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Welcome



8/155 Edward Street, Osborne Park

Stunning Unit in the Heart of Osborne Park

End Date

Process

All Offers Presented ON OR BEFORE 6:00pm Friday November 8th.
(the seller reserves the right to sell prior to the end date)

Discover the ultimate blend of city and beachside living, with everything on your doorstep, this unit is located just 10 minutes from the CBD and an easy 15 minutes' drive to the popular Scarborough Beach, where you can enjoy stunning ocean views and all the attractions this popular beach has to offer.

Whether you're a professional couple, student, or investor, this property's prime location offers a perfect balance of work and play.

Classic large archways, reminiscent of a time gone by, lead off the kitchen and living area. Boasting a good-sized bedroom, a spacious living area, balcony and a low-maintenance courtyard. If you are after a comfortable and convenient lifestyle, this home will appeal to you.

Located on the lower level are the social living areas where a spacious lounge and dining room are nestled around the kitchen and plenty of natural light creates a welcoming atmosphere. The kitchen combines a good size work bench, ample storage space with under counter and overhead cabinet. Through the door in the family lounge, step out to the low maintenance paved courtyard and covered balcony.

A good-sized bedroom with built in robes and split system air conditioning in living area for additional comfort. The spacious family bathroom is well-appointed with a large vanity with storage, a bath with an overhead shower, a toilet and laundry space.

This property is well suited for professional couples, scholars, or those seeking a sound investment opportunity and is an excellent choice for anyone looking for a comfortable, convenient, and low-maintenance lifestyle in a prime location.

SCHOOL CATCHMENT

Osborne Primary School (300m)

Balcatta Senior High School (4.4Km)

RATES

Council: \$1546.94 approx.

Water: \$890.10 approx.

Strata: \$675 approx. Per Quarter

FEATURES

General

* Build Year 1969 Circa

* Ground Floor

Kitchen

* Renovated Kitchen

* Oven (Chef)

* 4 Burner Gas Cooktop (Chef)

* Inbuilt Rangehood

* Under Counter Cabinet

* Overhead Cabinet

* 1 Master Bedroom (Double Door Build-in-Robe & Modern Ensuite)

* 1 Bathroom/Laundry (Shower, single vanity with storage, toilet and laundry)

* 1 Decent Size Living/Lounge Room

* 1 Split System Airconditioning in Living Area (Samsung)

* Security Windows

Outside

* 1 Covered Carport

* Balcony

* Gas Instant HWS (Bosch)

