Guy King
0417900315
gking@genesisrealtygroup.com.au

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Guy King
0417900315
gking@genesisrealtygroup.com.au

Welcome



12 Draper Road, Mahogany Creek

** UNDER OFFER **

3 1 2

** UNDER OFFER **

Occupying a meticulously landscaped half-acre plot, this comprehensively renovated home represents a masterclass in restrained modern style. It has been skilfully transformed using a limited palette of materials and colours, creating a sense of cohesion that flows effortlessly between indoor and outdoor living spaces.

Upon entering, you're greeted by an open-plan living area. Spotted Gum engineered timber flooring anchors the space with natural warmth against the fresh, light atmosphere saturating the home. The kitchen is a testament to considered design – crisp white cabinetry contrasts beautifully with black hardware, while the herringbone tiled backsplash adds subtle textural interest. Functionality matches form with abundant storage, including a built-in pantry for essentials.

The primary suite and one junior bedroom benefit from a coveted northern aspect, which bathes these spaces in natural light. The second junior bedroom gazes out over the impeccably landscaped garden and entertaining zone, connecting the interior to the exterior.

The outstanding gabled alfresco area dramatically expands the home's practical living space – an outdoor room in the truest sense. With recessed lighting, an overhead fan, and an insulated roof, this sophisticated space can happily accommodate a generous dining table, a relaxed seating area, and an impressive barbecue setup. Limestone steps ascend past gardens to a lush level lawn. The fully fenced block with automatic gates offers practical security alongside aesthetic appeal. Perched at the upper boundary is a powered two-room shed/studio, and there is ample space elsewhere on the property for a workshop, should additional creative or practical space be required.

More than a house, this is a lifestyle proposition where thoughtful design meets everyday practicality.

SCHOOLS
2. 3 km • Parkerville Primary School
4.1 km • Sacred Heart Primary School
4.4 km • Glen Forrest Primary School
4.8 km • Helena College Senior Campus
6.5 km • Mundaring Primary School
6.6 km • Helena College Junior Campus
11.5 km • Easter Hills Senior High School

RATES
Council: $2551
Water: $282

FEATURES
* Fully Renovated Home
* All Electrical, Plumbing Infrastructure 6yo
* Landscaped 1/2-acre Battleaxe Block
* Modern Neutral Styling
* Spotted Gum Engineered Timber Flooring
* Big Alfresco Entertaining zone
* Benchtop Tiled Splashback
* Ducted Reverse Cycle Air Conditioning (Fujitsu)

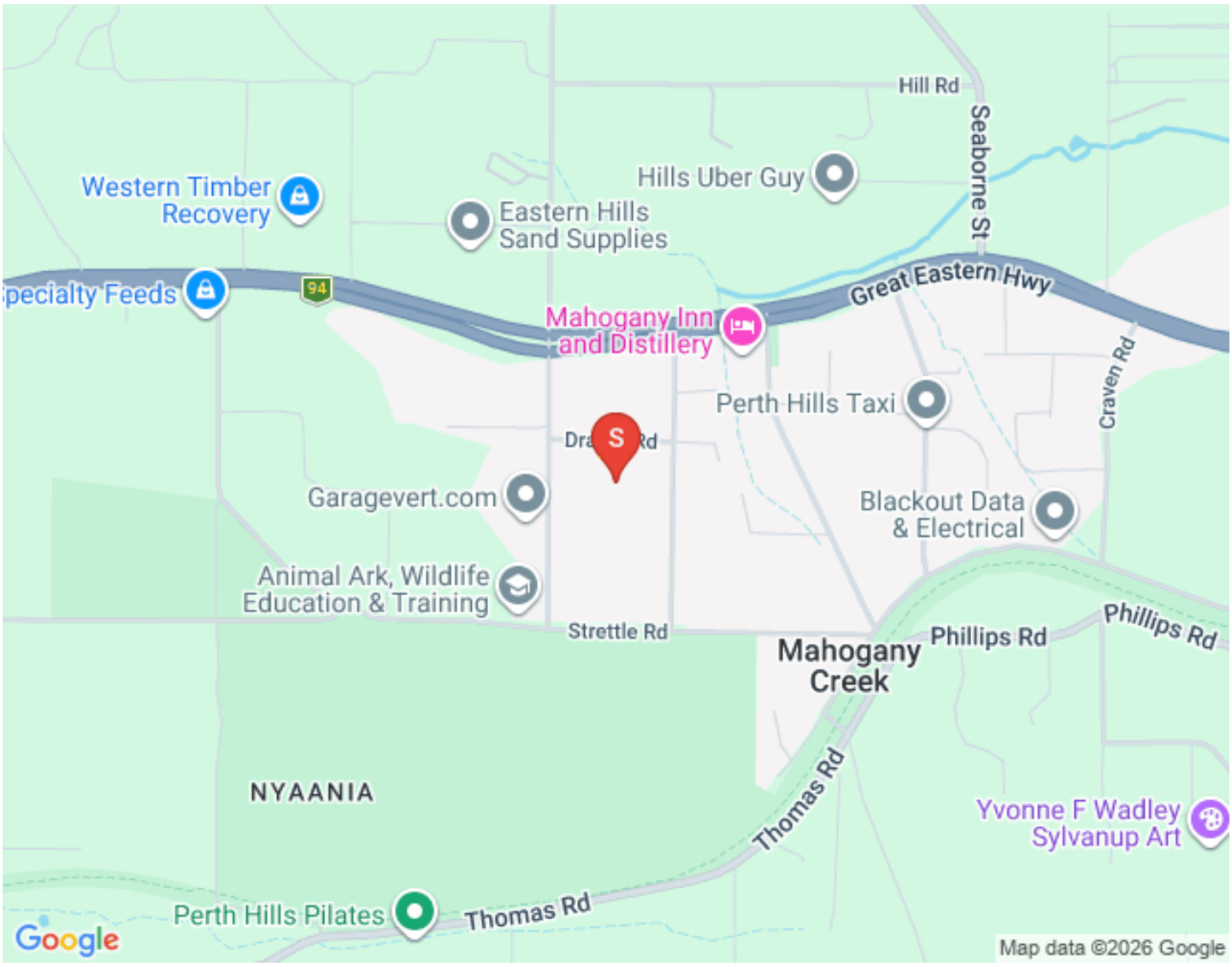
General
* 3 bedrooms, 1 bathroom
* Build Year: 1969
* Block: sqm 2047 sqm
* Internal Living Area: 88 sqm
* Total Built Area: 231 sqm

