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## Welcome



**1/1A Skew Road, Bayswater**

**FOR DEFINITE SALE**

3  2  2 

**UNDER  
OFFER**

1 Living Area

All offer presented on before 6pm Friday 15th August.  
The seller reserves the right to accept offers before the end date.

### SCHOOL CATCHMENT

Bayswater Primary School (1.2km)  
Hillcrest Primary School (1.5km)  
John Forrest Secondary College (1.9km)

### RATES

Council: \$2,074.91  
Water: \$1,084.22 (FY 24-25)  
Strata: \$655.20 (per quarter)

### FEATURES

#### General

- \* Build Year: 2012
- \* Build Area: 143
- \* Construction:
- \* Double Brick Frame
- \* Corrugated Zincalume Roof
- \* Small Complex (7)
- \* Private Courtyard Entrance

- \* Open Plan Living
- \* Natural Light
- \* Air-conditioning (Fujitsu)
- \* Built-in-wardrobes
- \* European Laundry
- \* Double Garage (extra store space)

#### Kitchen

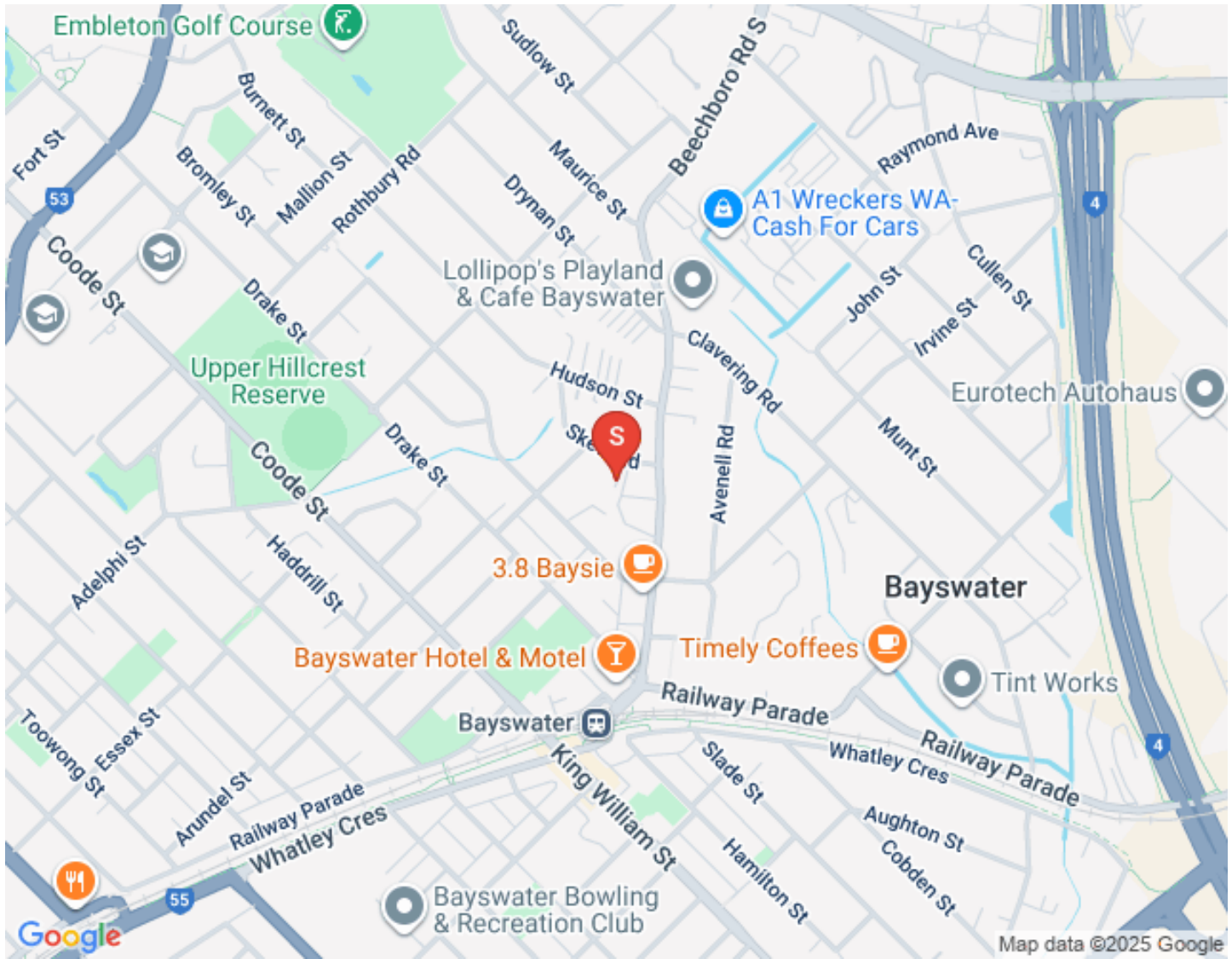
- \* Engineered Stone Bench-tops
- \* 500mm Square Tiles (porcelain)
- \* 600mm Oven (Euroart)
- \* 4 Burner Gas Stove-top (Euroart)
- \* Built in Rangehood
- \* Soft-close Drawers
- \* LED Downlights

