

Table of Contents

- | Welcome
- | Floor Plan
- | Certificate of Title
- | Comparable Sales
- | Offer Documents
- | Local Schools
- | Edgewater
- | Joint Form of General Conditions
- | Team Genesis
- | Our Local Sales

Welcome



16 Cliffside Trail, Edgewater

Entertainers Dream in the Heart of Edgewater!

4  2  2 

**End Date
Process**

Set in one of the most sought-after pockets of Edgewater, this renovated home offers the kind of backyard that will be the heart of every weekend. Whether its casual afternoons spent with the kids or entertaining a full house of guests, everything has been designed to make your time spent at home easy and enjoyable.

The backyard is one of the true showstoppers in the home. The saltwater chlorinated pool is fitted with LED lighting, so after spending all summers day in the pool, the kids can jump in at night for round 2. Right beside the pool is your very own putting green! Ideal for a weekend long tournament among the family, or some lighthearted fun with guests. The large undercover alfresco area with its high-pitched roof creates a comfortable, open-air space that feels generous and welcoming all year round. Outdoor speakers set the mood, whether you're dining by the pool or having a laid-back Sunday barbecue. There's even a shed to keep the toys, golf clubs and pool gear neatly out of the way.

Inside, the kitchen is built for families who love to cook and share meals. There's plenty of room to move, and enough bench space to welcome some sous chefs into the kitchen. The Smeg 900mm oven, 5-burner cooktop, and soft-close drawers make preparing meals a breeze. The open-plan layout keeps everyone connected, and high ceilings throughout add light and space to the home.

For quieter nights in, the dedicated home theatre is ready for movie marathons! Complete with plush carpet, exposed beams in the pitched ceiling, and a quality Epson projector for a true cinema experience. Enjoy all the little luxuries in this home like smart lighting, where you can control the ambience of the space from your phone, the high-powered air conditioning split

systems throughout keeping your home temperature controlled all year round, and a full security system, so everything runs smoothly and safely.

This peaceful suburb is designed for families with its range of parks and reserves for the kids to play, as well as the beautiful Lake Joondalup providing the perfect bike track for the family to tackle together just a short stroll away. With all the necessary amenities from shopping centres to train stations and restaurants nearby, you can explore the convenience of the suburb on the rare night you aren't revelling in the lifestyle your home has to offer.

SCHOOL CATCHMENT

Edgewater Primary School (3.9km)


Belridge Secondary College (1.8km)

RATES

Council:

Water: \$1360 approx

FEATURES

- * High Ceilings
- * Beautiful Exposed Beams on High Ceiling in Theatre Room
- * Epson Projector in Theatre Room
- * 2 Heavy Duty Air-Conditioning Units (Mitsubishi)
- * 3 Air-Conditioning Units (Panasonic)
- * Dishwasher (Bosch)
- * 900mm Oven (Smeg)
- * 5 Burner Stove Top
- * Rangehood (Falmec)
- * Soft Closing Cupboards in Kitchen
- * Smart Home  Control 8 Lights From Your Phone (Hue Phillips)
- * Fibre Glass Salt Chlorinated Pool with LED Light - 39,000L
- * Outdoor Undercover Area (Council Approved)
- * Putting Green in Backyard
- * Outdoor Speakers
- * Garden Shed
- * NBN to the Premises
- * CAT 5 Internal Cables
- * 4 Security Cameras with 1TB Recording Device
- * Gas Storage Hot Water System
- * Blow in Batts Insulation
- * New Automatic Roller Doors
- * Google Nest smoke alarms

