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Welcome



**1455 Government Road,
Wooroloo**

AN AUSTRALIAN DREAM

3  2  

**End Date
Process**

Every aspect of this home is tailored for both relaxation and entertainment: Whether it's a cosy evening by the fireplace or a celebratory gathering where homemade pizza is on the menu, this property offers multiple living and entertaining spaces, a central open plan and an outdoor living and entertaining zones for every time of day and each season.

The 4-hectare Wooroloo lot is a haven for wildlife and humans with majestic gums and imposing grass trees, painting a scene of iconic Australian beauty.

The Kentucky Home is designed and orientated to take advantage of the surrounding landscape with large windows, generous proportions and seamless indoor-outdoor flow. The organic material palette, featuring slate floors, exposed brick and timber-lined raked ceilings, not only exudes a relaxed warmth but also underlines the sense of place and respect for the natural beauty of this home's setting.

A heated below-ground pool, a covered deck with awnings, and a sheltered dining and entertaining area centred around a pizza oven offer ample outdoor living and entertaining space. A sheltered courtyard with a central pond and a firepit is a secluded outback-style winter hideaway. To the rear of the home is a 10 m x 16 m powered workshop with high clearance entry and plumbing. This fantastic work and storage space can happily accommodate a caravan and boasts a separate entrance from Government Road, a covered hardstand and a paved apron.

SCHOOLS

2.2 km   Wooroloo Primary School

8.7 km  Chidlow Primary

14.4 km  Eastern Hills Senior High School

RATES

Council:

Water:

FEATURES

Natural 4-hectare Property
Powered and Plumbed Workshop
Spacious Kentucky Home
Generously Proportioned Interiors
Multiple Living Zones
Central Open Plan
Spacious Junior Bedrooms with Built-in Robes
Slow Combustion Fire
2 X Reverse Cycle Air Conditioning
Ceiling Fans
3.5 kW PVA
Easy Indoor-Outdoor Flow
Pizza Oven
Year-round Outdoor Living and Entertaining
Heated Below Ground Pool
Scheme Water
134000-litre Rainwater Tank
2-car Garage with Mechanic s Pit
3 X Carport

General

* Build Year: 1987 Kentucky Home
* Block: 4 Ha
* Built Area: 172 sqm

Kitchen

* Chef Electric Wall Oven
* Simpson 4-burner Gas Cooktop
* Miele Dishwasher
* Countertop & Integrated Breakfast Bar
* Central Island
* Walk-in Pantry

Main Bedroom

* Generous Proportions
* East-facing Bay Window
* Exposed Beams
* Timber-lined Ceiling
* Dressing Room & Built-in Robes

* Ensuite with Spa

Outside

- * Stunning Natural Landscape
- * All-seasons Outdoor Living and Entertaining
- * Heated Below Ground Pool
- * Reticulated Garden Around Pool
- * Covered Deck with Blinds
- * Outdoor Dining with Pizza Oven
- * Winter Courtyard with Pond and Firepit
- * 10 m x 16 m High-Clearance Powered & Plumbed Workshop
- * Workshop with Covered Hardstand & Paved Apron
- * Citrus Trees & Small Veggie Patch
- * 134000-litre rainwater tank
- * Scheme Water
- * 2-car Garage with Mechanic's Pit
- * 2-car Carport plus 1 Car Carport
- * Dual Entry Block
- * 3.5 kW Solar Array

LIFESTYLE

- 270 m 📍 Heritage Trail
- 2.5 km 📍 Wooroloo Town Centre
- 2.8 km 📍 Pony Club
- 7.5 km 📍 El Caballo Golf Course
- 11.4 km 📍 Lake Leschenaultia
- 14.9 km 📍 Gidgegannup
- 21.2km 📍 Mundaring
- 46.3 km 📍 Perth Airport
- 57 km 📍 Perth CBD



Aerial



Floor Plan

[Click here to view the Floor Plan](#)

Certificate of Title

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

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

[Click to Download the Diagram](#)

Comparable Sales

Offer Documents

[Click to Download the Offer Pack](#)