#### Master Bedroom

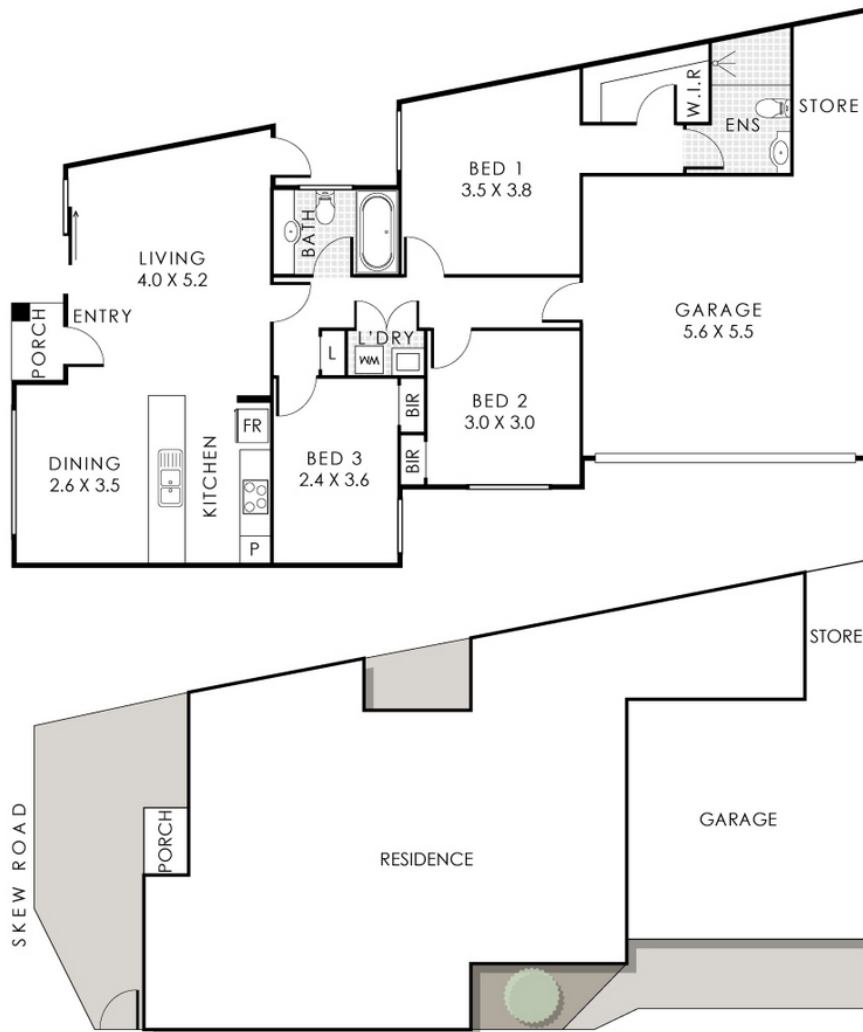
- \* Walk-in-wardrobe
- \* Ensuite
- \* Large Shower
- \* Courtyard Access
- \* LED Downlights

#### LIFESTYLE

- 280m - Public Transport (Bus Stop)
- 350m - 3.8 Baysie
- 450m - Lollipop's Playland and Cafe
- 600m - Bayswater Hotel
- 700m - IGA Local Grocer Bayswater
- 750m - Lower Hillcrest Reserve Playground
- 900m - Bayswater Train Station
- 2.3km - Bayswater Waves
- 3.2km - Coles Maylands
- 6.8km - Perth Airport (terminal 3 & 4)
- 7.5km - Perth CBD
- 13.3km - Perth Airport (Terminal 1)