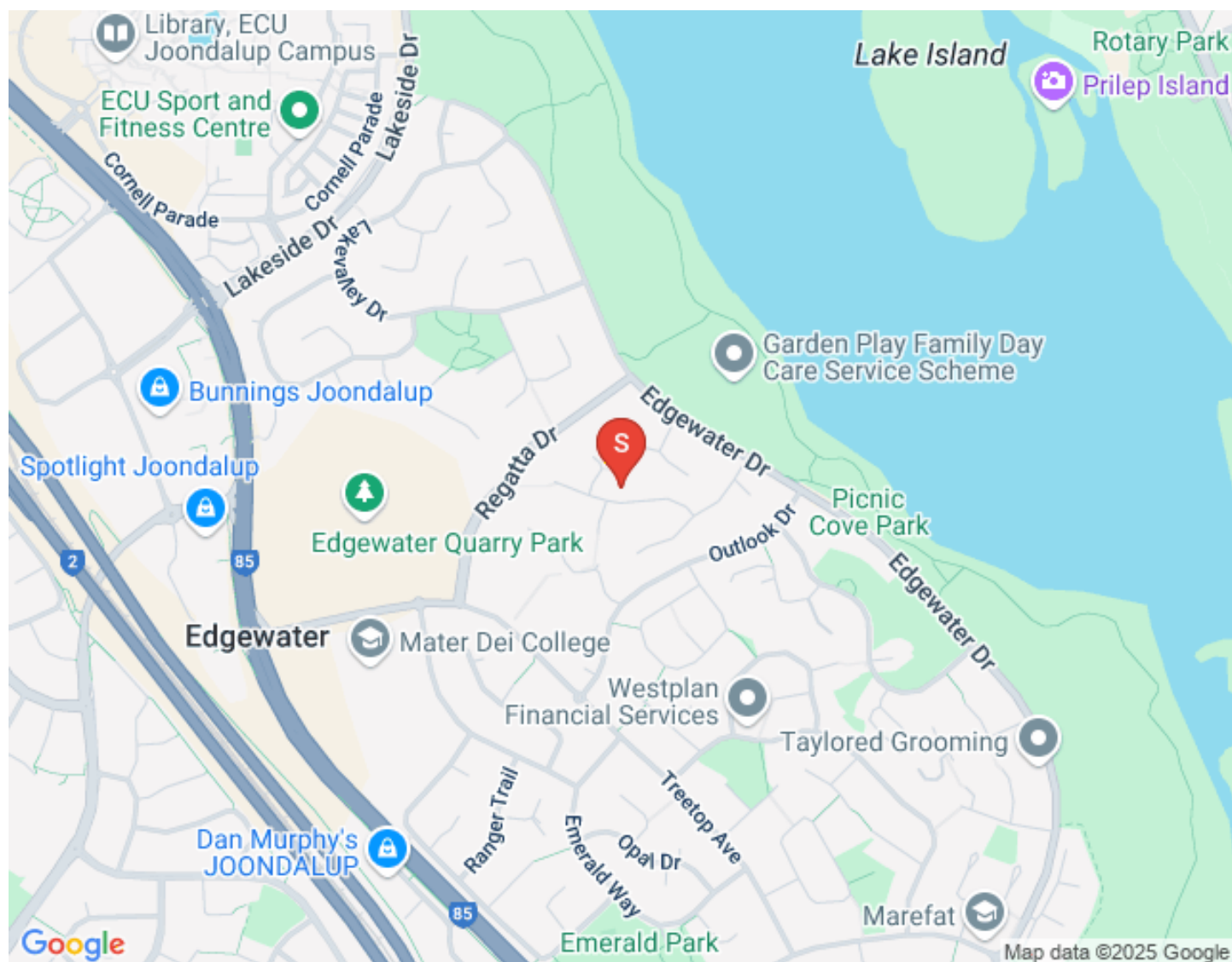
LIFESTYLE

300m - Edgewater Primary School

400m  Picnic Cove Park

400m  Edgewater Quarry Park

500m 📍 Mater Dei College
1.6km 📍 Edith Cowan University
1.7km 📍 IamFIT Caf📍 and Gym
1.8km 📍 Edgewater Train Station
1.9km 📍 Edgewater Shopping Centre
2.4km 📍 Lake Joondalup Nature Reserve
3.0km 📍 Lakeside Joondalup Shopping Centre
3.3km 📍 Joondalup Health Campus
3.5km 📍 The Woodvale Tavern
4.5km 📍 Joondalup Resort
6.6km 📍 Mullaloo Beach



Floor Plan



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

16 Cliffside Trail, Edgewater

Certificate of Title

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

[Click to download the Sketch](#)

[Click to download Transfer](#)

[Click to download Plan](#)

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

Comparable Sales



29 LAKEHILL GARDENS, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
\$1,040,000
Sold ons: 27/06/2024
Days on Market: 147

Land size: 1054



9 SUPERIOR RISE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
\$1,090,000
Sold ons: 31/01/2025
Days on Market: 44

Land size: 749



11 LAKEHILL GARDENS, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
\$1,100,000
Sold ons: 01/11/2024
Days on Market: 61

Land size: 773



3 HORIZON PLACE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
\$1,115,000
Sold ons: 07/08/2024
Days on Market: 43

Land size: 777



16 TROCHIDAE WAY, HEATHRIDGE, WA 6027, HEATHRIDGE

4 Bed | 2 Bath | 6 Car
\$1,146,000
Sold ons: 04/02/2025
Days on Market: 33

Land size: 914



3 MONTEREY DRIVE, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car
\$1,190,000
Sold ons: 09/11/2024
Days on Market: 9

Land size: 726



10 HINDMARSH WAY, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
\$1,175,000
Sold ons: 10/12/2024
Days on Market: 6

Land size: 776



14 LAURELSTON HEIGHTS, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car
\$1,200,000
Sold ons: 21/10/2024
Days on Market: 5

Land size: 612



40 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
\$1,350,000
Sold ons: 21/02/2025
Days on Market: 23

Land size: 818

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Offer Documents

[Click to download the Offer Pack](#)

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

Local Schools

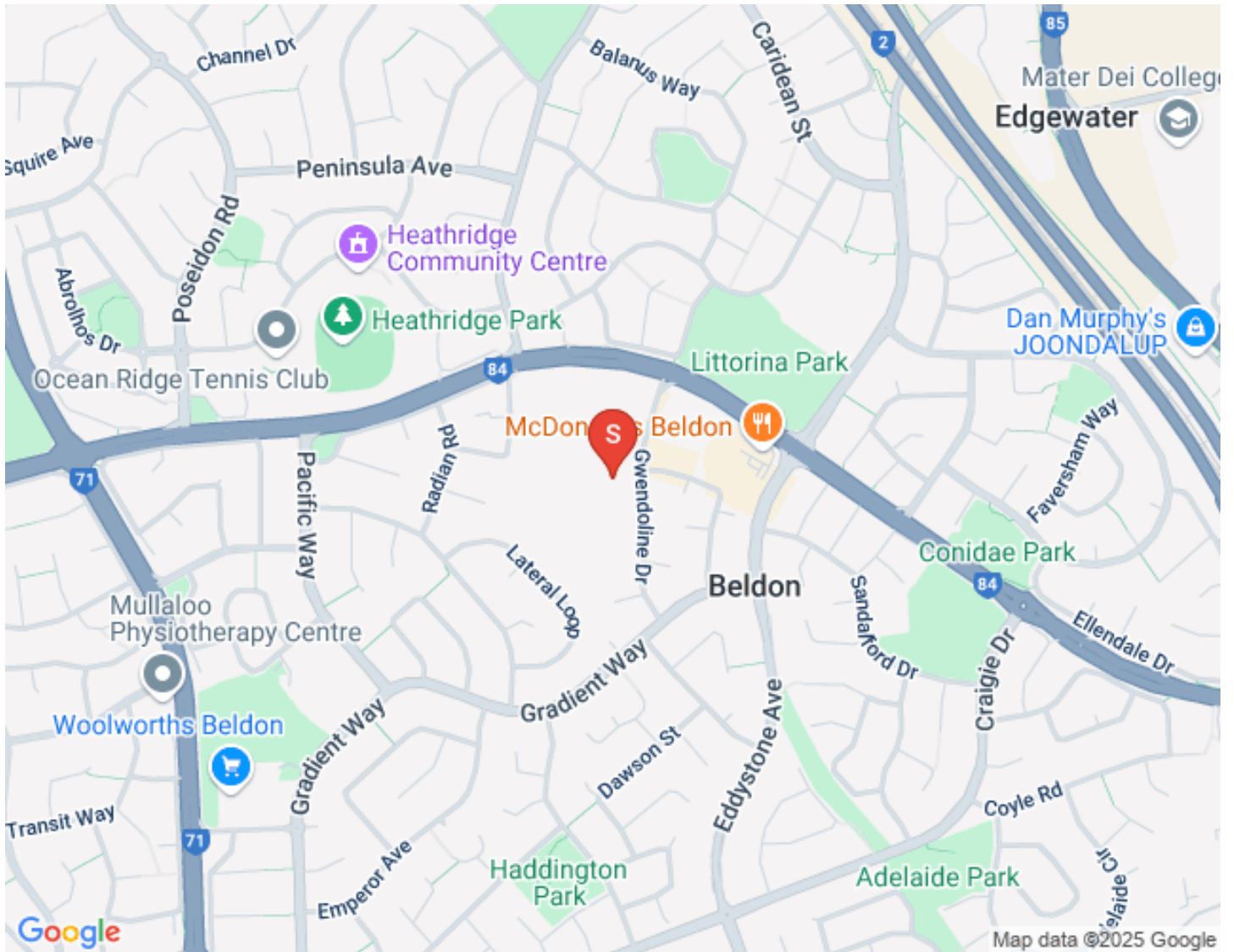


[Click here to view Intake Area](#)