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

Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

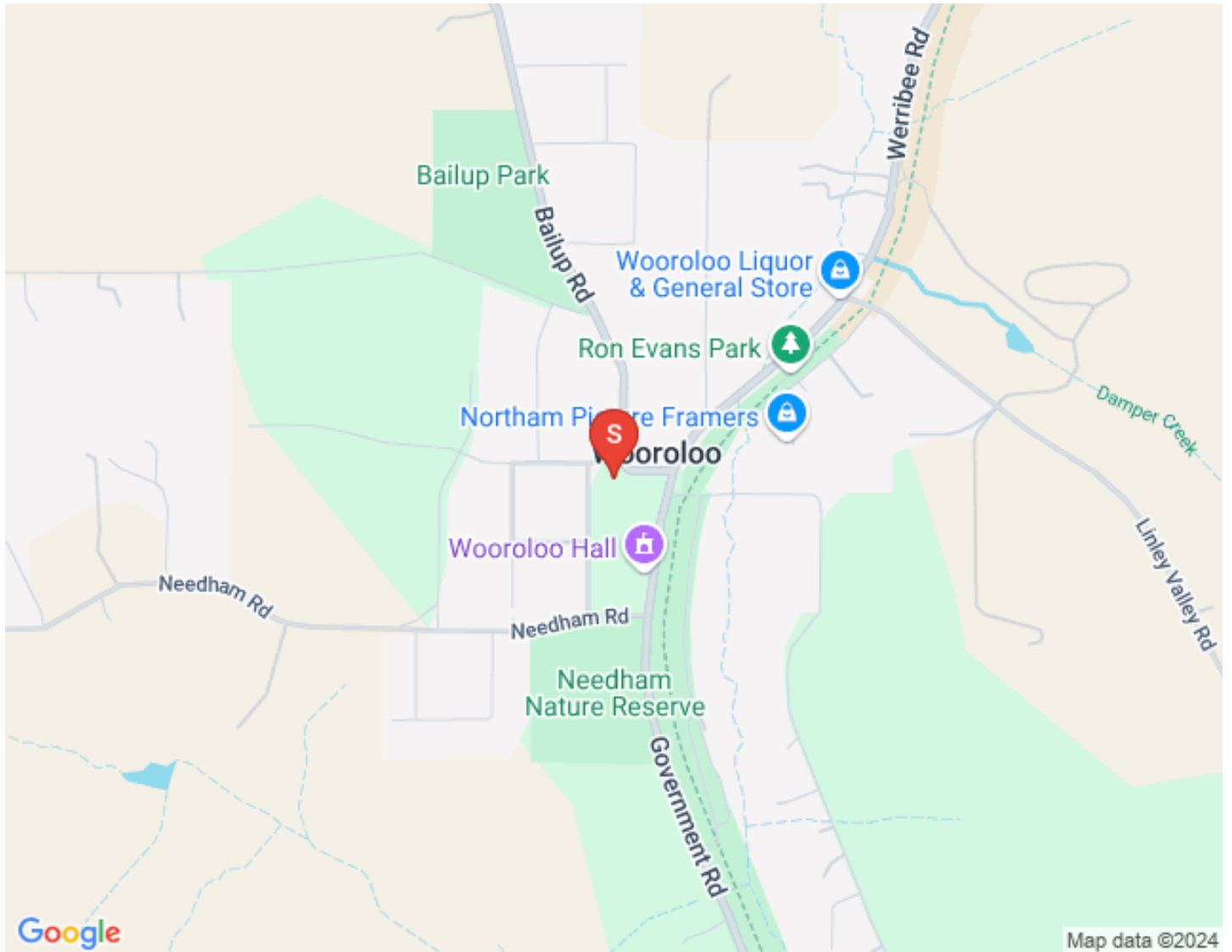
[View Joint Form Here](#)

Local Schools



Wooroloo Primary School

[Click to View Catchment Area](#)

