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Welcome



72 Callison Way, Koondoola

SOLD!

3  1  1 

\$700,000



1 Living Area

This neat 3-bedroom, 1-bathroom home, built in 1976 and on a large 692sqm block offers endless opportunities and fantastic future potential. The property is situated on a quiet street, ensuring local traffic only.

With its quiet location, this home is ideal for families, investors, or developers looking to take advantage of the R20/40 zoning and potential triplex subdivision (subject to council approval). Ready to move in, rent out or develop, this home has endless possibilities.

RATES

Council: \$1726.78 (24/25 FY)

Water: \$870.85 (23/24 FY)

SCHOOL CATCHMENT

Koondoola Primary School (600 m)

Girrawheen Senior High School (1.3 km)

FEATURES

General

* Build Year: 1976

* Total Build Area: 244 sqm

* Residence: 78 sqm

* Floorboards

- * Updated Kitchen
- * Instant Gas Hot Water System (Rheem)
- * Security Doors
- * Lock up Carport
- * Zoned R20/R40

Kitchen

- * Vinyl-Wrapped Bench-tops
- * 4 Burner Gas Cooktop (Chef)
- * 600mm Oven (Chef)
- * Cabinetry
- * Double Sink

Living Room

- * Evaporative Air-conditioning (Devanti)
- * Ceiling Fan
- * Gas Bayonet

Master Bedroom

- * Ceiling Fan
- * Carpet
- * Reverse Cycle Split System Air-conditioning (Carrier)

Bedroom 2, 3

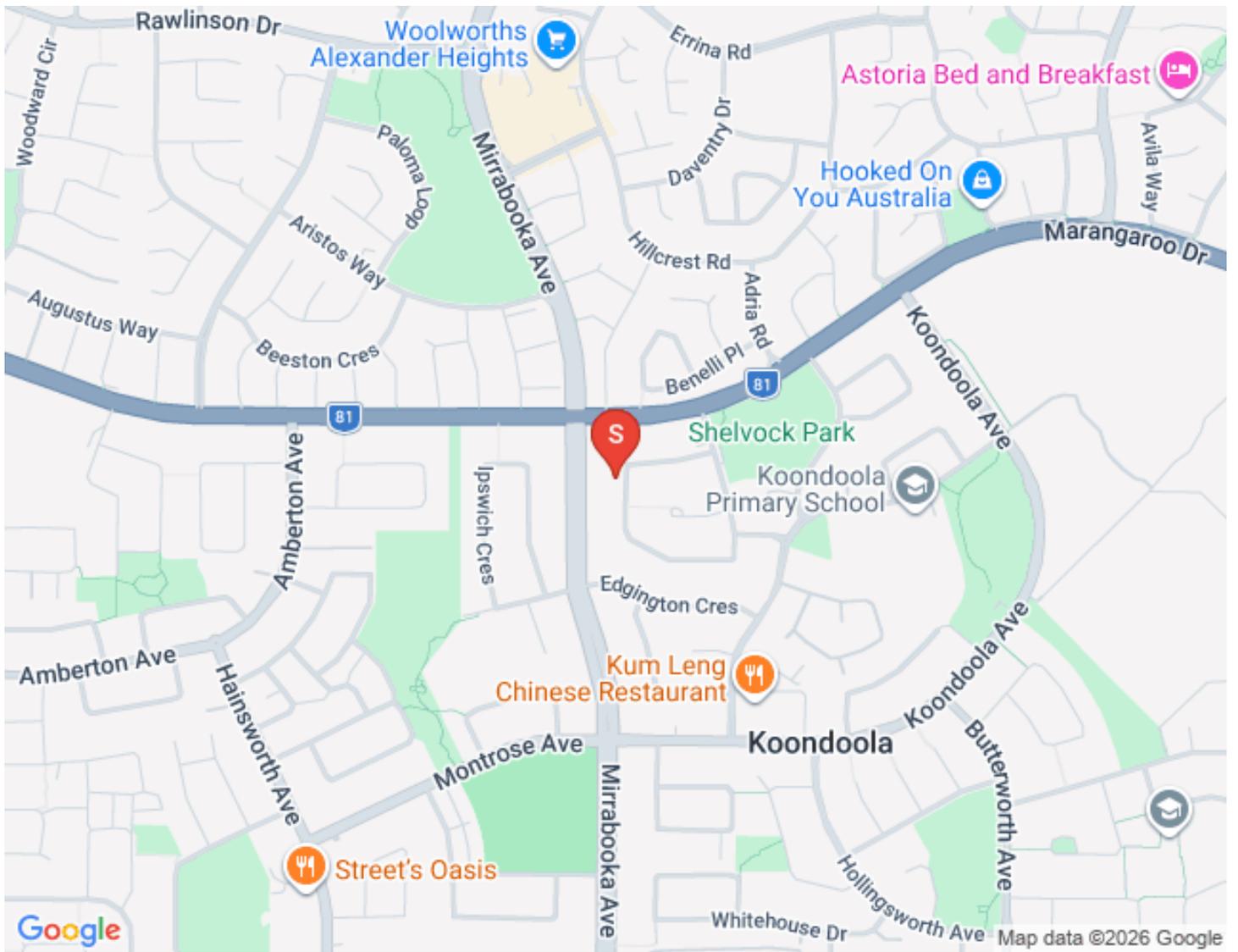
- * Built-in Wardrobe (Bed 3)
- * Carpet