* Paved Low Maintenance Courtyard

* Lemon Tree

* Plenty of Visitor Parking

LIFESTYLE

* 300m 📍 Bus Stop

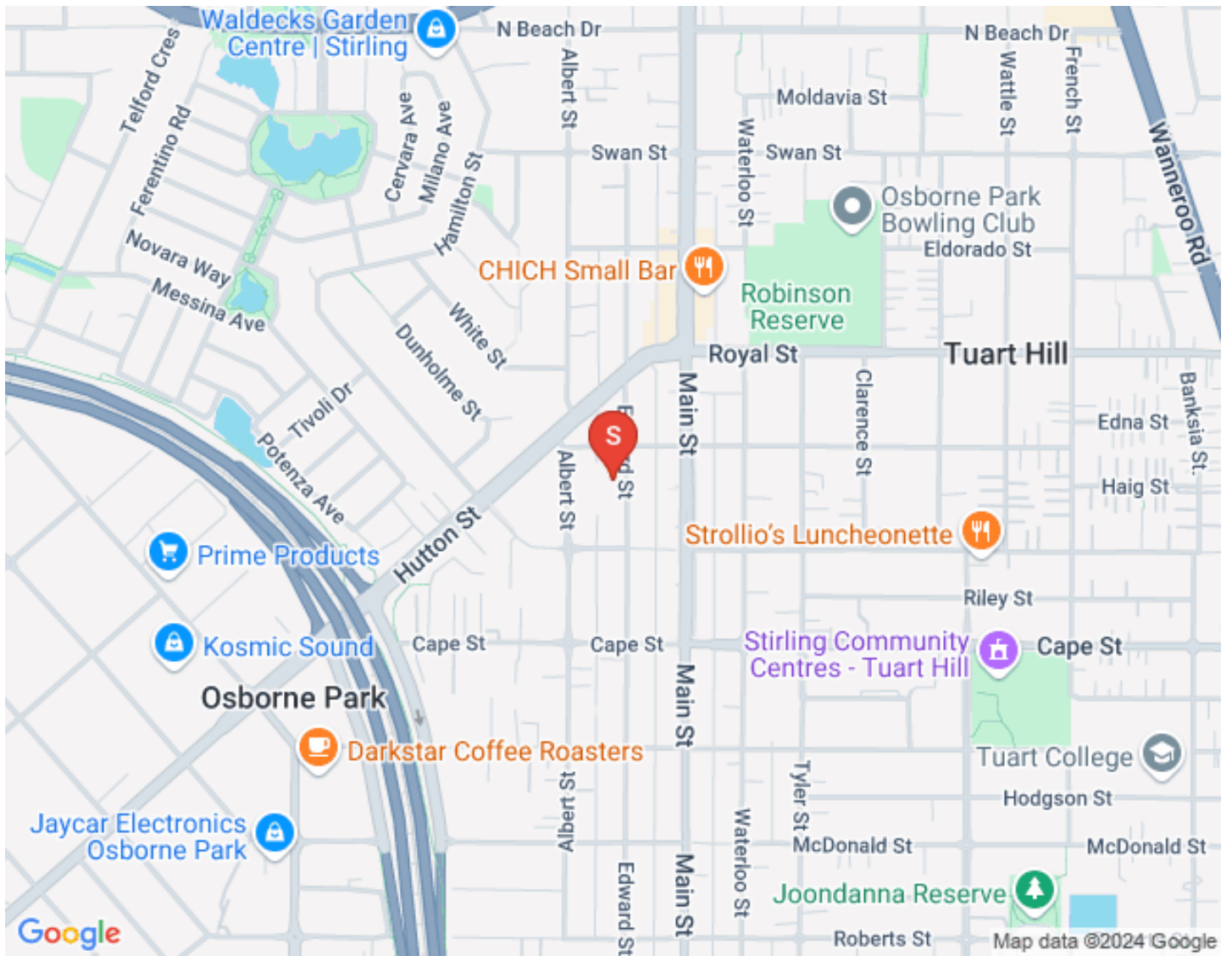
* 350m 📍 IGA Main Street

* 450m 📍 Osborne Park Hotel

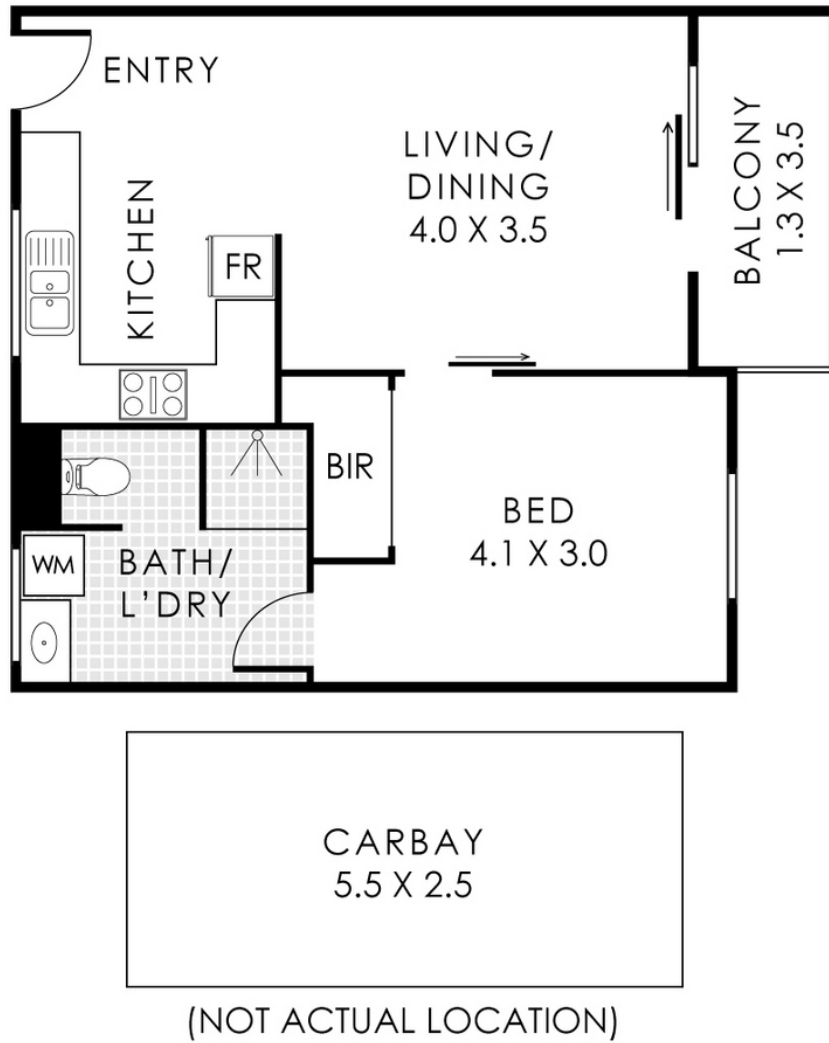
* 500m 📍 Main Street Piazza

* 500m 📍 Stirling Community Centre

- * 500m 📍 Main Street Caf 📍 Strip
- * 600m 📍 Robinson Reserve
- * 650m 📍 St Kieren Catholic Church
- * 800m 📍 St Kieren Catholic Primary School
- * 900m 📍 Servite College
- * 1.1Km 📍 Osbourne Park Bowling Club
- * 3.2Km 📍 Osbourne Park Hospital
- * 4.4Km 📍 Leederville Caf 📍 Strip
- * 7.7Km- Scarborough Beach
- * 7.8Km 📍 Perth CBD
- * 11.3Km 📍 Crown Casino
- * 13.9Km 📍 Hillary's Boat Harbour



Floor Plan



8/155 Edward Street, Osborne Park

Residence 48m² | Balcony 5m² | Carbay 14m²

Total Area 67m²



This floorplan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information given are an approximate representation only. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. C/O Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.creative.com.au