[Click here to view Intake Area](#)



Edgewater

Picnic Cove Park



Lake Joondalup



Lake Joondalup Walking Trail



Lakeside Joondalup



X Golf

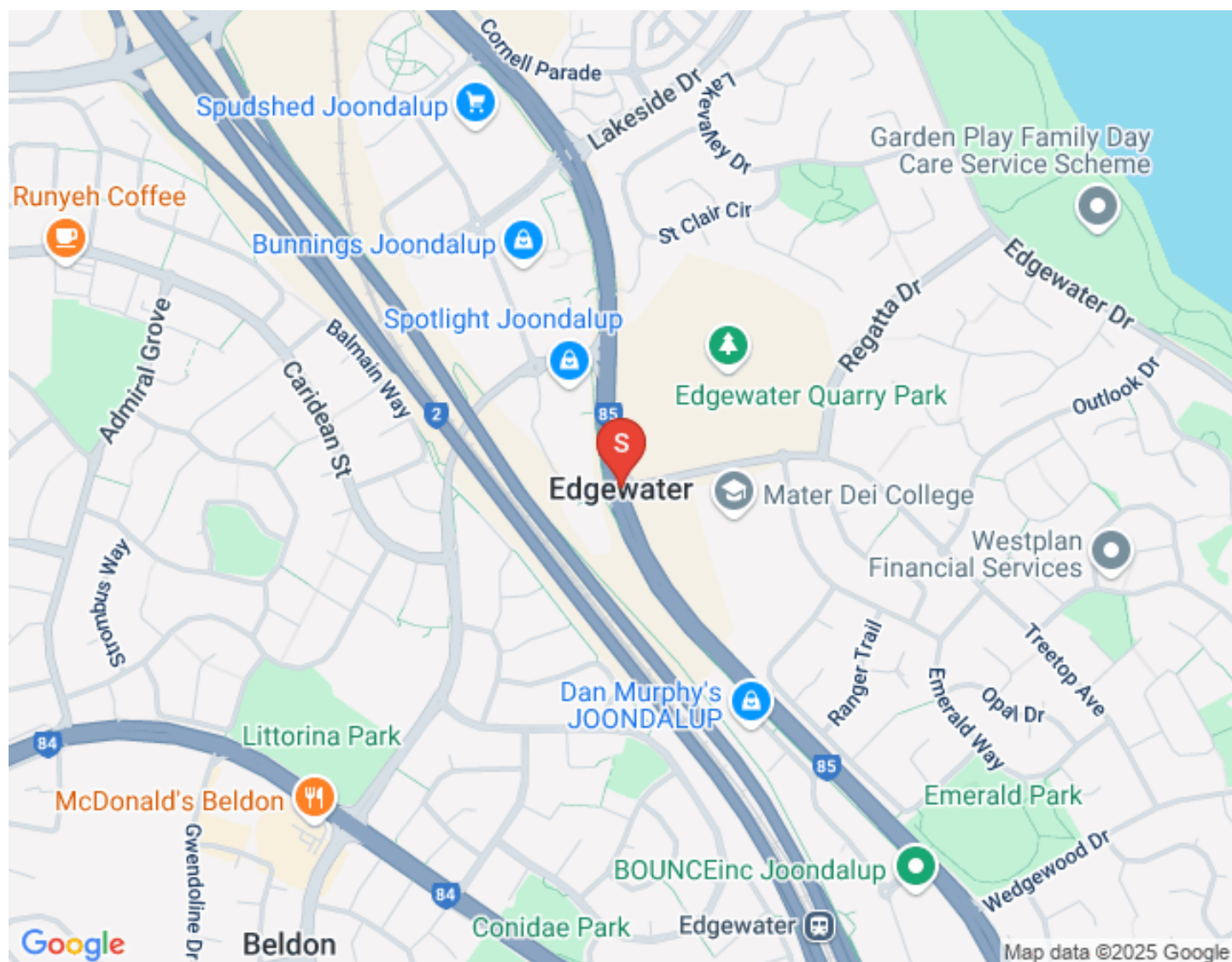


Bounce



Inflatable World





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND



**first
national**
REAL ESTATE
Genesis

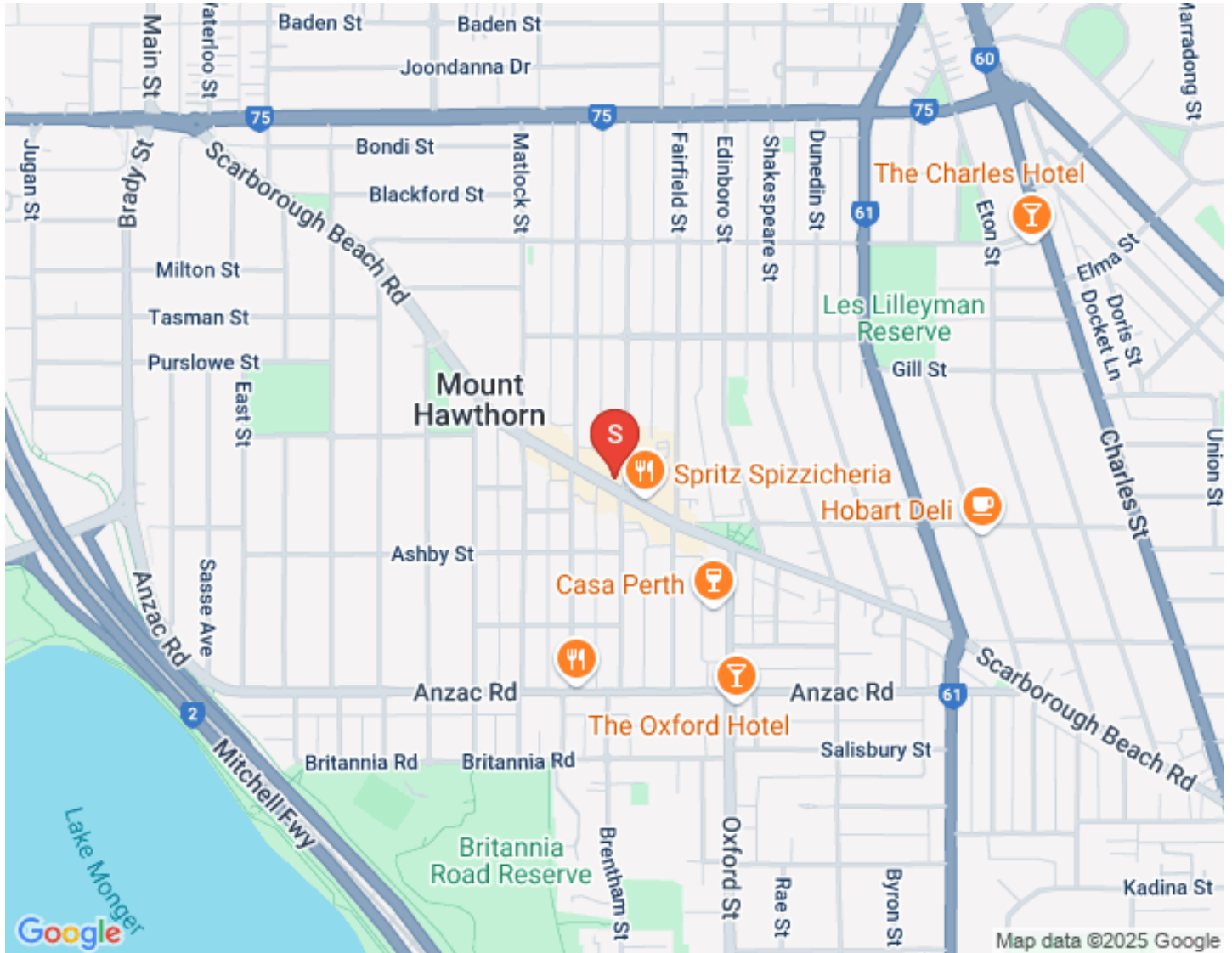
Damian Martin

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Team Genesis



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.



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.



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.



NISTHA JAYANT

PERSONAL ASSISTANT

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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.



GUY KING

SALES CONSULTANT

0417900315

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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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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.



KEN WIGGINS

SALES AGENT

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Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fngenesis.com.au

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Our Local Sales



1 Horizon Place, Edgewater

5 Bed | 5 Bath | 4 Car

Land size: 845sqm

UNDER OFFER



23 Lakehill Gardens, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 975sqm

End Date Process



29 Lakehill Gardens, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 1054sqm

Offers



1 Regatta Drive, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 740sqm

End Date Process



91 Edgewater Drive, Edgewater

4 Bed | 2 Bath | 3 Car

Land size: 720sqm

UNDER OFFER



18 Lakeview Drive, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 514sqm

OFFERS



17 Emerald Way, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 701sqm

All Offers Presented



8 Tipuana Place, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 693sqm

OFFERS