Outdoor

- * Patio
- * Double Garage/Workshop

LIFESTYLE

- 200 m - Shelvock Park
- 350 m - Public Transport
- 950 m - Koondoola Plaza
- 1 km - Koondoola Park
- 1.4 km - Alexander Heights Shopping Centre
- 1.4 km Paloma Park
- 2.1 km - Mercy College
- 5 km - Mirrabooka Shopping Centre
- 7.1 km - Warwick Train Station
- 14 km - Perth CBD



Floor Plan



72 Callison Way, Koondoola

Residence 78m² | Carport 38m² | Workshop/Garage 49m² | Verandah 23m² | Porch 3m² | Patio 49m² | Shelter 4m²

Total Area 244m²



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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C/E Crociche 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. www.crociche.com.au

Comparable Sales



41 CALLISON WAY, KOONDOOLA, WA 6064, KOONDOOLA

3 Bed | 1 Bath | 3 Car
\$710,000
Sold ons: 10/03/2025
Days on Market: 37

Land size: 692
sale - sold



58 ELLERBY WAY, KOONDOOLA, WA 6064, KOONDOOLA

3 Bed | 1 Bath | 1 Car
\$625,000
Sold ons: 08/04/2025
Days on Market: 36

Land size: 692
sale - sold



14 ELLERBY WAY, KOONDOOLA, WA 6064, KOONDOOLA

3 Bed | 1 Bath | 1 Car
\$697,500
Sold ons: 09/10/2024
Days on Market: 37

Land size: 771
sale - sold



37 BRINCKLEY CRESCENT, KOONDOOLA, WA 6064, KOONDOOLA

3 Bed | 1 Bath | 1 Car
\$625,000
Sold ons: 16/03/2025
Days on Market: 46

Land size: 692
sale - sold



11 ELLERBY WAY, KOONDOOLA, WA 6064, KOONDOOLA

3 Bed | 1 Bath | 1 Car
\$660,000
Sold ons: 08/04/2025
Days on Market: 82

Land size: 730
sale - sold



7 NANKIVELL WAY, KOONDOOLA, WA 6064, KOONDOOLA

3 Bed | 1 Bath | 4 Car

\$680,000

Sold ons: 29/11/2024

Days on Market: 39

Land size: 769

sale - sold

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Offer Documents

[Click here to download the Offer Pack](#)

[Click here to download Multiple Offers Form](#)

Certificate of Title

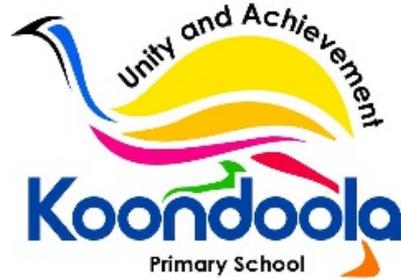
[Click here to download Certificate of Title](#)