Certificate of Title

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

[Click to Download the Strata Plan](#)

[Click to Download the Transfer](#)

Comparable Sales



10/144 NORTH BEACH DRIVE, OSBORNE PARK, WA 6017, OSBORNE PARK

1 Bed | 1 Bath | 1 Car
\$300,000
Sold ons: 09/07/2024
Days on Market: 14

Land size: 64



9/192 ALBERT STREET, OSBORNE PARK, WA 6017, OSBORNE PARK

1 Bed | 1 Bath | 1 Car
\$305,000
Sold ons: 15/07/2024
Days on Market: 26



3B/159 HECTOR STREET, OSBORNE PARK, WA 6017, OSBORNE PARK

1 Bed | 1 Bath | 1 Car
\$320,000
Sold ons: 27/06/2024
Days on Market: 8



26A/159 HECTOR STREET, OSBORNE PARK, WA 6017, OSBORNE PARK

1 Bed | 1 Bath | 1 Car
\$332,000
Sold ons: 28/04/2024
Days on Market: 3



22A/159 HECTOR STREET, OSBORNE PARK, WA 6017, OSBORNE PARK

1 Bed | 1 Bath | 1 Car
\$360,500
Sold ons: 26/06/2024
Days on Market: 3

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Strata Disclosure

[Click to Download the Strata Precontractual Disclosure Statement](#)

