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Welcome



19A Myrtle Avenue, Sorrento

Townhouse Offering the Ultimate Coastal Lifestyle

3  1  1 

**End Date
Process**

All offer presented on before 6pm Tuesday 4th March.
The seller reserves the right to accept offers before the end date.

Amidst the sought after suburb of Sorrento lies this idyllic home, offering you the dreamy coastal lifestyle. Walk to the beach with towel in hand, explore the cafes along the coast, and send your kids just 300m down the road to the renowned Sorrento Primary. As you arrive to this house, you will take in the blooming flowers and established trees as you wonder through the charming garden beds, down the gravel path to the quaint front sitting area, shaded by the frangipani tree. This functional space offers somewhere to sit and listen to the sounds of the ocean while you watch the sun set.

Inside, you are welcomed into the light filled front living room, which can be used as a family room, playroom, or lounge. In the heart of the home, you will find the modern kitchen, complete with a Bosch oven, glass cooktop, a dishwasher and plenty of cabinetry for storage. This practical space has everything you need to comfortably prepare meals, and why not enjoy them outside! With direct access to the alfresco from the kitchen, indoor outdoor living has never been so easy. This alfresco area is completely protected from the weather, including café blinds, so you can utilise this space all year round.

Look over the lush grass of the backyard, providing a cricket pitch for the kids, or the perfect spot for a slip and slide in summer! Store all the outdoor toys along with the tools safely away in the spacious garden shed. When the family comes back from the beach, use the properties rear access to avoid sand all through the house! Send everyone straight to the laundry to wash their salty togs. The laundry has direct access to the backyard and is a clever multi-functional space!

With a hidden built-in cupboard at the back, along with floating shelves lining the walls, you will have plenty of storage space. The fold down study desk means this room can be converted into a study whenever you need to work from home, or the kids need to get those assignments done. When it's not in use, simply fold the desk up, and enjoy the spacious laundry!

Heading upstairs, experience the luxury of the master bedroom, with its own balcony looking over the beautiful front gardens. This bedroom has a ceiling fan and carpeting underfoot for comfort. The secondary bedroom also features a ceiling fan, plenty of natural light, and views of the backyard. The third bedroom shares the master bedrooms views of the flowering frangipani's out the front. The generous bathroom has plenty of floor space for multiple people to comfortably be getting ready in the mornings. The bathroom comes with a built-in bathtub, a well-appointed shower recess, and a single vanity, all finished with beautiful tiling that embodies the coastal vibe.

This well-designed townhouse provides multi-functional living areas, beautiful outdoor spaces in the front and the back, as well as an unbeatable location. The charming outdoor living and dining areas are easily maintained, but allow you to breathe in the salt air, and enjoy the perks of living seaside. With local shops and cafes within 2km of home, and Hillarys Boat Harbour less than 3km away, you can enjoy every spare minute exploring all that this beach side suburb has on offer.

SCHOOL CATCHMENT

Sorrento Primary School (300m)

Duncraig Senior High School (1.5km)