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

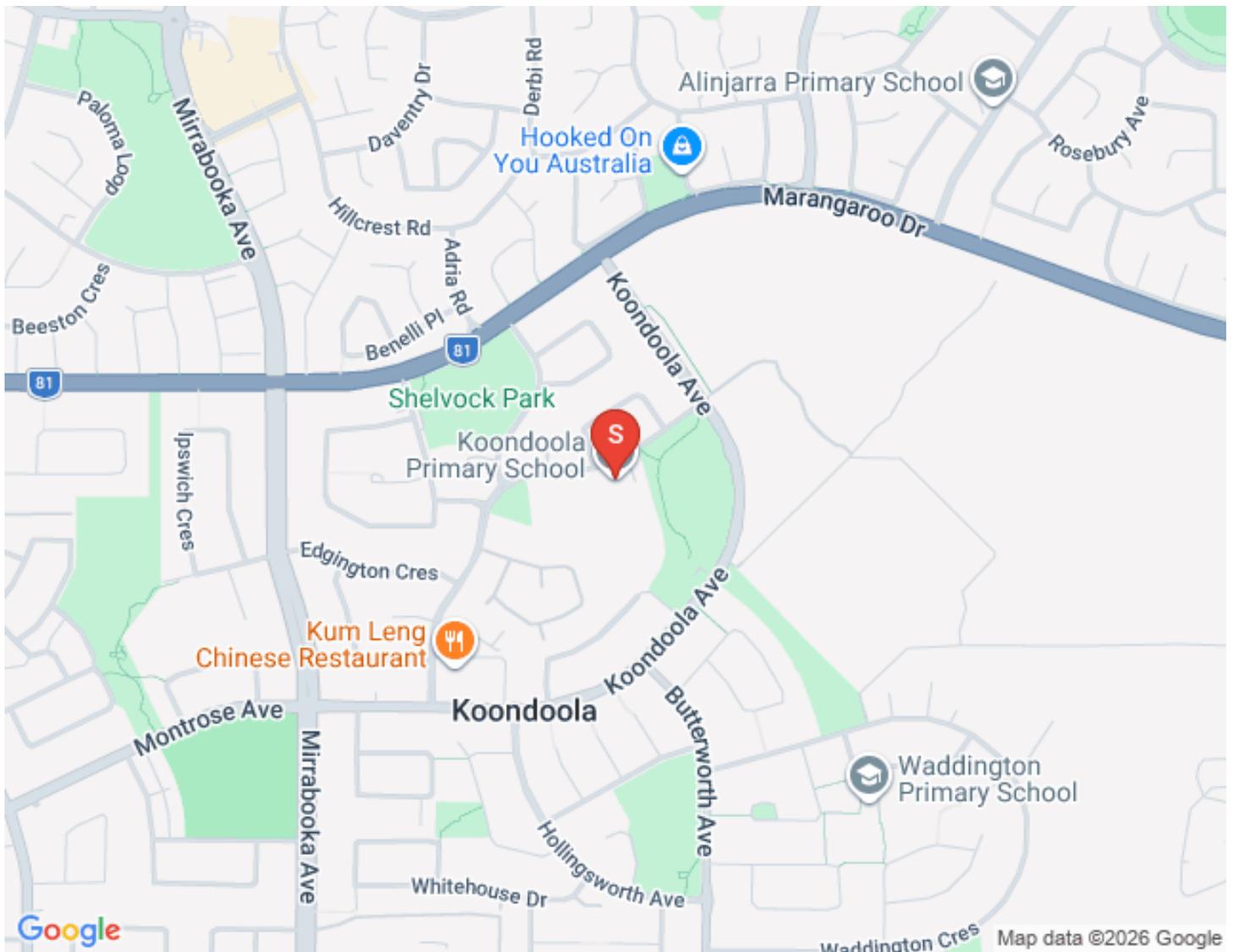
[Click here to download the Plan](#)

[Click here to download the Plan - Title List](#)

