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Welcome



655 Warrigal Way, Chidlow

Chidlow Charm

3  1  0 

**UNDER
OFFER**

UNDER OFFER

All offers presented on or before 6pm Tuesday, April 15th .
(The sellers reserve the right to sell prior to the end date).

Nestled on a sprawling 2.01-hectare property, this charming character cottage offers the perfect blend of classic appeal and modern potential. Featuring high ceilings, polished timber floors, and a gorgeous formal lounge, this three-bedroom, one-bathroom home radiates warmth and elegance. The large, spacious rooms provide a comfortable living environment, making it ideal for families, first-time buyers, or those looking for a peaceful retreat with timeless charm. Beyond the home, the expansive land offers endless possibilities. Whether you dream of keeping horses, establishing a hobby farm, or simply enjoying the wide-open space, this property delivers. The lush surroundings provide a serene and picturesque setting, allowing you to embrace a country lifestyle while still being within reach of essential amenities. Adding to its appeal, the property boasts a substantial 120sqm workshop perfect for storage, tinkering, or running a small business. With ample room to grow, create, and enjoy, this unique offering is a rare find for those seeking both character and functionality in a breathtaking rural setting. Don't miss the opportunity to make this exceptional property your own!

LOCAL SCHOOLS

Chidlow Primary School (5km)

Eastern Hills high School (11km)

RATES

Council:

Water: N/A

FEATURES

General

- * Build Year: Circa 1930's
- * Construction: Timber frame, weatherboard cladding and Zinculume roof
- * Jarrah Floorboards
- * High Ceilings
- * Ornate Cornices
- * Timber Bench-tops
- * 600mm Oven (Chef)
- * Classic Wood Stove (EverHot)
- * Split System Air-conditioners x 4 (Fujitsu)
- * Wall Mounted Evaporative AC (Bonaire)

Outside

- * 3kW Solar Inverter (SMA)
- * Gas Storage Storage HWS (Dux)
- * Large Workshop
- * Adjacent to Public Open Space
- * 3.5 KW electric PV system
- * Large Paddocks
- * Winter Soak

Fruit Trees

Fruit trees Orange, , Almond, Tangelo, Grapefruit, Lemon, Manderin, peach, Apricot, Nectarine, Pear, Loquat and Olive Tree

LOCATION

- 700m - Wooroloo Regional Park
- 5.6km - Chidlow Village
- 7.5km - Lake Leschenaultia
- 17.6km - Mundaring Village
- 33km - Midland Station
- 40.6km - Perth Airport
- 48.9km - Perth CBD



Comparable Sales



365 STONE STREET, CHIDLOW, WA 6556, CHIDLOW

3 Bed | 1 Bath | 1 Car
 \$750,000
 Sold ons: 26/04/2024
 Days on Market: 15

Land size: 19991.5
sale - sold



690 LOCKWOOD ROAD, BEECHINA, WA 6556, BEECHINA

4 Bed | 2 Bath | 2 Car
 \$800,000
 Days on Market: 720

Land size: 25009.6
sale - current



300 FORSYTH PLACE, CHIDLOW, WA 6556, CHIDLOW

3 Bed | 1 Bath
 \$840,000
 Sold ons: 15/01/2025
 Days on Market: 90

Land size: 24700
sale - sold



8 COOKES WAY, CHIDLOW, WA 6556, CHIDLOW

4 Bed | 2 Bath | 7 Car
 \$885,000
 Sold ons: 19/04/2024
 Days on Market: 50

Land size: 20000
sale - sold



86 RESERVOIR STREET, CHIDLOW, WA 6556, CHIDLOW

3 Bed | 3 Bath | 6 Car
 Sold ons: 03/05/2024
 Days on Market: 66

Land size: 7289
sale - sold

Powered by PropTrack



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Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Survey Strata Plan](#)

[Click to Download the Easement](#)

[Click to Download the Restrictive Covenant & Transfer](#)

[Click to Download the Title List](#)

Offer Documents

[Click to download the Offer Pack](#)

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

Local Schools



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





[Click here to view catchment area.](#)