# Floor Plan



## 1/1A Skew Road, Bayswater

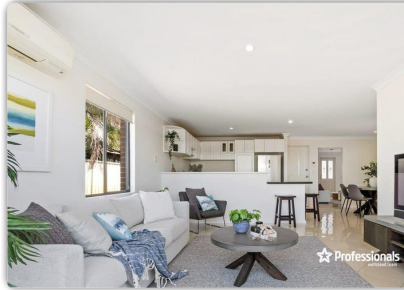
Residence 108m<sup>2</sup> | Store 4m<sup>2</sup> | Garage 31m<sup>2</sup> | Porch 2m<sup>2</sup>

**Total Area 145m<sup>2</sup>**



This floorplan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements and any other information shown are on approximately independent only. Measurements and total areas do not include or account for wall thickness or roof overhang under eaves. Clio 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.cliocreative.com.au

## Comparable Sales



### 6/186 COLLIER ROAD, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car  
\$690,000  
Sold ons: 24/04/2025  
Days on Market: 37

Land size: 482  
**sale - sold**



### 6/43A WRIGHT CRESCENT, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car  
\$725,000  
Sold ons: 30/03/2025  
Days on Market: 35

Land size: 278  
**sale - sold**



### 4/186 COLLIER ROAD, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car  
\$751,888  
Sold ons: 26/05/2025  
Days on Market: 19

Land size: 264  
**sale - sold**



### 1/117 BEECHBORO ROAD SOUTH, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car  
\$755,000  
Sold ons: 21/10/2024  
Days on Market: 43

**sale - sold**



### 3/40 MOOJEBING STREET, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car  
\$755,000  
Sold ons: 05/05/2025  
Days on Market: 50

**sale - sold**





### 14A ENDEAVOUR ROAD, MORLEY, WA 6062, MORLEY

3 Bed | 2 Bath | 2 Car

\$785,000

Sold ons: 21/04/2025

Days on Market: 47

Land size: 200

**sale - sold**



### 6A JACQUELINE STREET, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car

\$785,000

Sold ons: 09/10/2024

Days on Market: 22

Land size: 375

**sale - sold**



### 17A COLWYN ROAD, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 8 Car

\$790,000

Sold ons: 05/09/2024

Days on Market: 56

Land size: 857

**sale - sold**

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## Offer Documents

[Click to download the Offer Pack](#)

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



## Certificate of Title

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

[Click to download the Strata Plan](#)

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

## Strata Documents

[Click to download the Precontractual Disclosure](#)

[Click to download the Strata Plan \(Att 1 + 2\)](#)

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

[Click to download the AGM Minutes \(Att 4\)](#)

[Click to download the Reports \(Att 5\)](#)

[Click to download the Levies \(Att 6\)](#)

# Rental Appraisal

July 3<sup>rd</sup>, 2025

To whom it may concern,

**Re: Assessment of Market Worth - Rental**

Thank you for the opportunity to provide an assessment of worth for the rental value of **Unit 1/1A Skew Rd, Bayswater**

We have reviewed the following information through the assessment process.

1. Market conditions
2. Supply and demand in the local area
3. Other rented properties of similar condition

We are confident **the market would support a weekly value of up to \$800** based on an analysis of the above data.

We look forward to being able to partner with you and promote your property to the rental market in the future.

Faithfully,

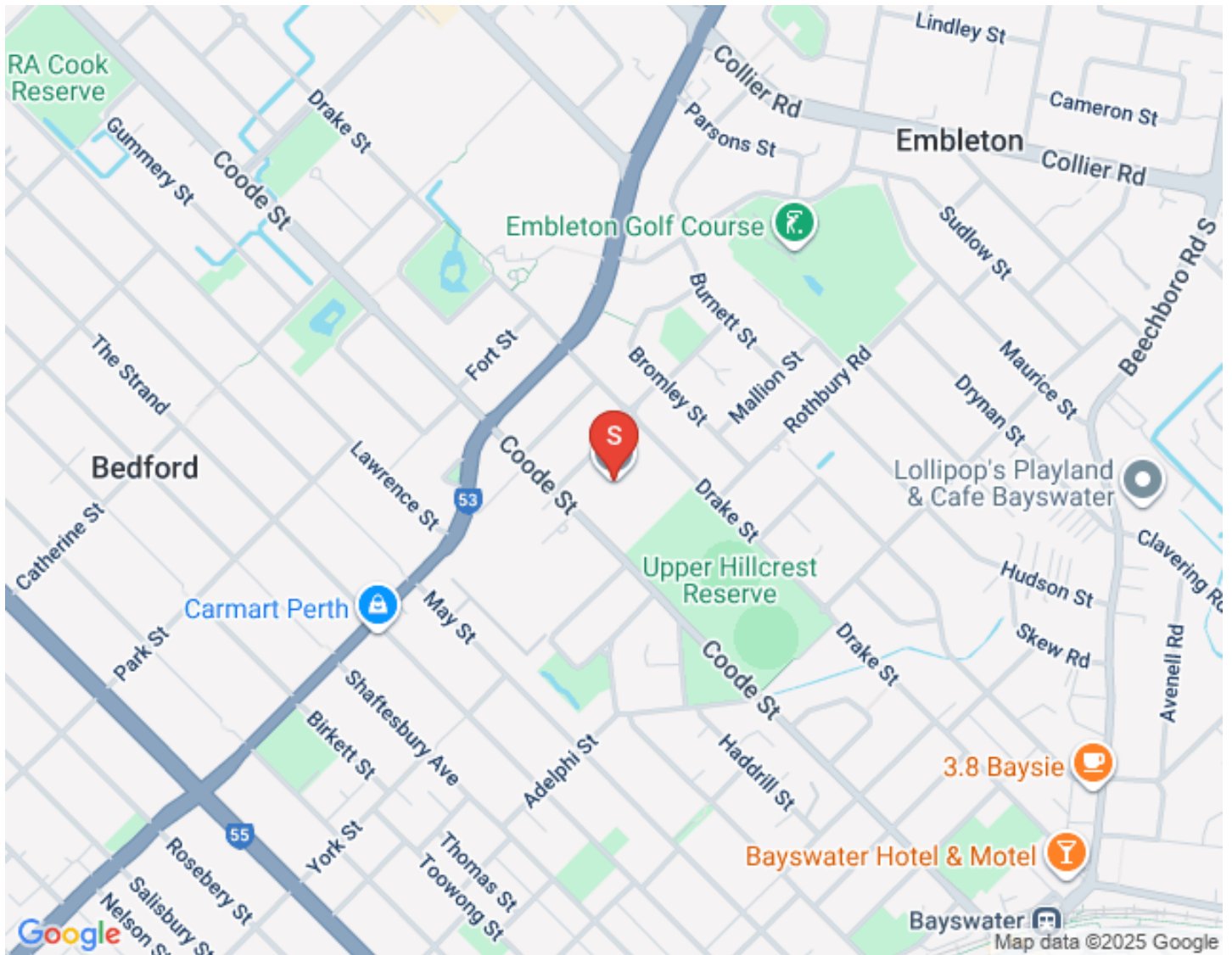


[Click to download Rental Appraisal](#)

## Local Schools

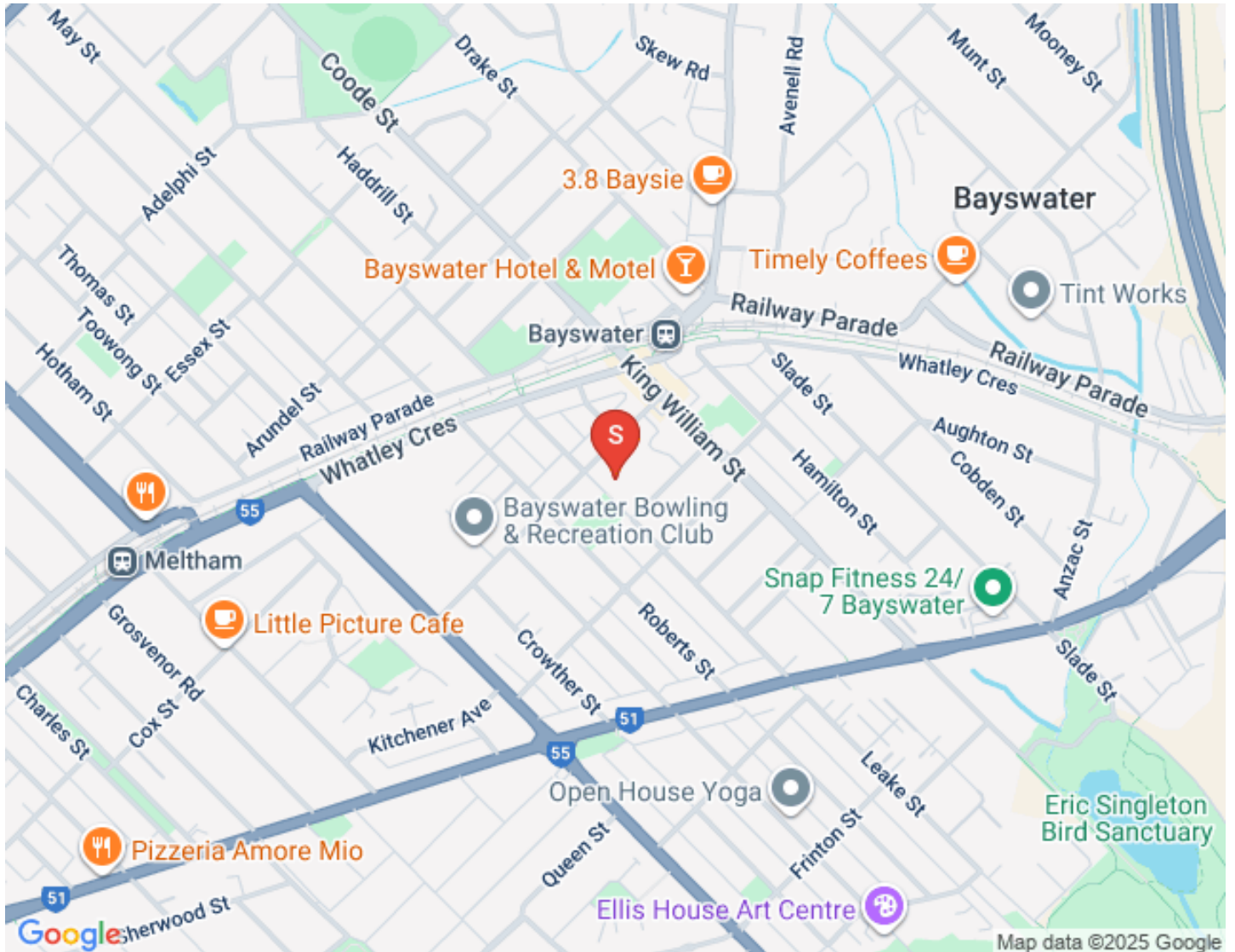


Click to view [Intake Area](#)





Click to view [Intake Area](#)







Click to view [Intake Area](#)



## Bayswater

### Lower Hillcrest Reserve Playground



### Embleton Golf Course





## Bayswater Hotel



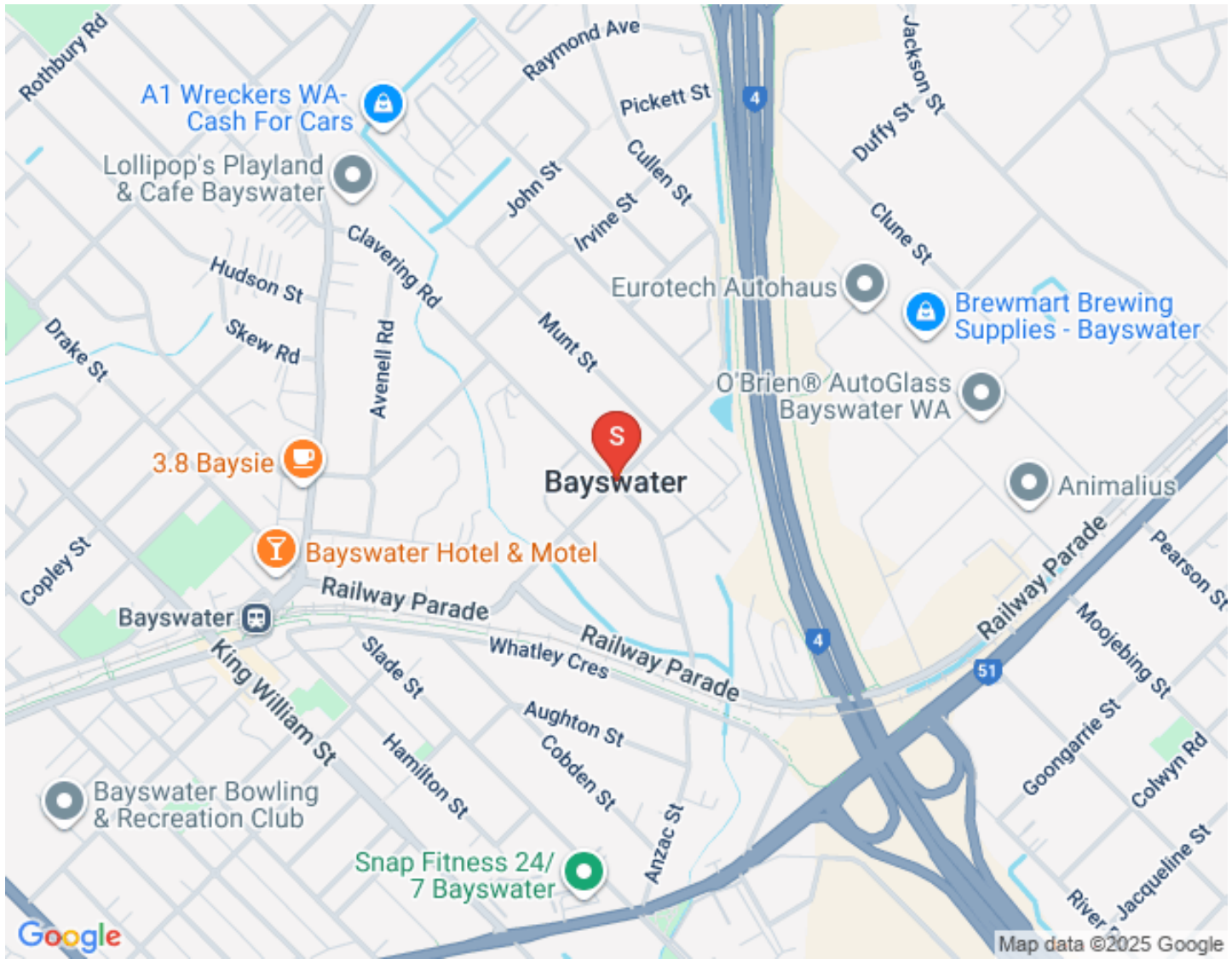
## 3.8 Baysie





## Woolworths Morley





## Joint Form of General Conditions

## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



### **JONATHAN CLOVER**

**DIRECTOR / SALES COACH / AUCTIONEER**

0439 688 075

[jclover@fngenesis.com.au](mailto:jclover@fngenesis.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**

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0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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.



## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

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0416304650

[mhutchings@fngenesis.com.au](mailto: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.



## CAITLYN NYBO

### PROPERTY MANAGER

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0412175528

[rentals@fngenesis.com.au](mailto:rentals@fngenesis.com.au)

Originally from Kalgoorlie, Caitlyn made the move to Perth in early 2025 to pursue new opportunities and grow her career in the real estate industry. With a strong background in property management, she quickly progressed from her role as an Assistant Property Manager at First National Real Estate Kalgoorlie to becoming a full-time Property Manager — a reflection of her hard work, attention to detail, and commitment to providing outstanding service to both landlords and tenants.

Caitlyn is known for her approachable nature, excellent communication skills, and ability to handle challenges with professionalism and efficiency. She takes pride in building strong relationships with clients and ensuring every property she manages is well cared for and compliant with current regulations.

Outside of work, Caitlyn enjoys keeping active and has a passion for team sports. She plays netball regularly and values the sense of community and balance it brings to her busy schedule.

Caitlyn is excited to be part of the First National Real Estate Genesis team and looks forward to continuing to grow within the industry while delivering exceptional service to her clients.



## KAHLA PURVIS

### SALES ADMINISTRATOR/MARKETING OFFICER

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[admin@fngenesis.com.au](mailto: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