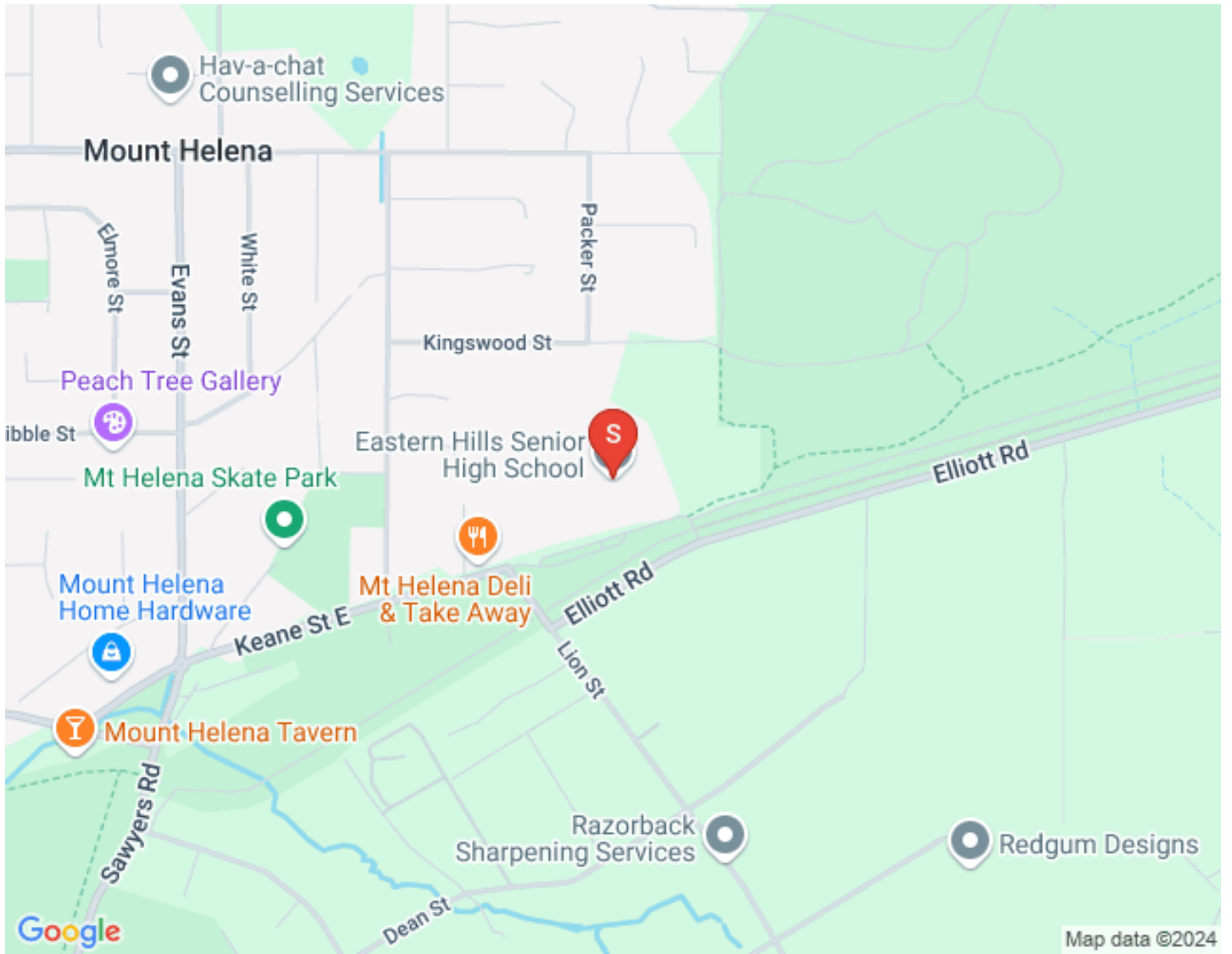




[Click Here to view intake area.](#)



[Click to View Catchment Area](#)