RATES

Council: \$

Water: \$1097

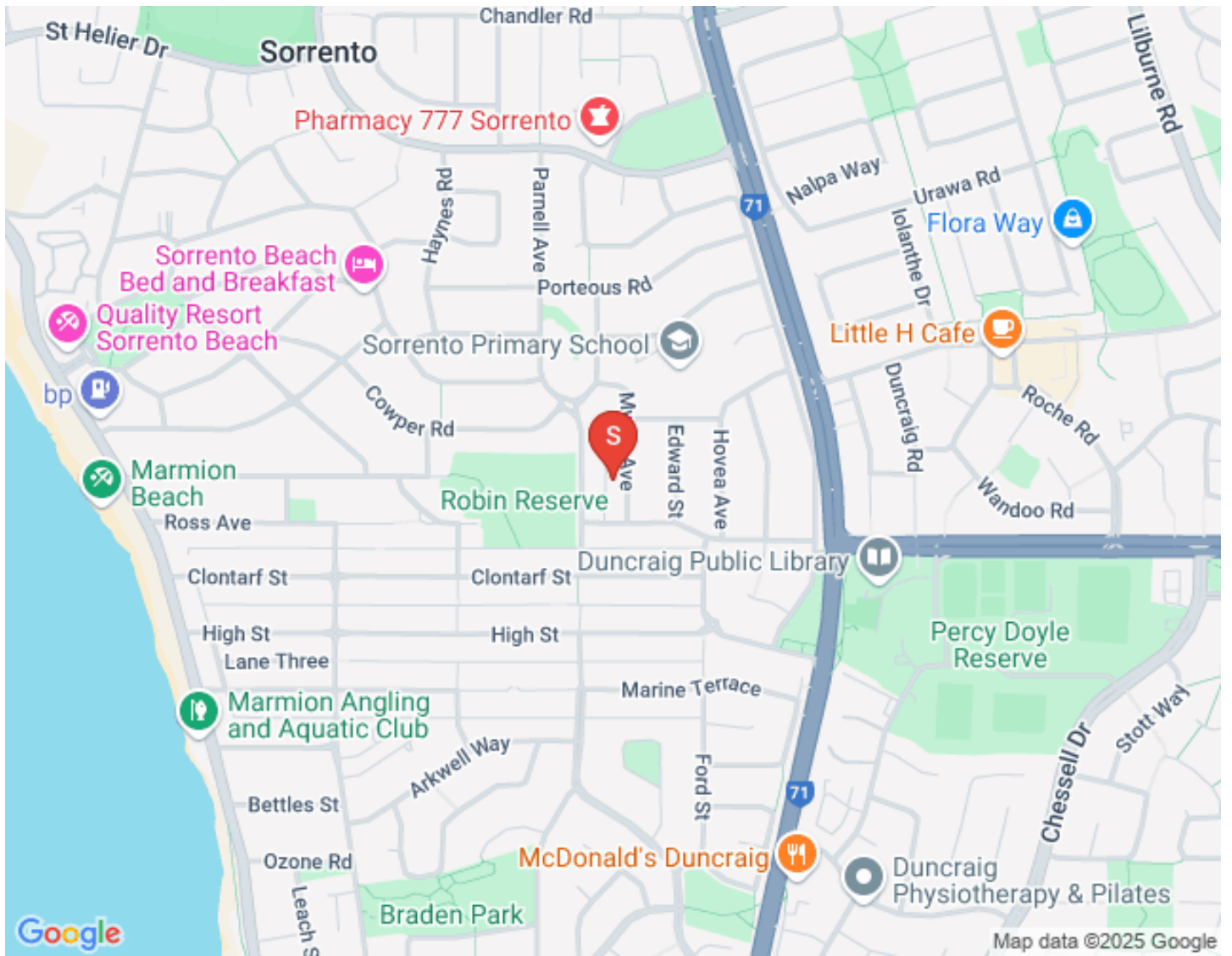
FEATURES

- * 3 Bedrooms
- * Generous Upstairs Bathroom with Built-in Bath Tub
- * Spacious Living Area
- * Laundry Doubles as a Study
- * Foldable Study Desk Can be Put Up When Not in Use
- * Additional Built-in Storage in Laundry
- * Sleek Glass Cooktop in Kitchen
- * Dishwasher (Bosch)
- * Oven (Bosch)
- * Additional Overhead Cabinetry in Kitchen
- * Ceiling Fan in Master Bedroom and Second Bedroom
- * Master Bedroom with Balcony Overlooking Front Garden
- * Second Bedroom with Views of the Back Garden
- * Third Bedroom with Views of the Front Garden
- * Split System Airconditioning (Braemar)