Local Schools

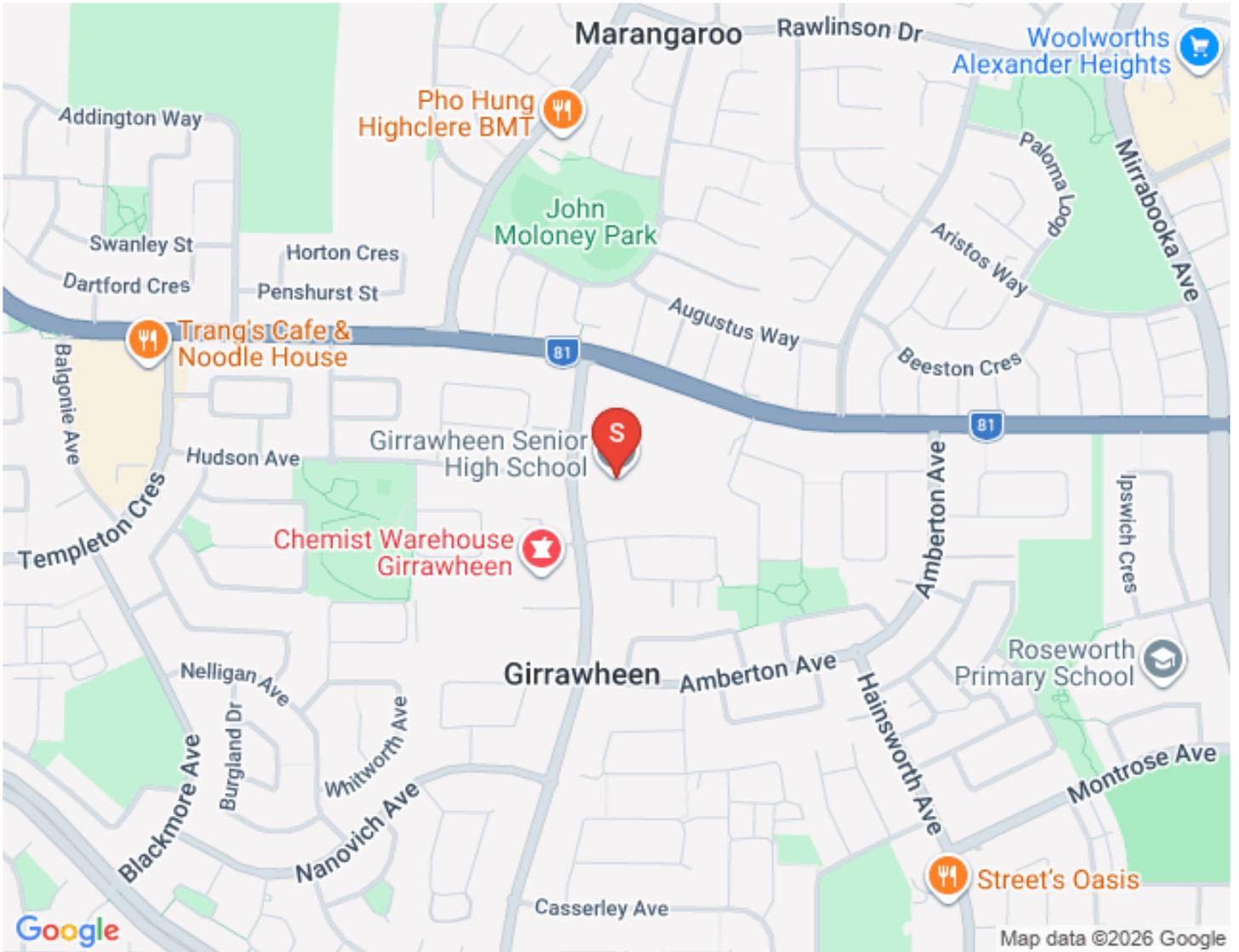


[Click here to view Intake Area](#)





[Click to view Intake Area](#)