Chidlow

Lake Leschenaultia



Chidlow Tavern



Wooroloo Regional Park



Gees Farm





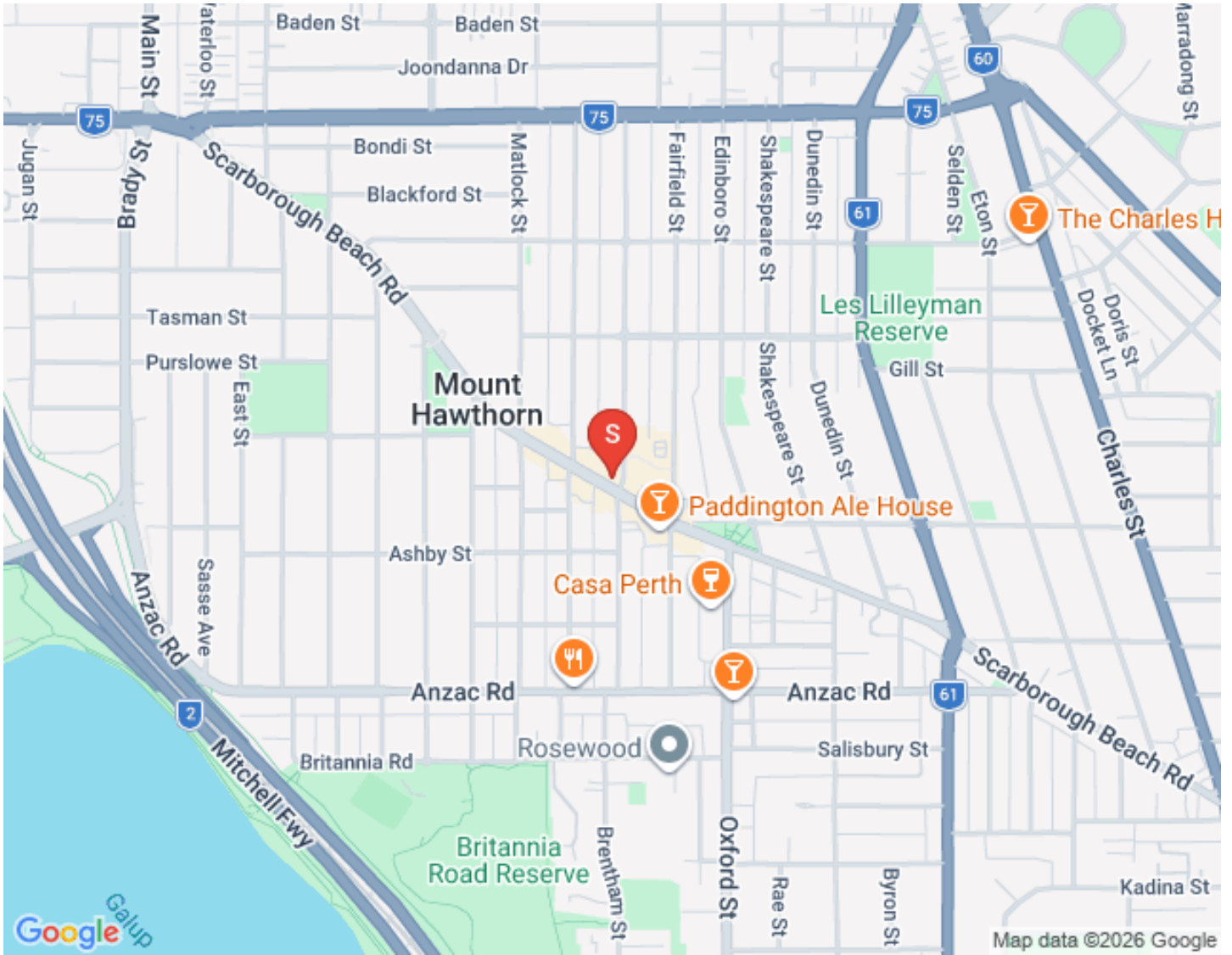
Joint Form of General Conditions

2022 General Conditions

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

[View Joint Form Here](#)

Team Genesis





JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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.



GUY KING

SALES CONSULTANT

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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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

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"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

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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

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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@fn genesis.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.



Recent Sales in the Area



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



1445 Coulston Road, Boya

3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



21 Swan Street East, Guildford

3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



50 Sexton Street, Sawyers Valley

4 Bed | 2 Bath | 1 Car

Land size: 3705sqm

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