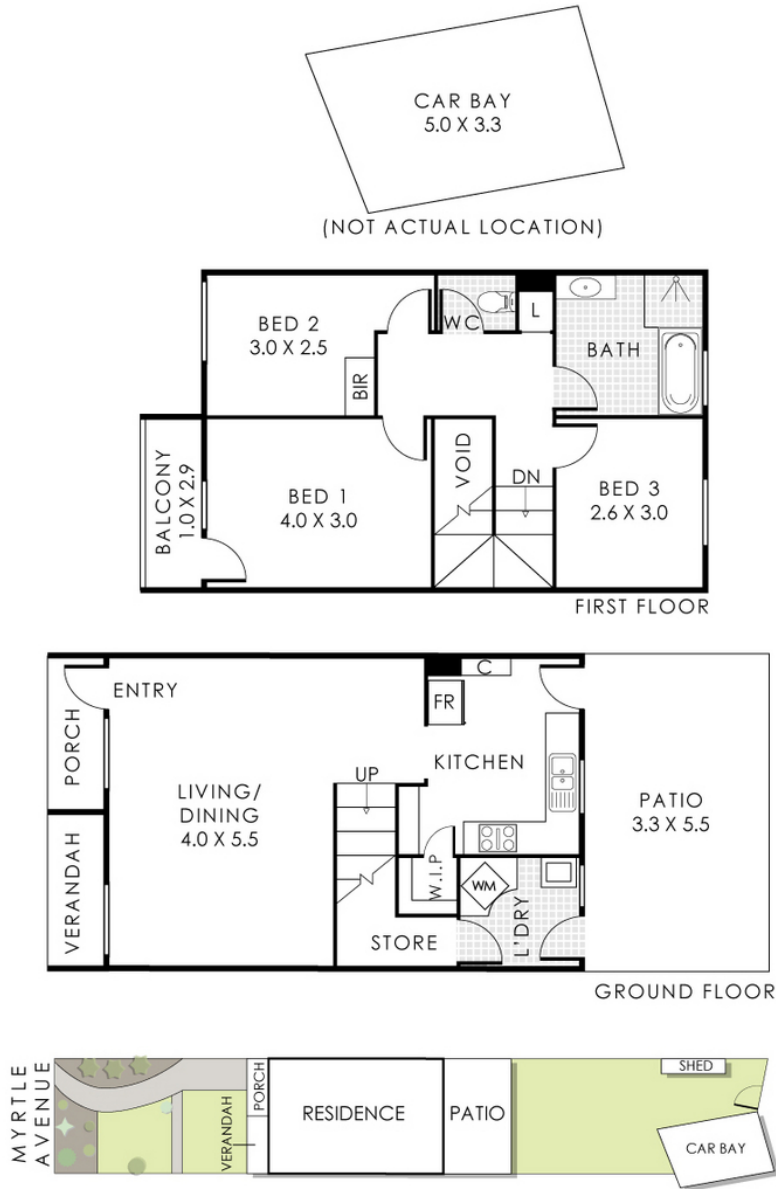
- * Covered Alfresco Area with Caf☞ Blinds
- * Lush Grass in Backyard
- * Spacious Garden Shed
- * Car Port
- * Rear Access to Property
- * Retaining Wall in Front Yard
- * Seating Area in Front Yard Surrounded by Established Garden Beds

LIFESTYLE

- 450m ☞ Robin Reserve
- 1.0km ☞ Little H Caf☞
- 1.1km ☞ Percy Doyle Reserve
- 1.3km ☞ Marmion Beach
- 1.3km ☞ Duncraig Village Shopping Centre
- 1.7km ☞ Sacred Heart College
- 1.8km ☞ Seacrest Shopping Centre
- 2.0km ☞ Sorrento Beach
- 2.1km ☞ Little Bay Eatery and Cafe
- 2.6km ☞ Glengarry Private Hospital
- 2.9km ☞ Hillarys Boat Harbour
- 5.3km ☞ Greenwood Train Station