Koondoola

Koondoola Park



Montrose Park Tennis Court



Koondoola Regional Bushland

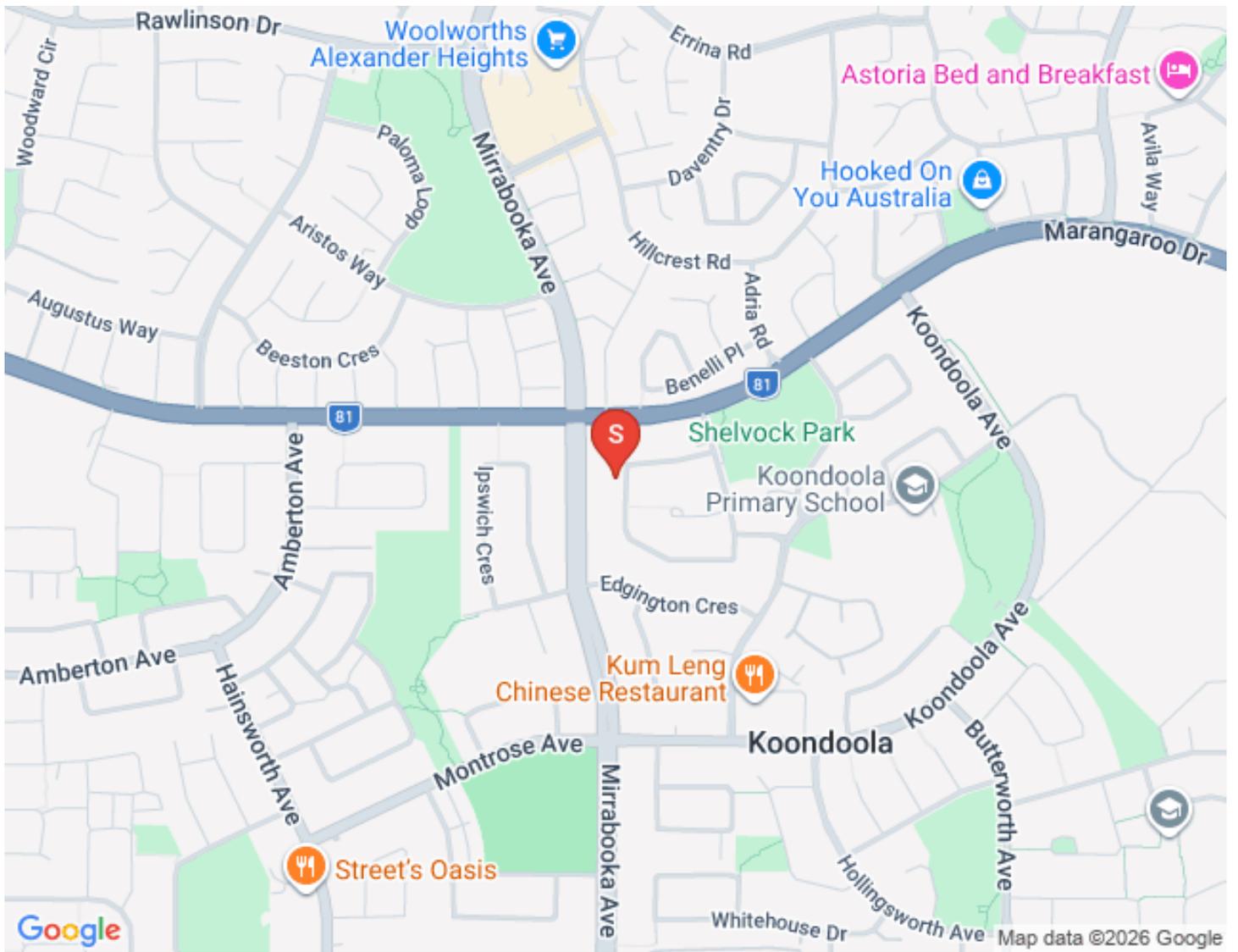


Koondoola Community Centre



Koondoola Plaza - IGA



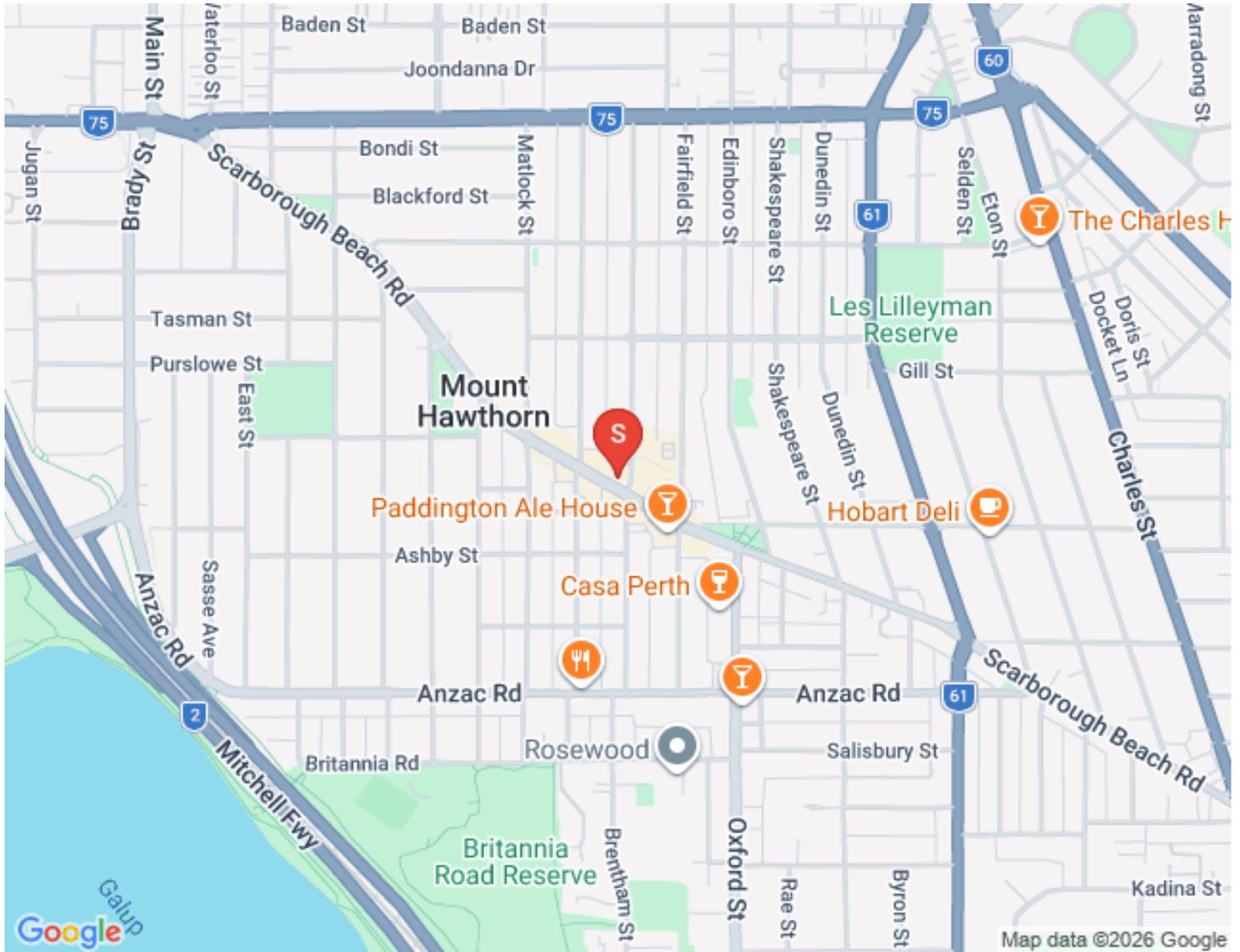


Joint Form of General Conditions

2018 General Conditions

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

Team Genesis



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesi.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.



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@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.



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.





KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fn genesis.com.au

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.

Recent Sales



24 Waddington Crescent, Koondoola

3 Bed | 2 Bath | 2 Car

Land size: 688sqm

\$700,000



46 Honours Rise, Marangaroo

4 Bed | 2 Bath | 2 Car

Land size: 516sqm

\$810,000



9 Matlock Street, Mount Hawthorn

3 Bed | 2 Bath | 2 Car

Land size: 425sqm

Contact Agent



4/2 Dynevor Rise, Floreat

2 Bed | 1 Bath | 1 Car

Land size: 99sqm

SOLD!