Kitchen
* Waterfall-end Manufactured Stone Benchtop
* Herringbone Tile Splashback
* White Cabinets
* Black Hardware
* Smeg Electric Oven
* Smeg Gas Cooktop
* Smeg Rangehood
* Bosch Dishwasher

Outside
* Gabled Alfresco with Insulated Roof, Lighting, Fan
* 2-room Shed/Studio

* Rinnai Instant Gas HWS
* Automatic Double Entry Gate
* Concrete Paved Driveway
* Limestone Retaining Walls
* Landscaped Rear Garden
* 3-station Automatic Reticulation (Hunter)
* High-clearance 2-car Carport
* Secure Off-Street Parking Van Boat Trailer
* Total Water Filtration System
* 2019 Roof Restoration

LIFESTYLE
260 m Bus Stop
950 m Heritage Trail
5. 4 km Bilgoman Aquatic Centre
2.9 km John Forrest National Park
4.1 km Mundaring Village
12.6 km Midland Gate
13.3 km St John of God Hospital
19.7 km Perth Airport (20-30 minutes)
29.2 km Perth CBD (35-45 minutes)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Specialty Feeds
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Great Eastern Hwy
Mahogany Inn and Distillery
Craven Rd
Perth Hills Taxi
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Garagevert.com
Blackout Data & Electrical
Animal Ark, Wildlife Education & Training
Strettle Rd
Phillips Rd
Phillips Rd
Mahogany Creek
NYAANIA
Thomas Rd
Yvonne F Wadley Sylvanup Art
Perth Hills Pilates
Thomas Rd
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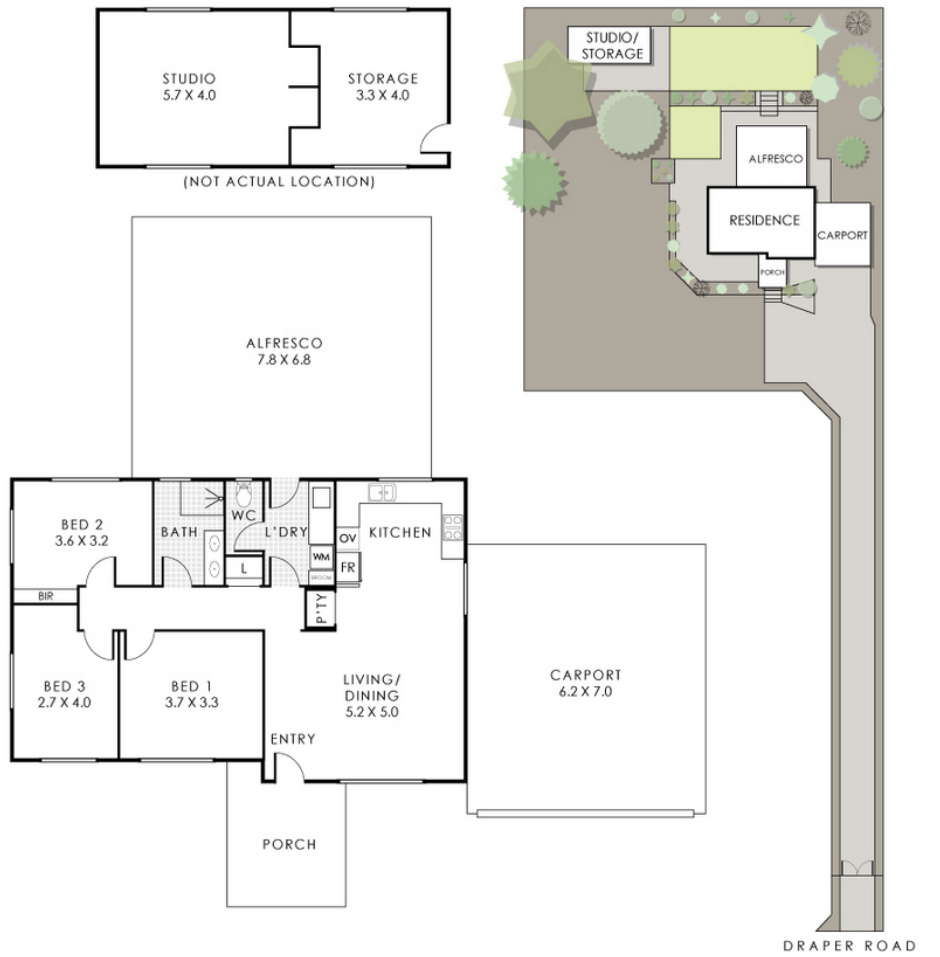
Floor Plan



12 Draper Road, Mahogany Creek

Residence 88m² | Porch 11m² | Carport 43m² | Alfresco 53m² | Studio/ Storage 36m²

Total Area 231m²

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



31 SWAN ROAD, MAHOGANY CREEK, WA 6072, MAHOGANY CREEK

3 Bed | 2 Bath | 2 Car
Land size: 2006
Days on Market: 657
sale - current



1085 BROOKING ROAD, HOVEA, WA 6071, HOVEA

3 Bed | 1 Bath | 2 Car
Land size: 13000
Days on Market: 657
sale - current



UNIT 5/1425 JACOBY STREET, MUNDARING, WA 6073, MUNDARING

3 Bed | 2 Bath | 2 Car
Land size: 345
$750,000
Sold ons: 06/06/2024
Days on Market: 10



825 JACOBY STREET, MAHOGANY CREEK, WA 6072, MAHOGANY CREEK

3 Bed | 1 Bath | 2 Car
Land size: 1999
$795,000
Sold ons: 19/09/2024
Days on Market: 15



2985 GREAT EASTERN HIGHWAY, HOVEA, WA 6071, HOVEA

3 Bed | 2 Bath | 4 Car
Land size: 16870
$800,000
Sold ons: 03/09/2024
Days on Market: 27

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Guy King
0417900315
gking@genesisrealtygroup.com.au

Certificate of Title

Click to download the Certificate of Title
Click to download the Deposited Plan
Click to download Deposited Plan with Title List
Click to download Document Notification
Click to download the Document Notification under Section 70A