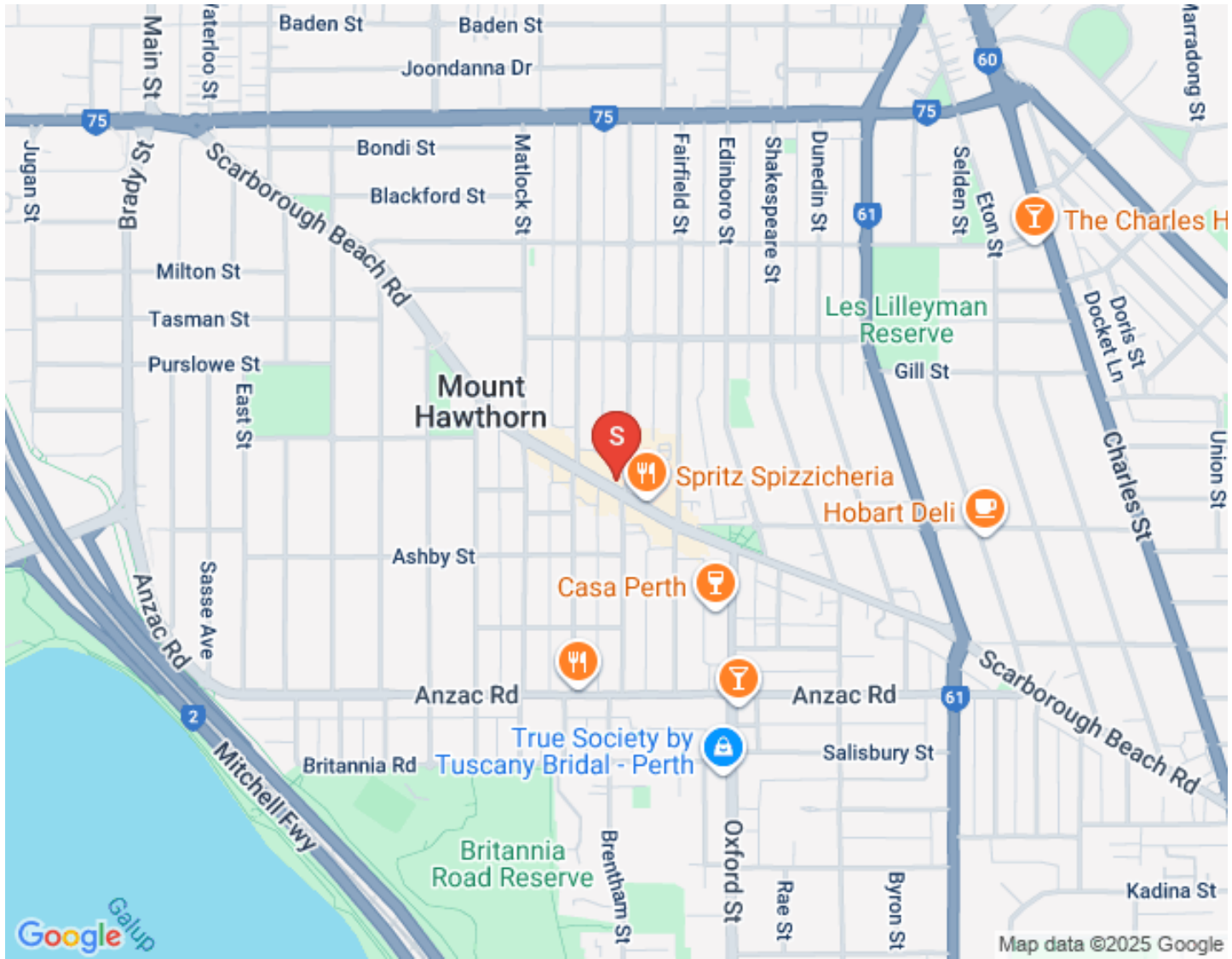
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[reception@fngenesis.com.au](mailto:reception@fngenesis.com.au)

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 Recent Sales in the Area



### 40A Fourth Avenue, Bassendean

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4 Bed | 2 Bath | 2 Car

Land size: 551sqm

End Date Process



### 3/26 The Crescent, Midland

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2 Bed | 1 Bath | 1 Car

**\*\* UNDER OFFER \*\***



### 42/5 Wallsend Road, Midland

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2 Bed | 2 Bath | 2 Car

Land size: 118sqm

**\*\* UNDER OFFER \*\***



## 11B Clarke Way, Bassendean

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3 Bed | 1 Bath | 2 Car

Land size: 639sqm

**\*\* UNDER OFFER \*\***



## 93/1 Kennedy Street, Maylands

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2 Bed | 1 Bath | 1 Car

Land size: 100sqm

End Date Process



## 123 Joel Terrace, Mount Lawley

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3 Bed | 1 Bath | 1 Car

Land size: 480sqm

**UNDER OFFER**