Wooroloo

Wooroloo Post Office



Wooroloo Store



Wooroloo Town Hall

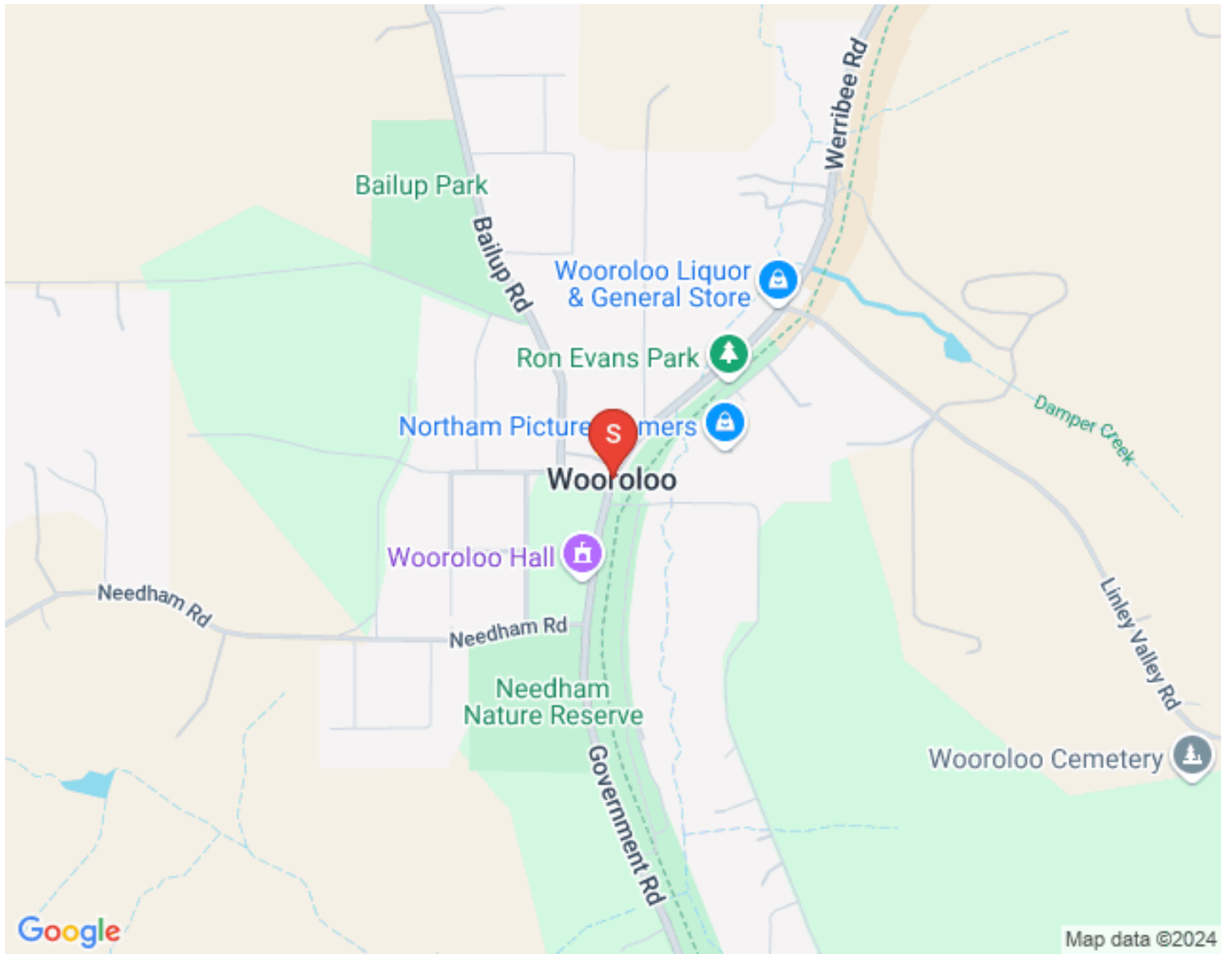


Wooroloo Regional Park



Lake Leschenaultia





Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesisis.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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fngenesisis.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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fn genesis.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.



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.



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.

