au](mailto:reception@fngenesis.com.au)

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.



## Recent Sales in the Area



### 3 Finistere Island Retreat, Halls Head

5 Bed | 3 Bath | 2 Car

Land size: 808sqm

UNDER OFFER



### 5 Kempeana Way, Baldivis

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

UNDER OFFER



### 41 Avoca Chase, Baldivis

Land size: 528sqm

ALL OFFERS



## 55 Avoca Chase, Baldivis

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ALL OFFERS



## 54 Campolina Avenue, Baldivis

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4 Bed | 2 Bath | 2 Car

Land size: 490sqm

Under Offer



## 9 Glenbrook Way, Baldivis

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Offers From \$259,000