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

[Click to Download the By Laws \(Att 3\)](#)

[Click to Download the AGM Minutes \(Att 4 + 5\)](#)

[Click to Download the Levies \(Att 6\)](#)

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

Offer Documents

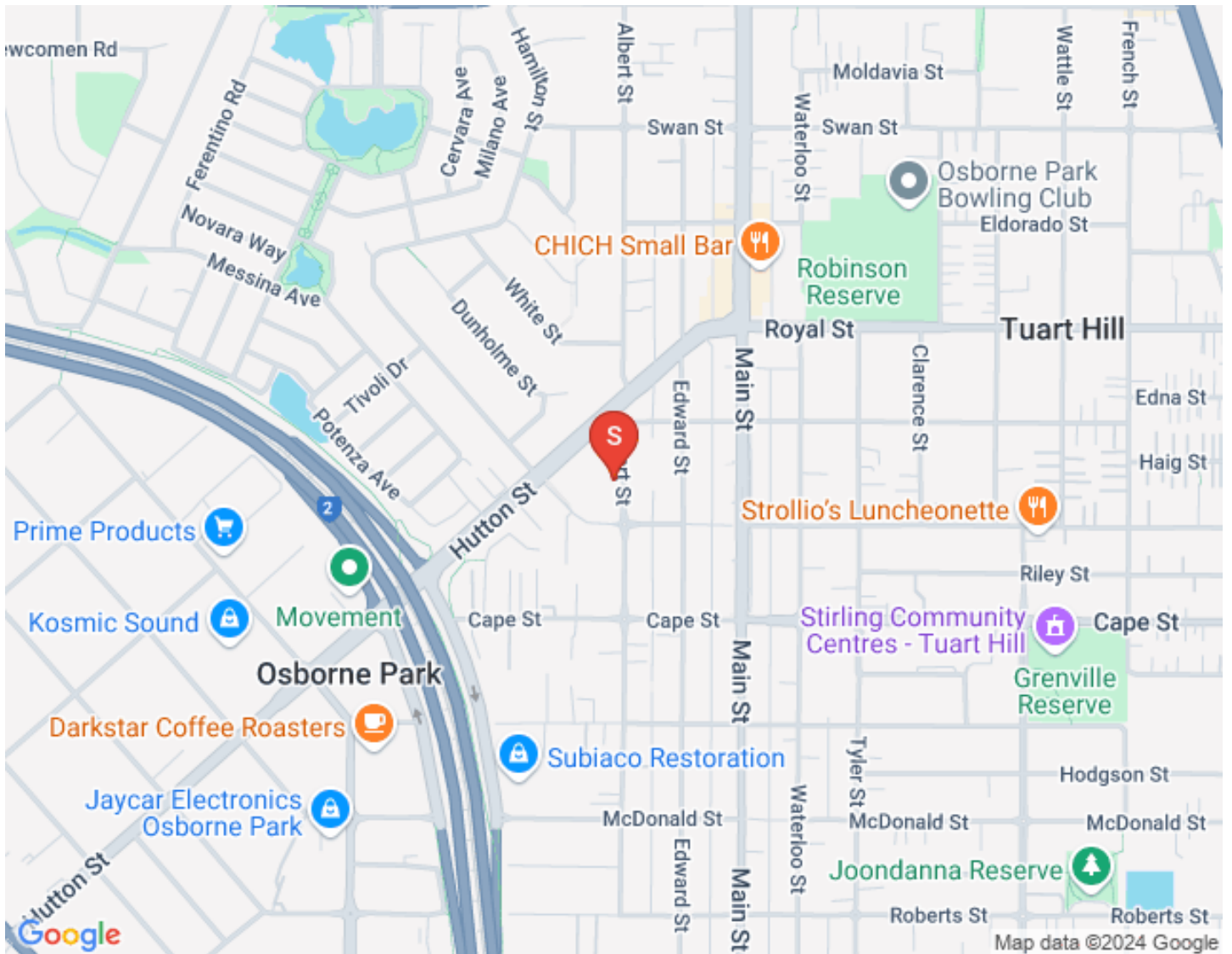
[Click to Download the Offer Pack](#)

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

Local Schools

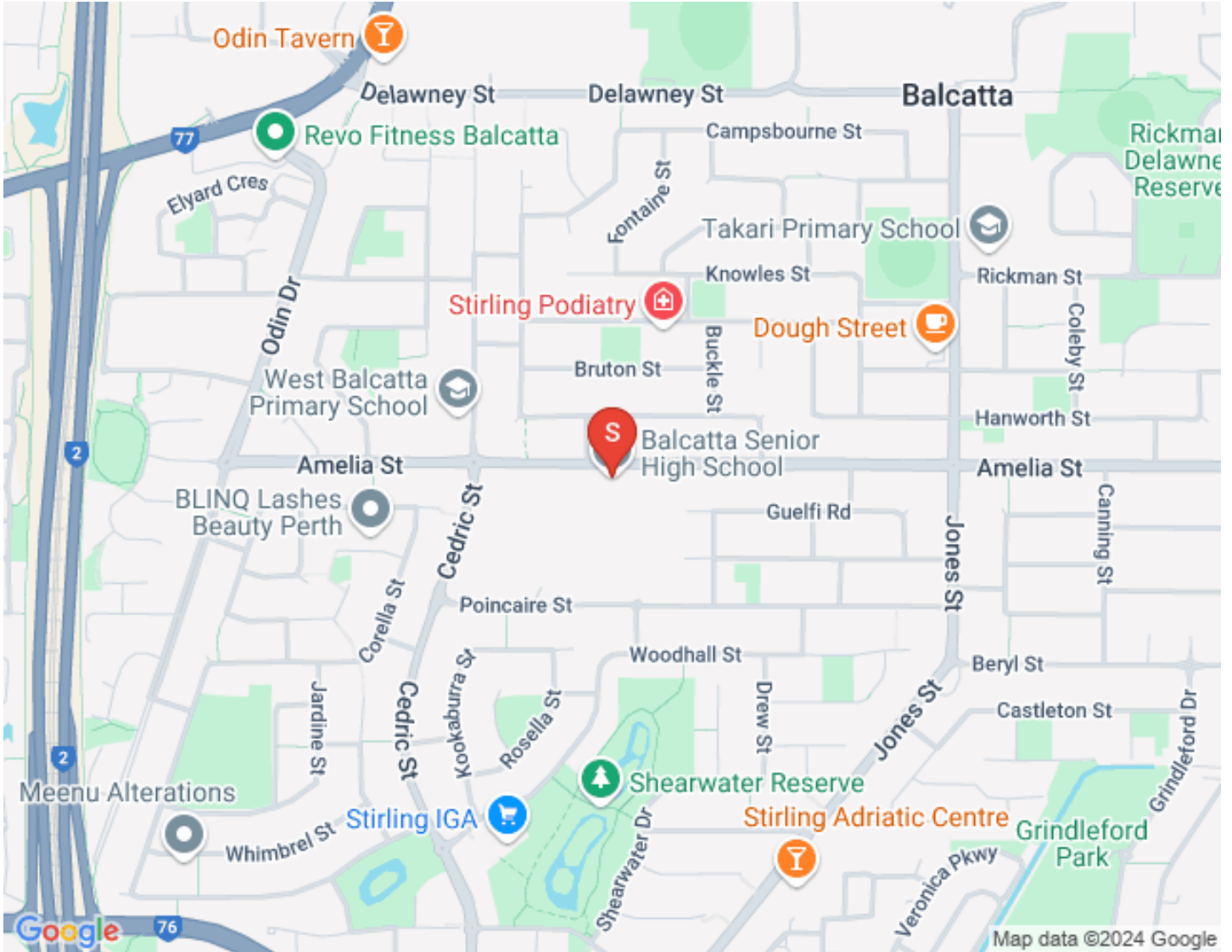


[Click Here to View School Catchment Area](#)





[Click Here to View School Catchment Area](#)



Osborne Park

Main Street Shopping Plaza



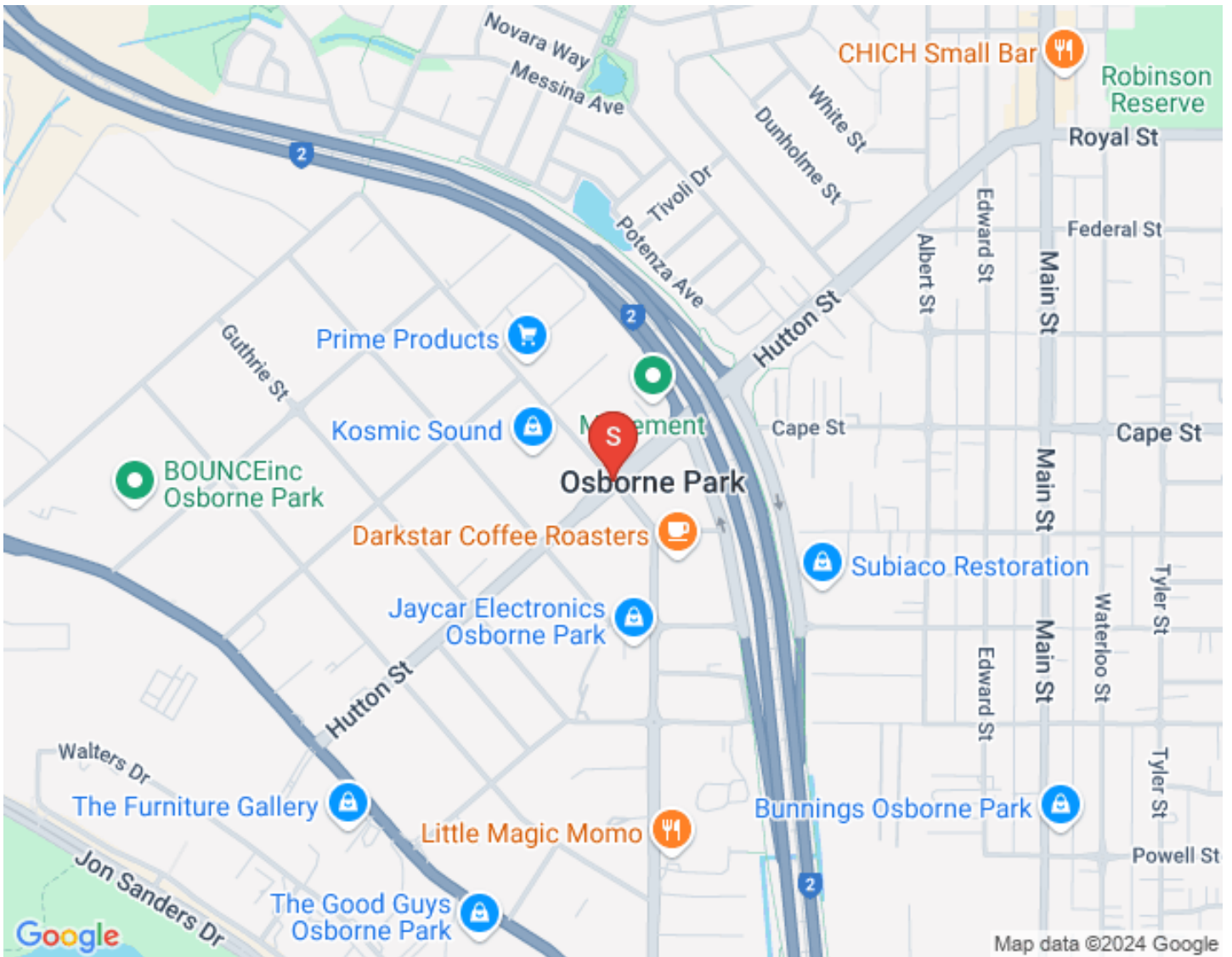
Grenville Reserve



Stirling Central



Scarborough Beach



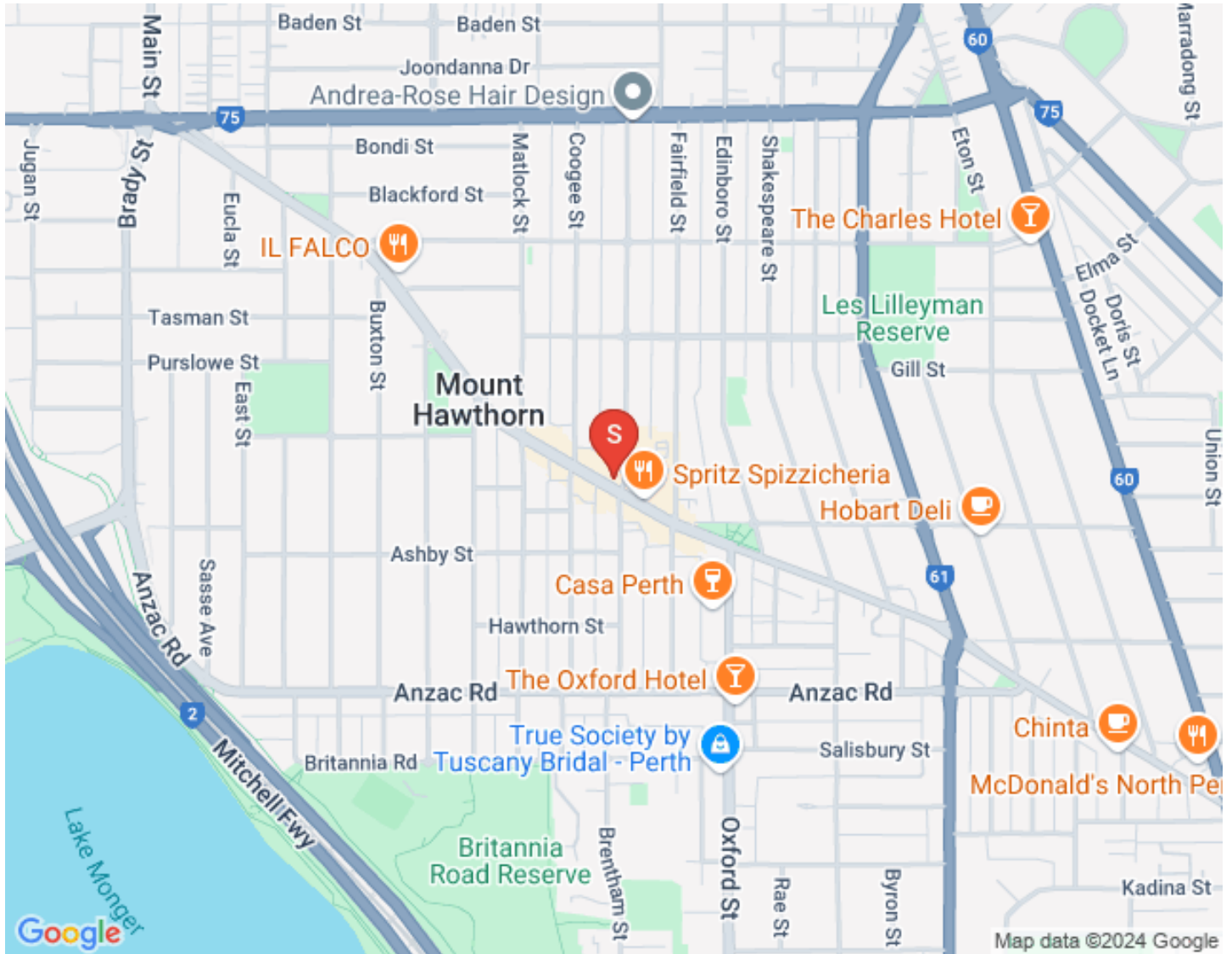
Joint Form of General Conditions

2022 General Conditions

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

[View Joint Form Here](#)

Team Genesis



GARY SINGH

SALES CONSULTANT

0435473500

gsingh@fngenesisis.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.



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.



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.



GUY KING

SALES CONSULTANT

0417900315