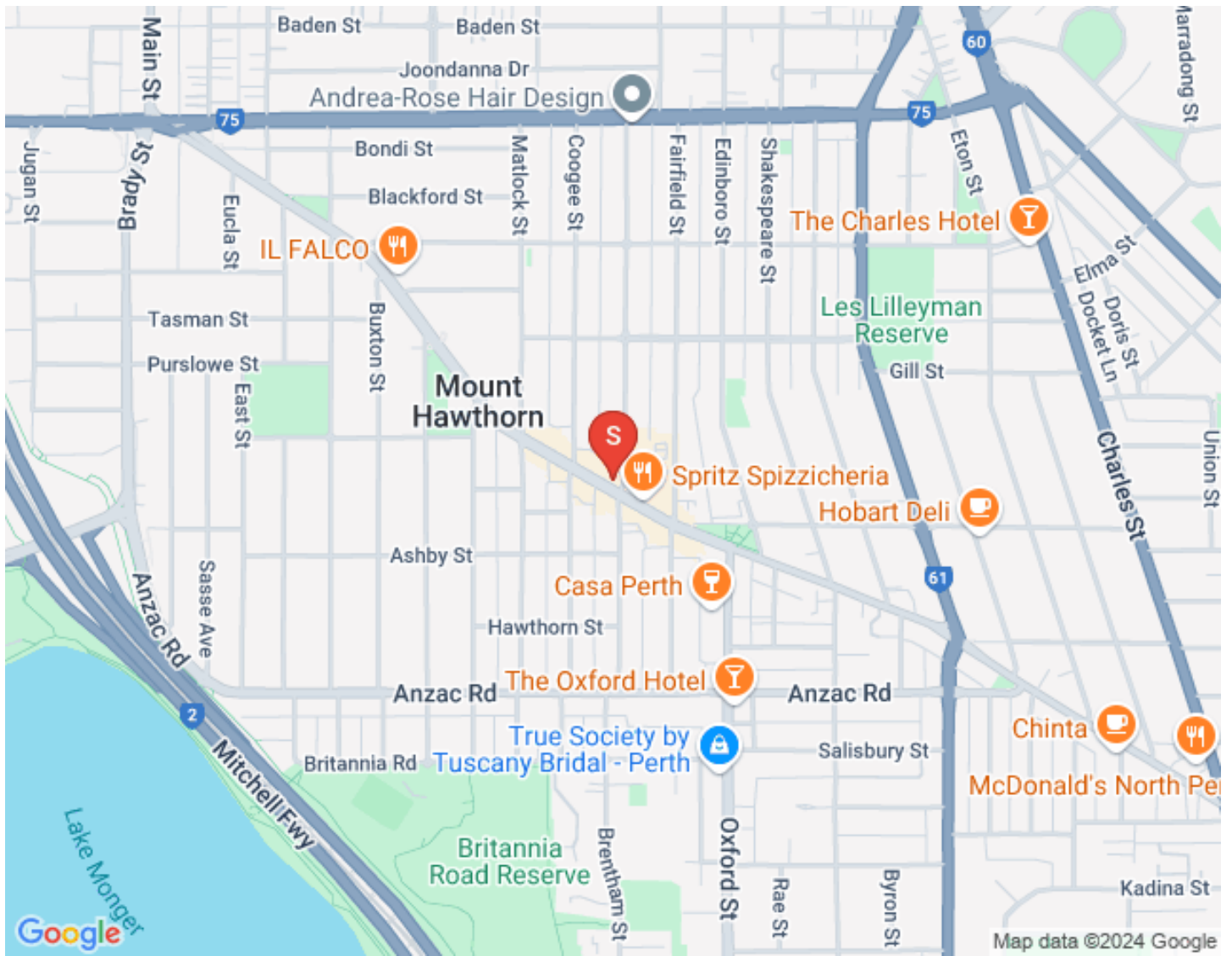


KAHLA PURVIS

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 Local Activity



2035 Linley Valley Road, Wooroloo

4 Bed | 2 Bath | 0 Car

Land size: 42ha

\$1,134,700



8-10 Truslove Street, Wooroloo

Land size: 2019sqm

From \$169,000



3205 Bailup Road, Wooroloo

4 Bed | 2 Bath | 3 Car

Land size: 167ha

SOLD



985 Wedgetail Circle, Parkerville

3 Bed | 2 Bath | 2 Car

Land size: 2.15ha

UNDER OFFER - Open Cancelled



1165 Wedgetail Circle, Parkerville

Land size: 2.15ha

UNDER OFFER



37 Beresford Gardens, Swan View

4 Bed | 2 Bath | 2 Car

Land size: 900sqm

UNDER OFFER



9 Hillway, Swan View

4 Bed | 2 Bath | 5 Car

Land size: 2264sqm

From \$739,000



210 Seaborne Street, Parkerville

5 Bed | 3 Bath | 2 Car

Land size: 1.27ha

UNDER OFFER



1/3 Warde Street, Midland

3 Bed | 2 Bath | 1 Car

Land size: 210sqm

Offers in the \$300,000's



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



1020 Coulston Road, Boya

5 Bed | 2 Bath | 4 Car

Land size: 1.26ac

End Date Process



1445 Coulston Road, Boya

3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



855 Coulston Road, Boya

4 Bed | 2 Bath | 2 Car

Land size: 2625sqm

UNDER OFFER



19 The Oaks, Brigadoon

5 Bed | 2 Bath | 0 Car

Land size: 2.00ha

End Date Process



4680 Old Northam Road, Chidlow

4 Bed | 2 Bath | 4 Car

Land size: 2.08ha

UNDER OFFER



22 Fischer Road, Darlington

4 Bed | 2 Bath | 2 Car

Land size: 1285sqm

End Date Process



8 Kuranda Place, Darlington

4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



1535 Thomas Road, Glen Forrest

5 Bed | 3 Bath | 3 Car

Land size: 1.50ha

From \$1.18 mil



20 Balmain Road, Greenmount

4 Bed | 2 Bath | 1 Car

Land size: 705sqm

From \$469,000



1 Sedge Way, Helena Valley

4 Bed | 2 Bath | 2 Car

Land size: 625sqm

End Date Process



95 Moola Road, Mahogany Creek

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER



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



6 Woodlea Place, Sawyers Valley

4 Bed | 2 Bath | 2 Car

Land size: 1.03ac

UNDER OFFER



1815 Railway Terrace, Sawyers Valley

4 Bed | 1 Bath | 3 Car

Land size: 3723sqm

UNDER OFFER



665 Helena Terrace, Sawyers Valley

4 Bed | 2 Bath | 2 Car

Land size: 1.18ac

Best Offer Over \$700,000



655 Fagan Street, Sawyers Valley

5 Bed | 2 Bath | 2 Car

Land size: 2.00ha

End Date Process



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER