

Table of Contents

- | Welcome
- | Floor Plan
- | Comparable Sales
- | Certificate of Title
- | Offer Pack
- | Local Schools
- | Glendalough
- | Joint Form of General Conditions
- | Team Genesis

Welcome



1/69 Pollard Street, Glendalough

Very Well-Located Townhouse

3  2  1 

**UNDER
OFFER**

Air Conditioning

Remote Garage

Secure Parking

Courtyard

Fully Fenced

Built In Robes

The perfect property for just about everyone. Street frontage and situated in a well maintained strata complex of 10 townhouses, this hidden gem has all the fantastic convenience of the inner city lifestyle. A stone's throw away from all that Scarborough Beach Road offers from major home and lifestyle retailers to cafes and restaurants.

This property makes for a wonderful investment or a great place to call your next home.

Many will fall in love with this lovely property, but only one will call it home! Don't miss out, contact us today!

RATES

Water \$1,255.11

Council \$1,564.24

Strata \$1,650.00

School Catchments

- Lake Monger Primary School

- Bob Hawke College

FEATURES

General:

- Year Built: 2005
- 210 sqm (on strata title)
- Open Plan Living / Dining
- Air-conditioners x 3
- Powder Room
- Storage (under stairs)

Kitchen

- Stainless Steel Appliances
- Gas Stove-top
- Good Storage

Bedrooms

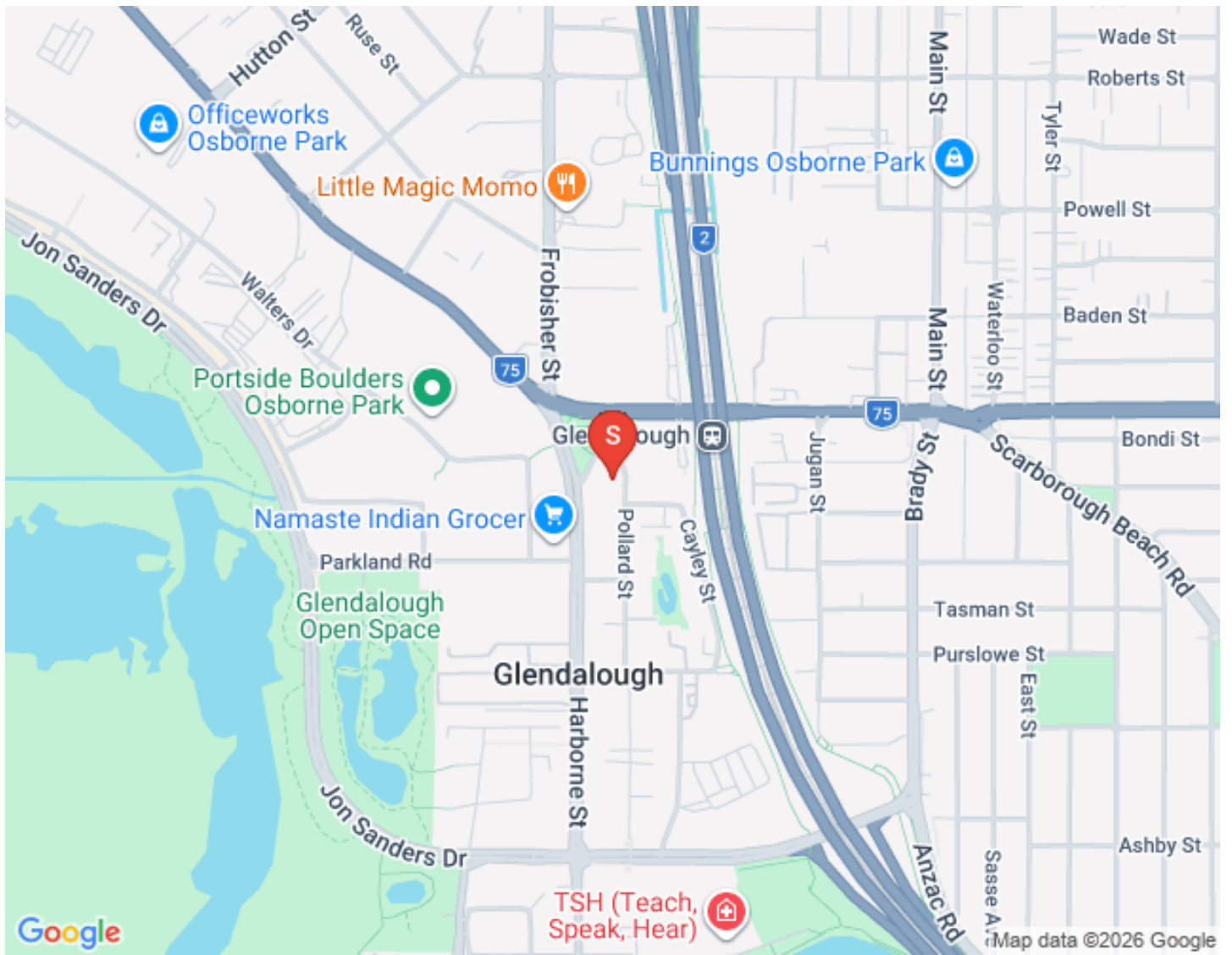
- Master Room (ensuite)
- Built in Wardrobes (all rooms)
- Bathtub (main bathroom)

Outside

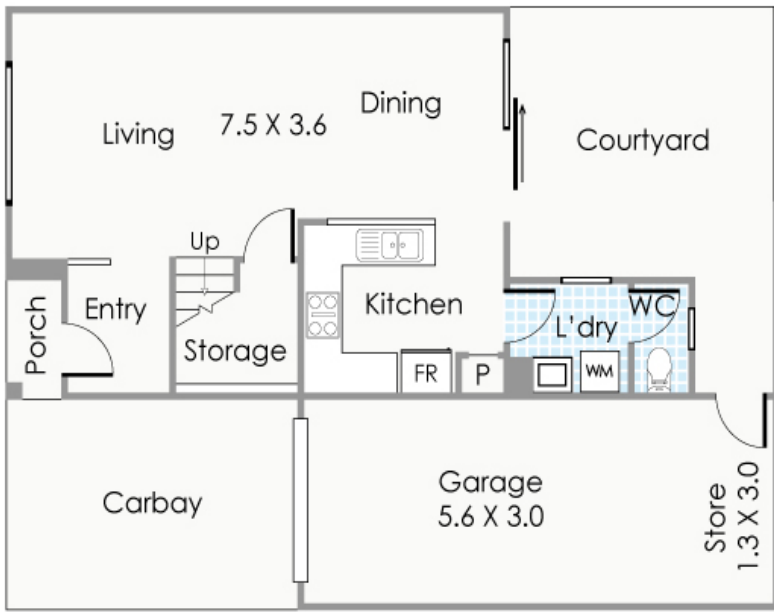
- Alfresco Area
- Low Maintenance Courtyard
- Single Car Garage
- Driveway Space (second car)

LIFESTYLE

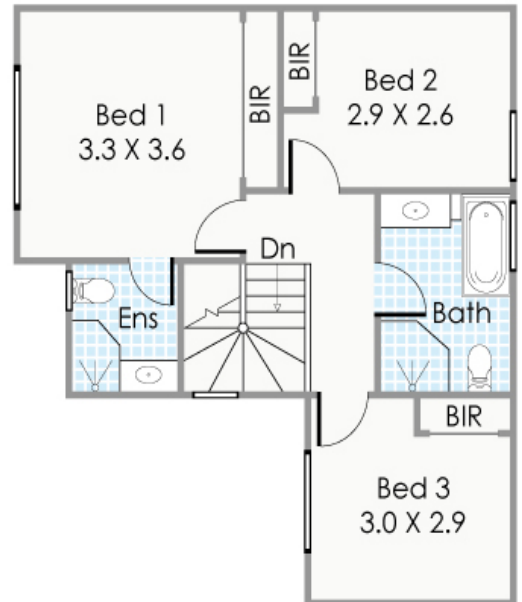
- 400m  Glendalough Station
- 1.3km  Bunnings Osbourne Park
- 2.2km  Lake Monger Reserve
- 2.3km  The Mezz & Mount Hawthorn Cafe Strip
- 2.7km  Westfield Innaloo
- 2.9km  Dog Swamp Shopping Centre
- 3.4km  Ikea
- 4.3km  Osbourne Park Hospital
- 4.6km  Hale School
- 5.1km  ECU Mt Lawley Campus
- 7.2km  Scarborough Beach
- 6.1km  Perth CBD
- 10.1km  Crown Perth



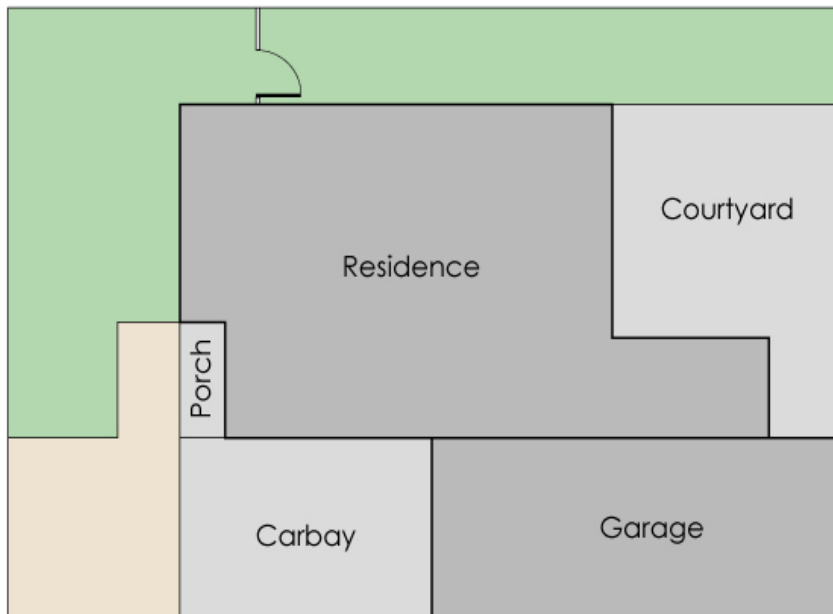
Floor Plan



Ground Floor



First Floor



Site Area: 210m²

Approximate Areas

Ground Floor: 54m²

First Floor: 53m²

Garage: 17m²

Store: 4m²

Total Area: 128m²

This floorplan is for illustration purposes only to show the layout of the property.
Measurements and total areas do not include or account for wall thickness
or roof area under eaves. Not to be used for any other purpose.
www.cribcreative.com.au



1/69 Pollard Street, Glendalough

Comparable Sales

9A HEARD WAY, GLENDALOUGH WA 6016

3 Bed | 2 Bath | 2 Car
\$636,000
Sold ons: 04/02/2021

336B HARBORNE STREET, GLENDALOUGH WA 6016

3 Bed | 1 Bath | 2 Car
\$472,500
Sold ons: 24/12/2020

6/292 HARBORNE STREET, GLENDALOUGH WA 6016

3 Bed | 2 Bath | 2 Car
\$416,500
Sold ons: 20/06/2020

16C POLLARD STREET, GLENDALOUGH WA 6016

3 Bed | 2 Bath | 2 Car
\$485,000
Sold ons: 12/02/2020

11B LEEDER STREET, GLENDALOUGH WA 6016

3 Bed | 2 Bath | 4 Car
\$495,000
Sold ons: 30/09/2019

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Certificate of Title

[Please Download Certificate of Title](#)

[Please Download Strata Plan](#)

Offer Pack

[Click to Download the Offer Pack](#)

Local Schools



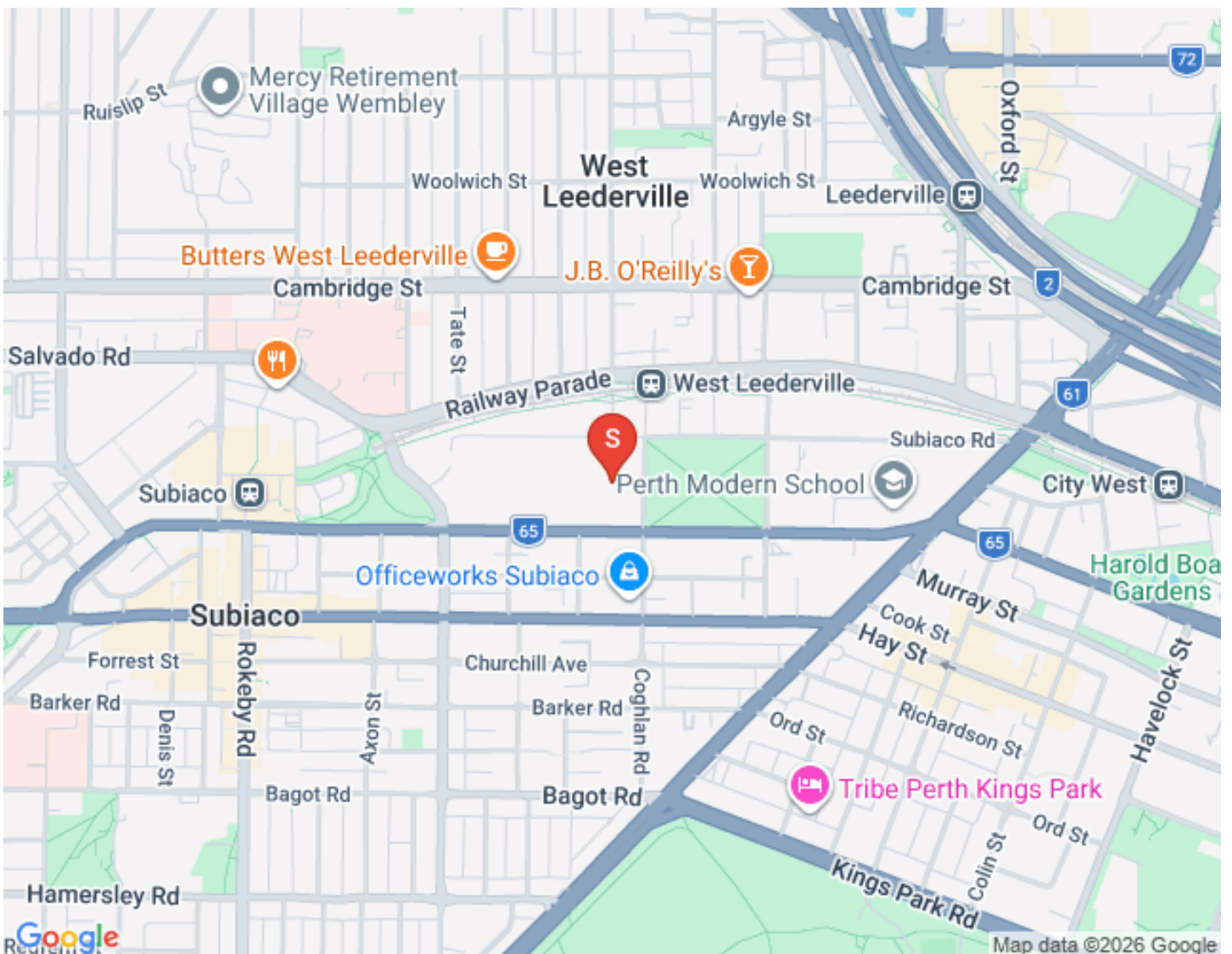
[Click to View Catchment Area](#)





BOB HAWKE COLLEGE

[Click here to view intake area](#)



Glendalough

Herdsman Lake



Lake Monger



Glendalough Station



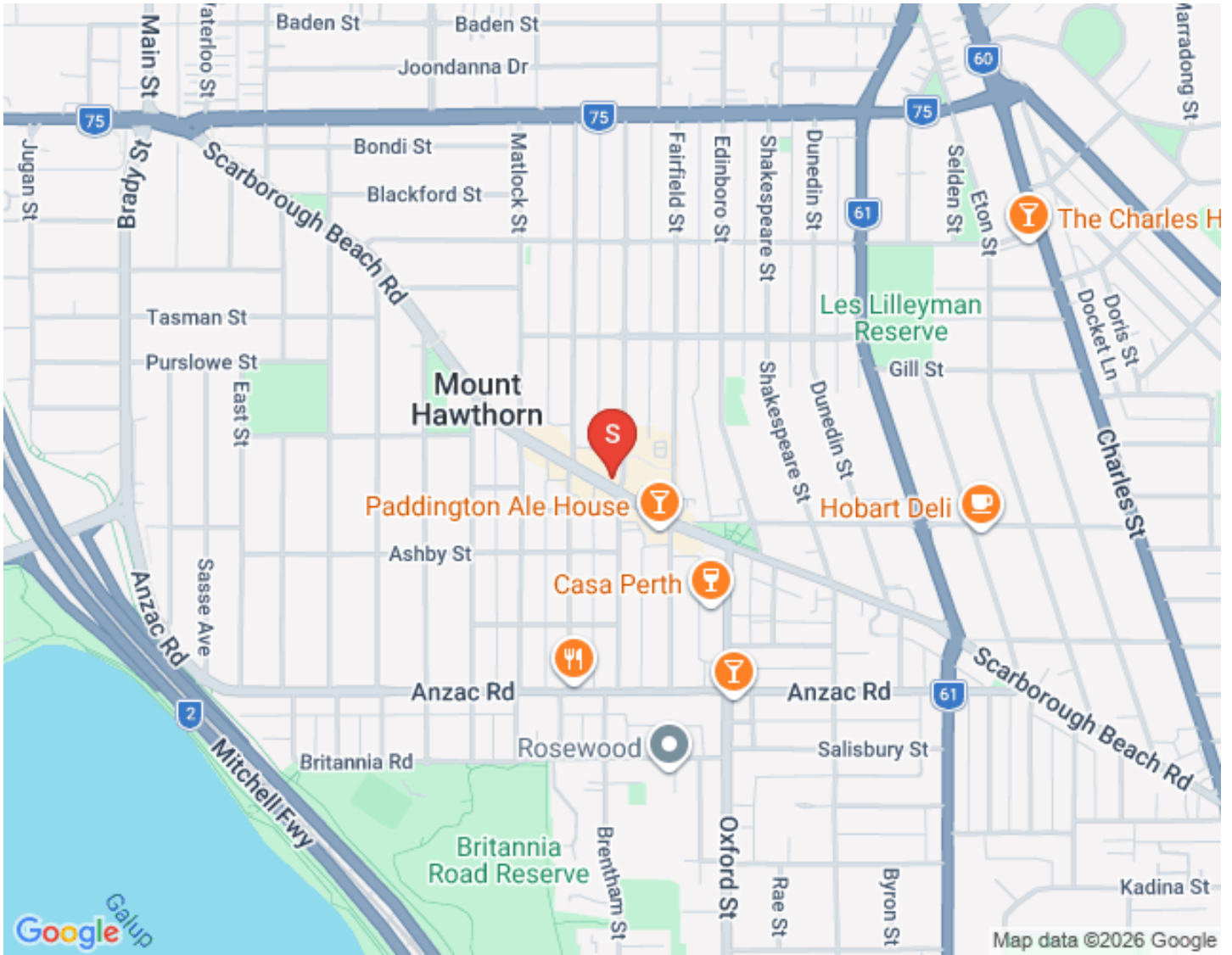


Joint Form of General Conditions

2018 General Conditions

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

Team Genesis





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.



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.



RONNIE SINGH

SALES CONSULTANT

0430161765

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.