Guy King
0417900315
gking@genesisrealtygroup.com.au

Offer Documents

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

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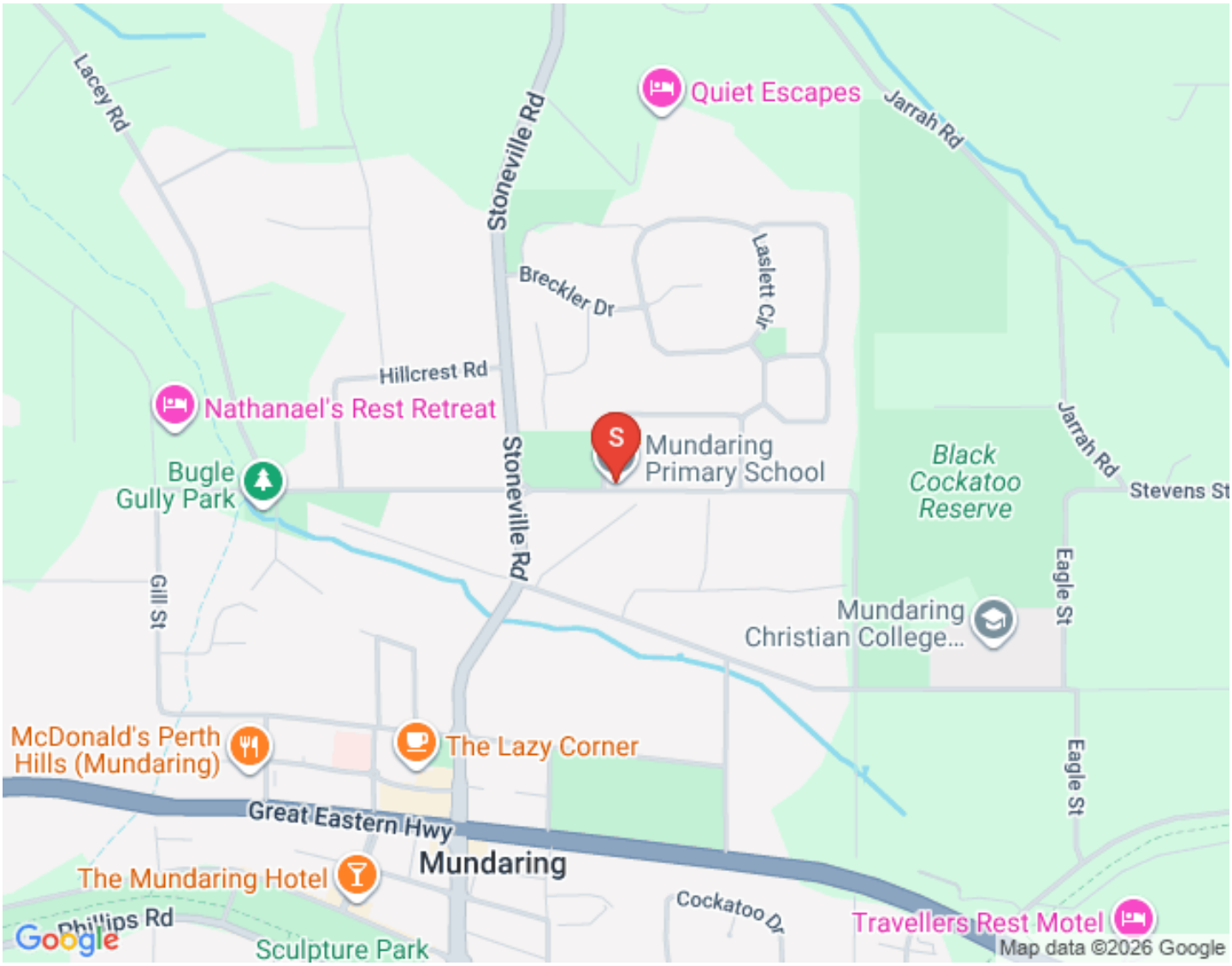
0417900315
gking@genesisrealtygroup.com.au

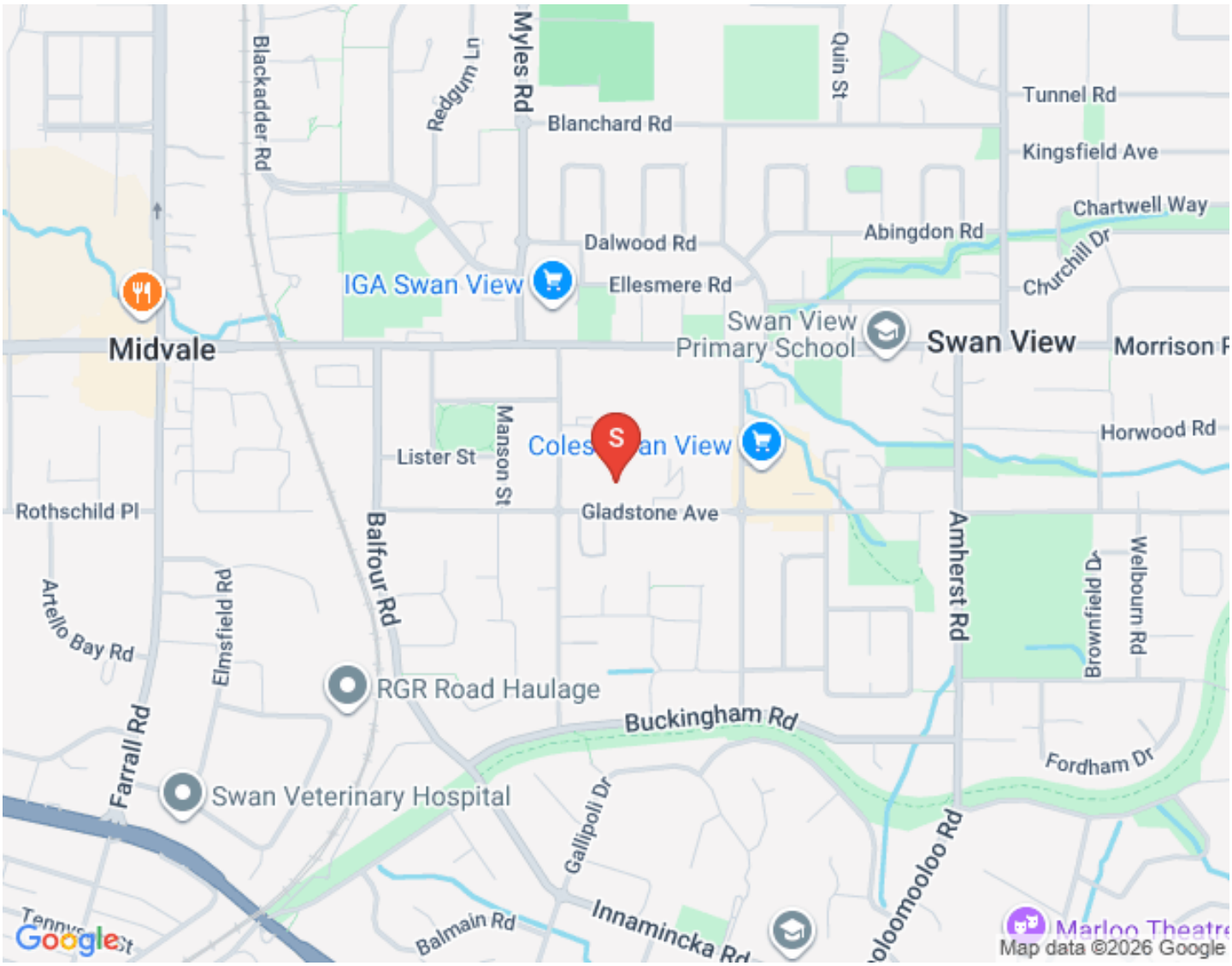
Local Schools

Click here to view Intake Area



Swan View
SENIOR HIGH SCHOOL

[Click here to view Intake Area]



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Mahogany Creek

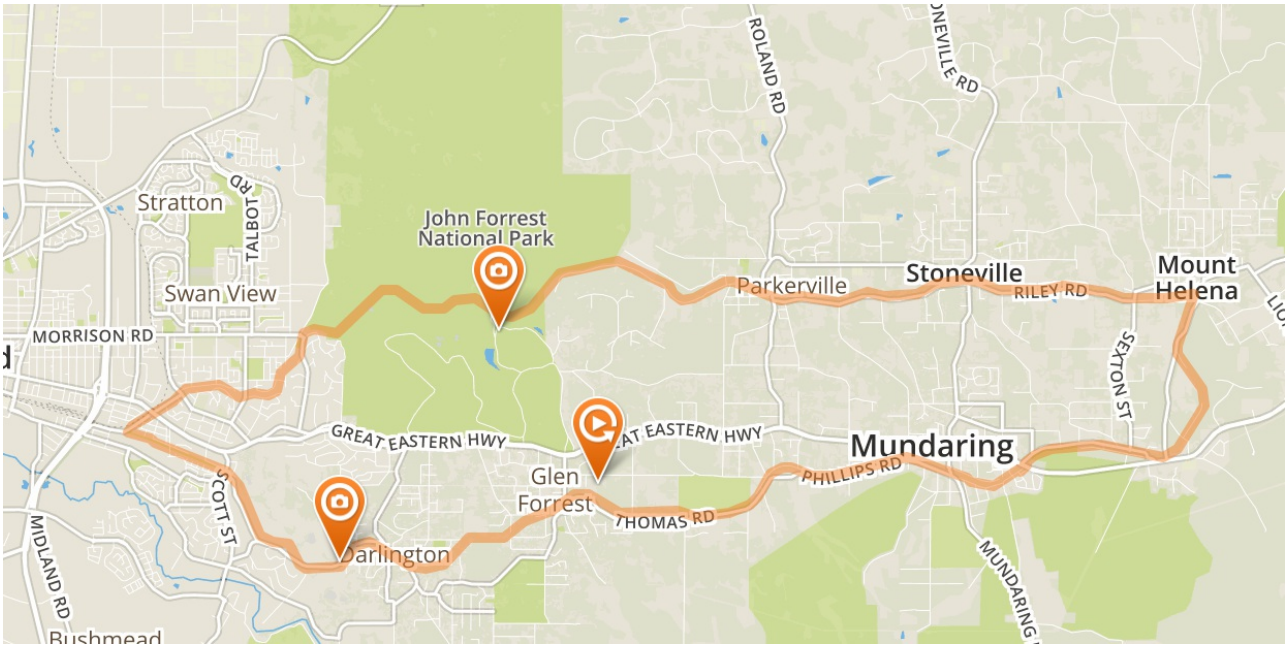
John Forrest National Park



Station Park



Heritage Trail



Mundaring Village



Kookaburra Outdoor Cinema

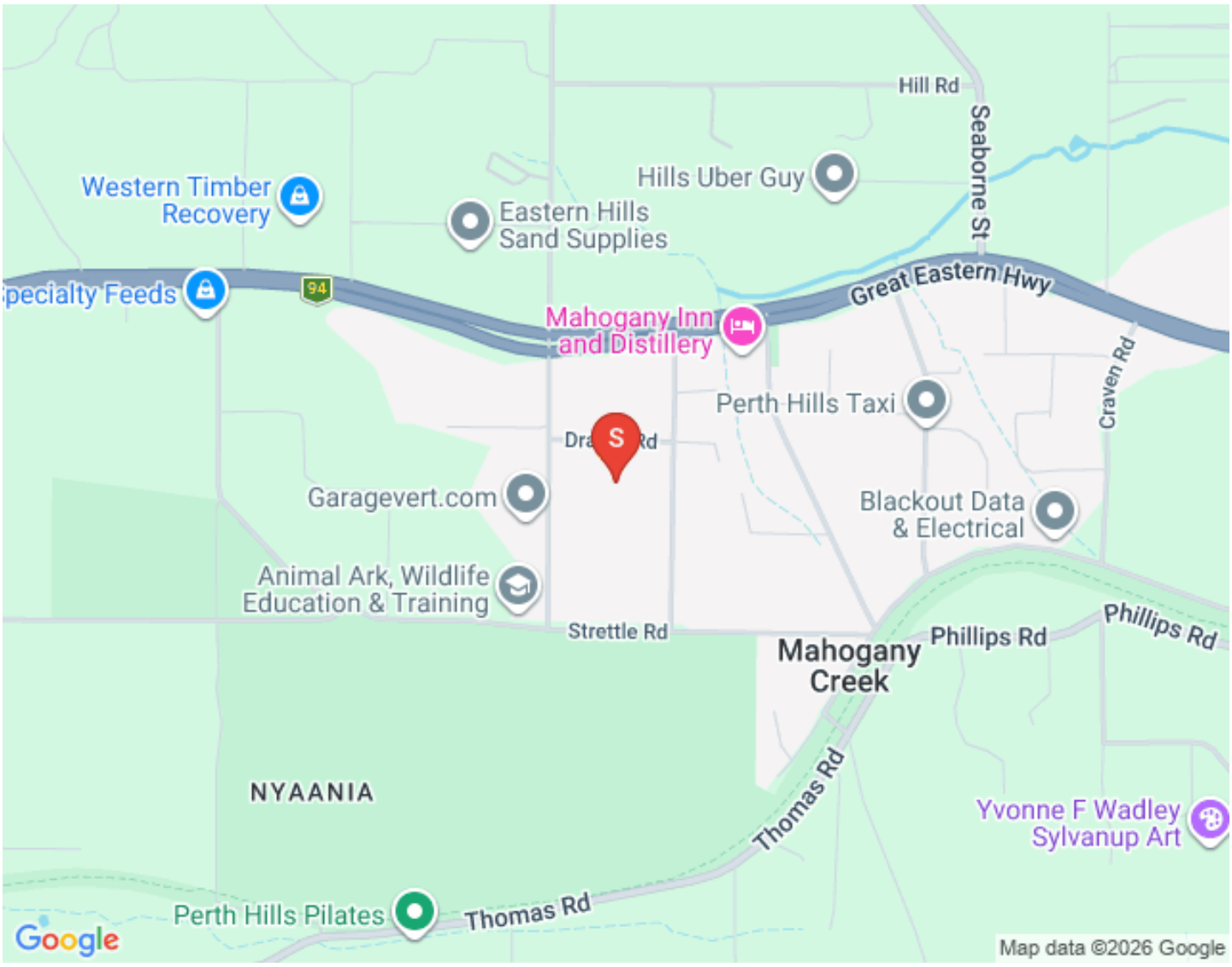


Mahogany Inn and Distillery



Mundaring Weir

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Seaborne St
Western Timber Recovery
Hills Uber Guy
Eastern Hills Sand Supplies
Specialty Feeds
94
Great Eastern Hwy
Mahogany Inn and Distillery
Craven Rd
Perth Hills Taxi
S
Garagevert.com
Blackout Data & Electrical
Animal Ark, Wildlife Education & Training
Strettle Rd
Phillips Rd
Phillips Rd
Mahogany Creek
NYAANIA
Thomas Rd
Yvonne F Wadley Sylvanup Art
Perth Hills Pilates
Thomas Rd
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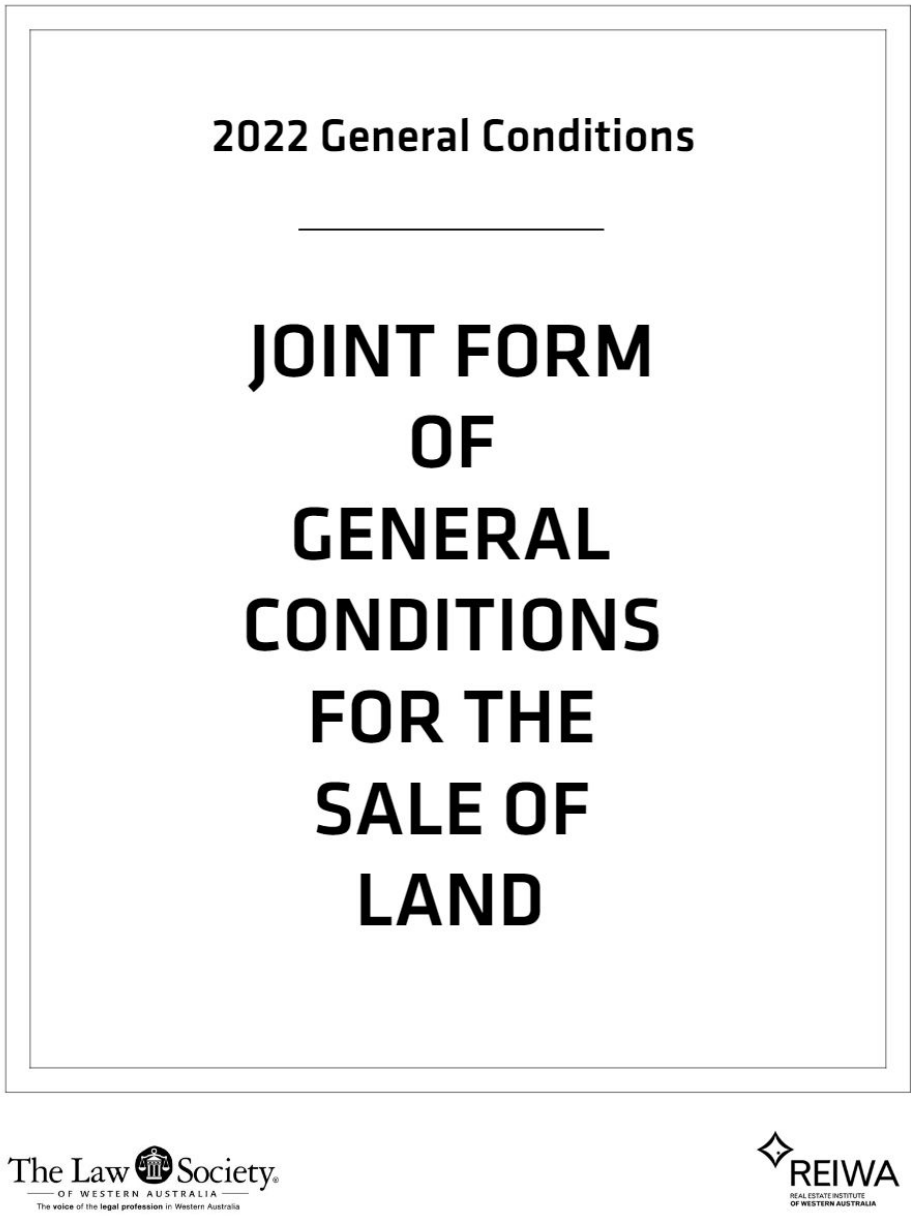
Joint Form of General Conditions



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[View Joint Form Here]

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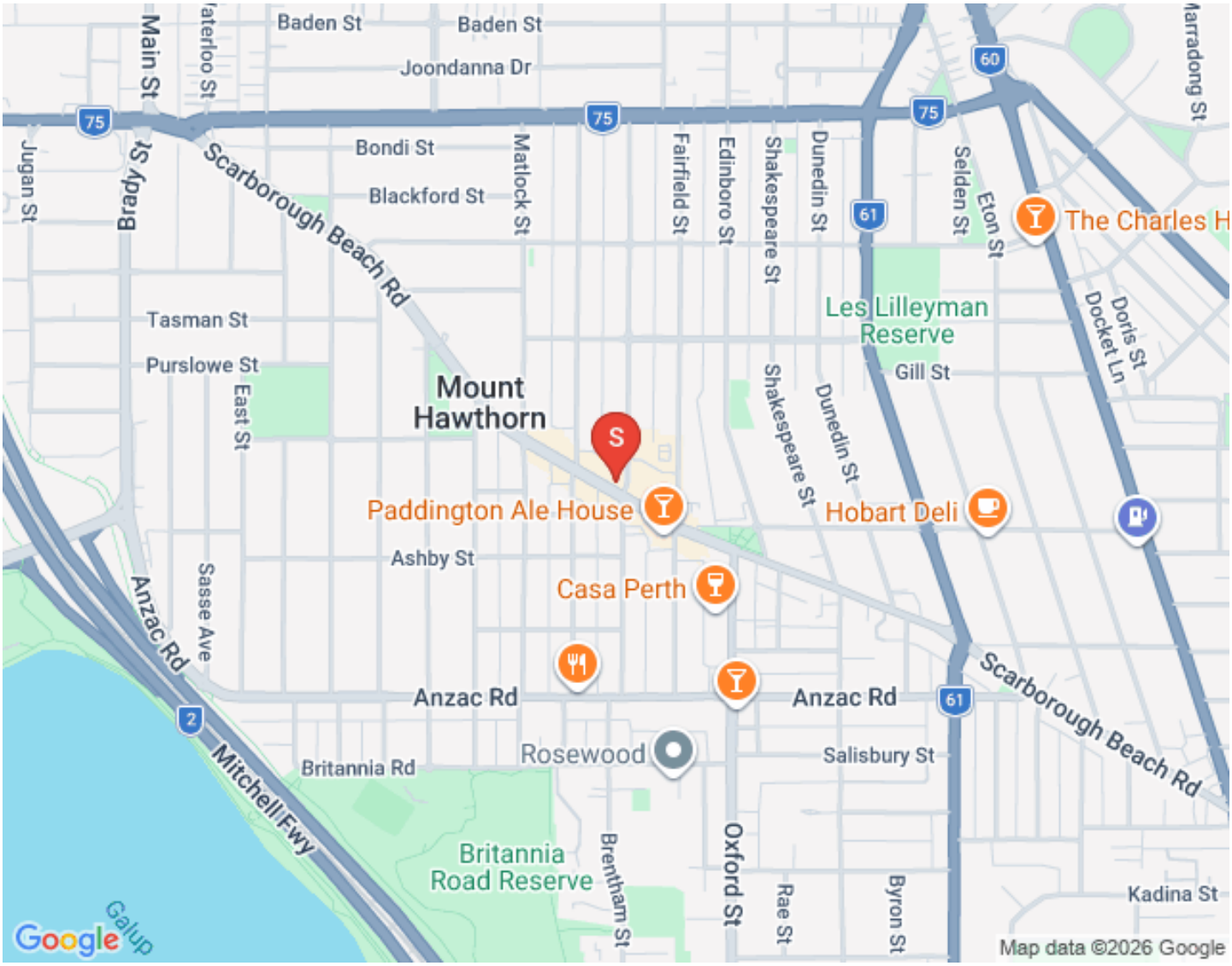
gking@genesisrealtygroup.com.au

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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesis.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@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.



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.

Guy King
0417900315
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Our Recent Sales



500 Homestead Road, Mahogany Creek

5 Bed | 2 Bath | 0 Car

Land size: 3565sqm

UNDER OFFER



785 O'Connor Road, Mahogany Creek

4 Bed | 2 Bath | 2 Car

Land size: 1.40ha

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



4 Burra Street, Mundaring

Land size: 1022sqm

UNDER OFFER



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From $590,000



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



6 Helena Street, Mundaring

3 Bed | 1 Bath | 1 Car

Land size: 1.11ha

UNDER OFFER