Floor Plan



19A Myrtle Avenue, Sorrento

Residence 99m² | Verandah 3m² | Carbay 15m² | Patio 18m² | Porch 3m² | Balcony 3m²
Total Area 141m²



This Reception is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. C&A Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cbacreative.com.au

Certificate of Title

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

[Click to Download the Strata Plan](#)

Strata Documents

Strata Documents

[Click here to download the Precontractual Disclosure Statement](#)

[Click here to download the Strata Documents \(att 1+2\)](#)

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

[Click here to download the Annual General Minutes \(Att 4\)](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



42/7 HARMAN ROAD, SORRENTO, WA 6020, SORRENTO

3 Bed | 1 Bath | 1 Car
\$700,000
Sold ons: 20/11/2024
Days on Market: 42

Land size: 99



62/7 HARMAN ROAD, SORRENTO, WA 6020, SORRENTO

3 Bed | 1 Bath | 1 Car
\$700,000
Sold ons: 19/08/2024
Days on Market: 39



17 MYRTLE AVENUE, SORRENTO, WA 6020, SORRENTO

3 Bed | 1 Bath | 1 Car
\$786,000
Sold ons: 29/07/2024
Days on Market: 21

Land size: 103



23A MYRTLE AVENUE, SORRENTO, WA 6020, SORRENTO

3 Bed | 1 Bath | 1 Car
\$810,000
Sold ons: 16/01/2025
Days on Market: 24



64A KEMPENFELDT AVENUE, SORRENTO, WA 6020, SORRENTO

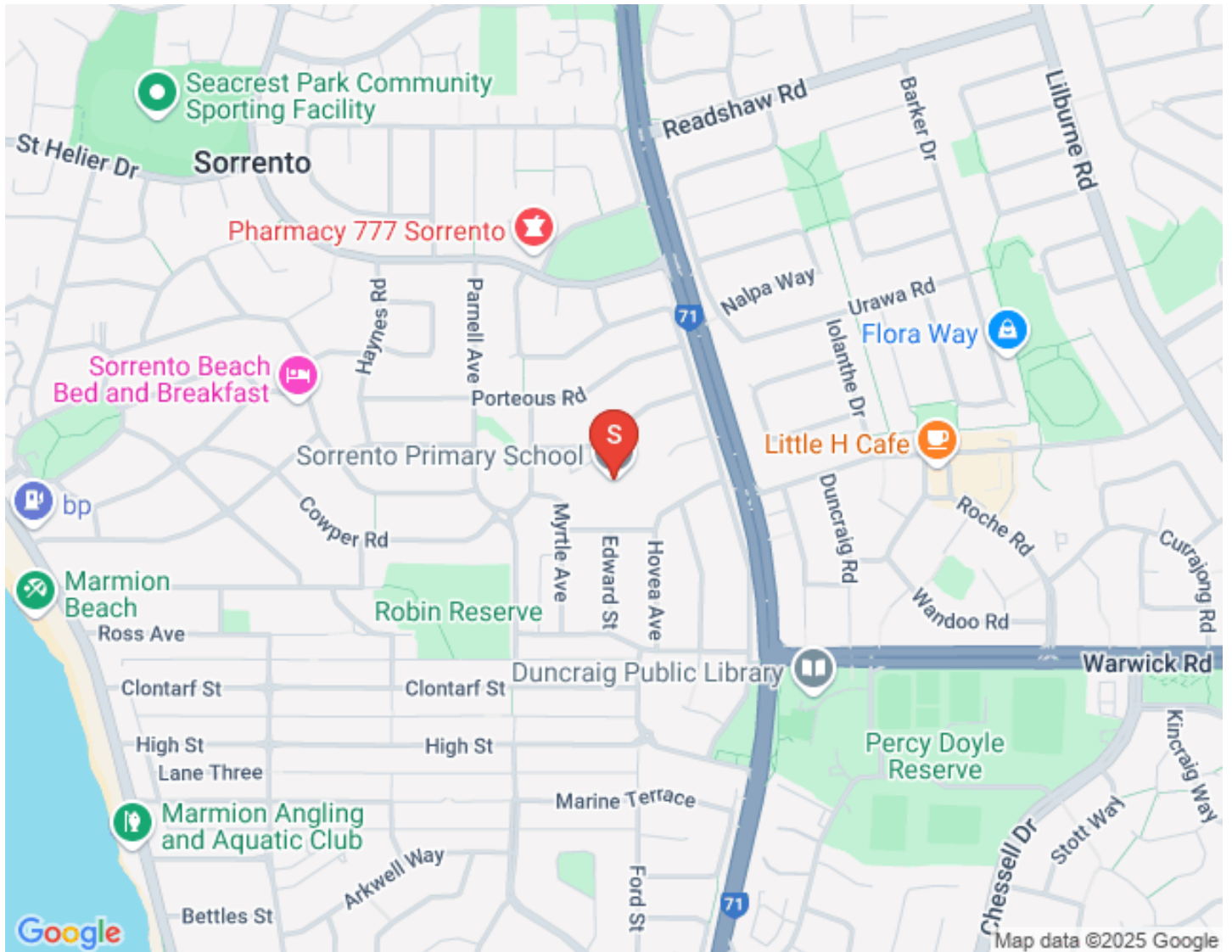
2 Bed | 1 Bath | 1 Car
\$855,000
Sold ons: 26/06/2024
Days on Market: 8

Land size: 299

Local Schools



[Click Here to View Website](#)





[Click Here to View Website](#)



Sorrento

Robin Park



Sorrento Beach



Seacrest Park Community Sporting Facility



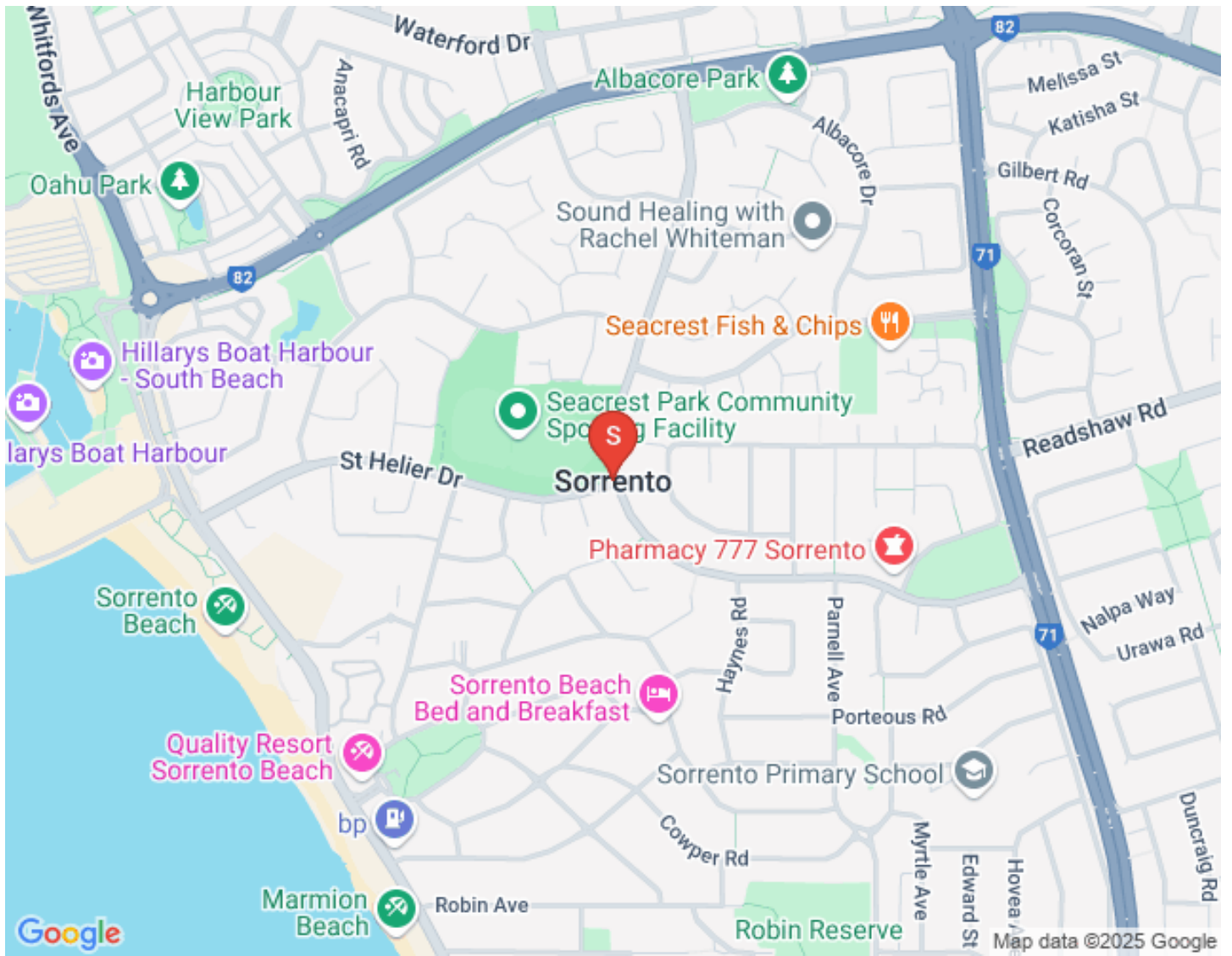
Hillarys

[Hillarys Boardwalk - Whats here](#)



Duncraig Shopping Centre





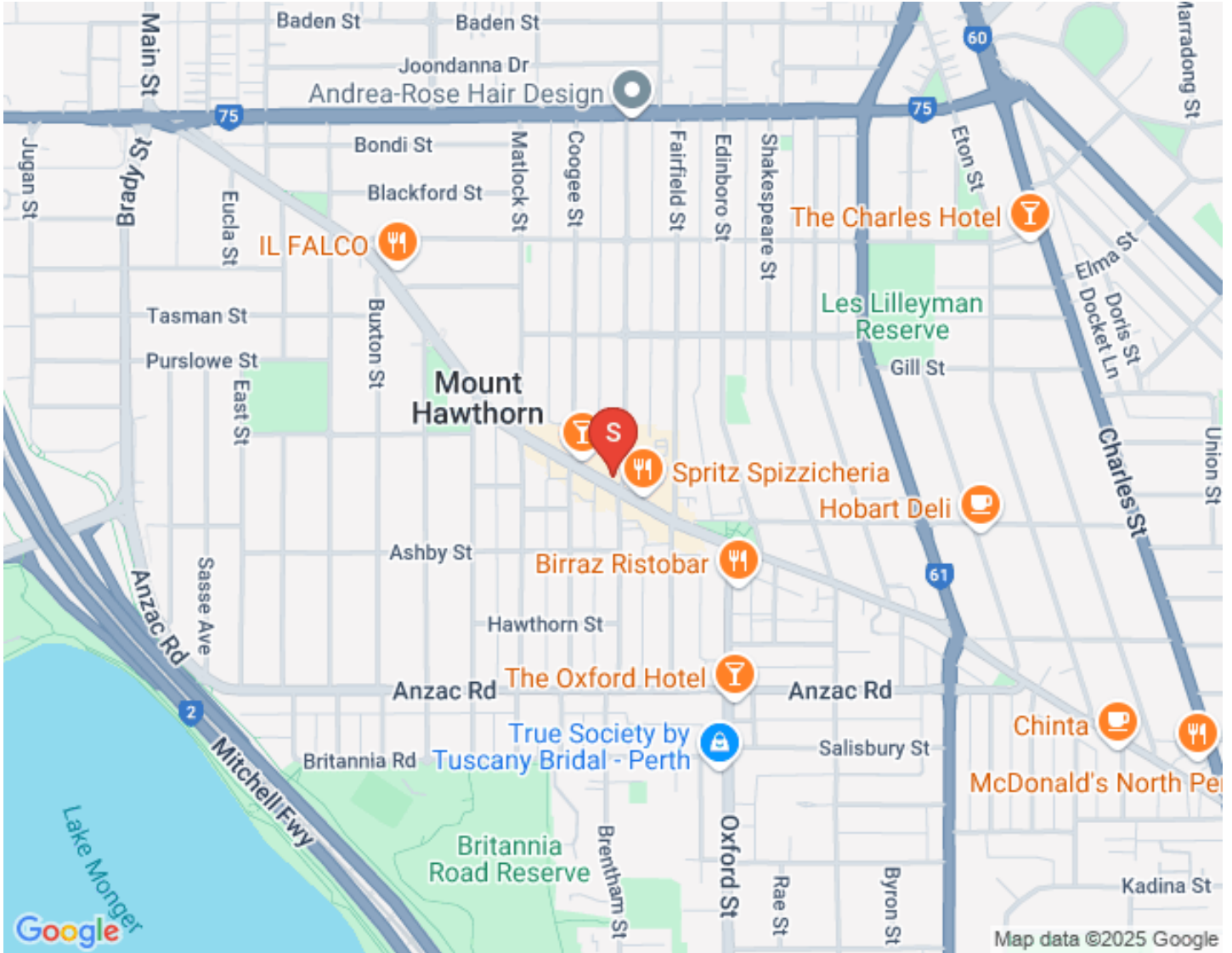
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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.



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.



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@fn genesis.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@fngenesis.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

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fngenesis.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.

Our Sales in the Area

11 Hatton Grove, Carine

3 Bed | 3 Bath | 1 Car

Land size: 732sqm

UNDER OFFER



11 Kincaig Way, Duncraig

3 Bed | 2 Bath | 2 Car

Land size: 370sqm

End Date Process



1 Tomatin Court, Duncraig

Land size: 361sqm

Mid \$400,000's



9 Tomatin Court, Dun Craig

Land size: 408sqm

From \$395,000



16 Inlet Grove, Mullaloo

4 Bed | 2 Bath | 2 Car

Land size: 714sqm

UNDER OFFER - 10 Offers Presented



124A High Street, Sorrento

Land size: 300sqm

From \$450,000



49 Conidae Drive, Heathridge

3 Bed | 1 Bath | 0 Car

Land size: 367sqm

UNDER OFFER



7 Idyll Court, Heathridge

4 Bed | 2 Bath | 2 Car

Land size: 839sqm

UNDER OFFER



19A Ridge Close, Edgewater

4 Bed | 3 Bath | 2 Car

Land size: 400sqm

UNDER OFFER



28 Wedgewood Drive, Edgewater

3 Bed | 2 Bath | 2 Car

Land size: 288sqm

UNDER OFFER



26 Wedgewood Drive, Edgewater

4 Bed | 2 Bath | 2 Car

UNDER OFFER



30 York Street, Inglewood

3 Bed | 1 Bath | 1 Car

Land size: 429sqm

UNDER OFFER



8/11 Drabble Road, Scarborough

2 Bed | 1 Bath | 1 Car

End Date Process



31B Nola Avenue, Scarborough

3 Bed | 2 Bath | 2 Car

Land size: 549sqm

End Date Process



4/65 Shakespeare Avenue, Yokine

2 Bed | 1 Bath | 1 Car

Under Offer



4 Newington Place, Kingsley

3 Bed | 1 Bath | 1 Car

Land size: 688sqm

UNDER OFFER