gking@fn genesis.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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesisis.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@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.



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.



ILENA GECAN

ASSISTANT 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

RECEPTIONIST/MARKETING OFFICER

reception@fngenesis.com.au

Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.

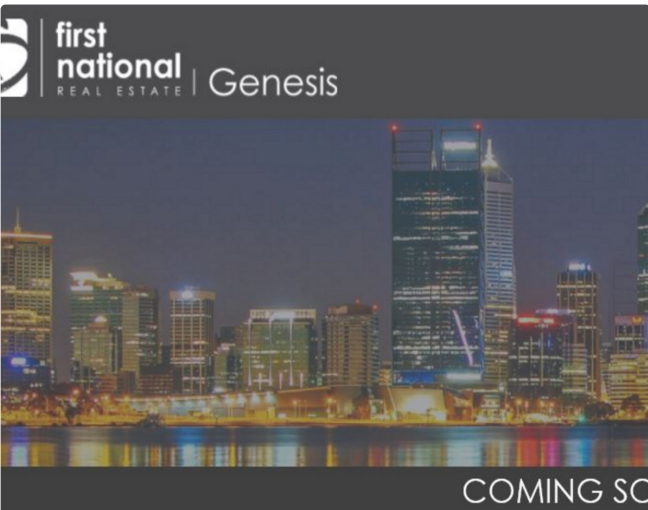
Our Recent Sales in the Area



10/26 Cape Street, Osborne Park

2 Bed | 1 Bath | 1 Car

UNDER OFFER



104 Edward Street, Osborne Park

3 Bed | 2 Bath | 0 Car

COMING SOON



27 Eldorado Street, Osborne Park

4 Bed | 3 Bath | 2 Car

Land size: 647sqm

\$875,000



8/165 Hector Street, Osborne Park

2 Bed | 1 Bath | 1 Car

Land size: 190sqm

UNDER OFFER



58 Osborne Place, Stirling

4 Bed | 2 Bath | 2 Car

Land size: 384sqm

End Date Process



21/309 Harborne Street, Glendalough

3 Bed | 1 Bath | 1 Car

Under Offer



295A Harborne Street, Glendalough

2 Bed | 2 Bath | 2 Car

Land size: 233sqm

From \$479,000



43/16 Leeder Street, Glendalough

3 Bed | 1 Bath | 1 Car

UNDER OFFER



50/40 Pollard Street, Glendalough

2 Bed | 1 Bath | 1 Car

UNDER OFFER



5/7 Rawlins Street, Glendalough

2 Bed | 1 Bath | 1 Car

Land size: 189sqm

End Date Process



1/181 Cape Street, Tuart Hill

3 Bed | 1 Bath | 1 Car

Land size: 268sqm

End Date Process



1/36 Wattle Street, Tuart Hill

3 Bed | 1 Bath | 1 Car

Land size: 180sqm

From \$429,000



8/60 York Street, Tuart Hill

2 Bed | 1 Bath | 1 Car

From \$268,000