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## Welcome



### 300 Forsyth Place, Chidlow

#### HARMONY & RHYTHM

3  1  0  **\$840,000**

Embark on a life connected to nature. Embrace days filled with the sounds of birdsong, the delight of homegrown fruit and veggies, and the joy of collecting freshly laid eggs. Anyone yearning for the 'good life' will be entranced by this Chidlow property of six acres with a home and studio, natural bush, paddocks and an arena.

While needing some attention, the existing home offers a charming foundation for crafting your dream country retreat. Original Canadian pine floorboards, sash windows, timber doors with rolled glass, and mid-century-inspired cabinetry evoke a sense of character and history. The straightforward layout, with bedrooms thoughtfully positioned at one end and living spaces at the other, invites easy living and offers ample potential to extend with verandahs at both the front and rear.

Sheoak, zamia palms, wildflowers and stately eucalypts offer a sheltering habitat for native wildlife and a still and peaceful haven for humans. A friendly neighbourhood, access to the Bridle Trail, and a school bus stop at the front gate complete a picture of the idyllic Hills lifestyle.

#### SCHOOL CATCHMENT

- 4.8 km  Chidlow Primary School
- 8.4 km  Wooroloo Primary School
- 9.9 km  Eastern Hills Senior High School
- 19 km  Silver Tree & Parkerville Steiner Schools

#### RATES

Shire - \$2011

Water -

## FEATURES

- \* Peaceful Country Haven
- \* North Facing Home and Studio
- \* House
- Canadian Pine Floors
- Sash Windows
- Split System AC Units
- Open Plan Living/Dining
- New Roof 2011
- Solar Panels
- \* Studio/Shed 88 sqm
- Timber Clad
- Steel Frame
- Concrete Floor
- Insulated
- Lined
- Slow Combustion Fire (Jarrahdale Swagman)
- Overhead Fans
- LED Lighting
- Fitted Shelving
- \* Paddocks & Arena
- \* Scheme Water

## General

- \* Build Year: 1965
- \* Block: 2.47 ha / 6.1 ac
- \* Total Built Area: 180 sqm
- \* Internal Living Area 91 sqm

## Kitchen

- \* Original Cabinetry
- \* Freestanding Oven
- \* Dishwasher

## Main Bedroom

- \* Paddock Views
- \* Timber Floors
- \* Split System AC
- \* North-facing

## Outside

- \* 5 kW Solar (SMA 5000 Inverter)
- \* Scheme Water
- \* 3 Paddocks

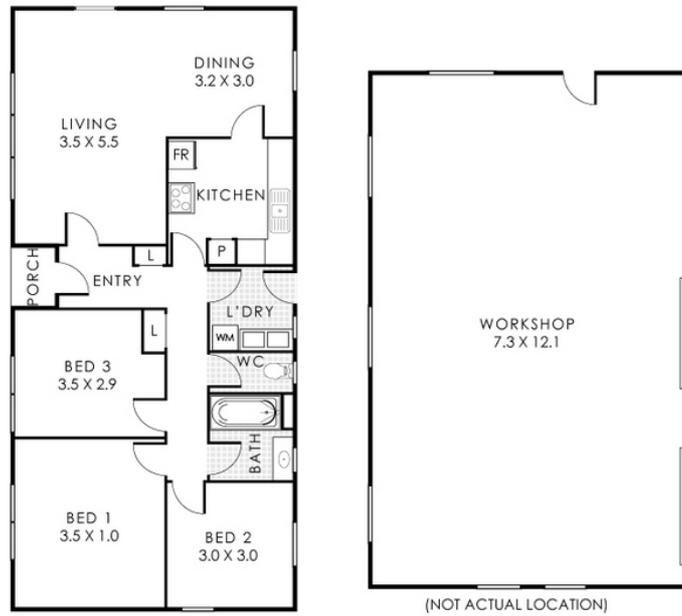
- \* Electric Fences
- \* 20 m x 40 m Arena (Champion Horse Arenas)
- \* Fruit Trees (Dwarf Mulberry, Orange, Lemon, Limes, Apples, Fig)
- \* Chicken Coop
- \* Space for Vegetable Beds
- \* 3 Garden Sheds
- \* Woodshed
- \* School Bus Stop at Gate
- \* Bridle Trail at the end of Road

#### LIFESTYLE

- 1.6 km  Bus Stop (Public Transport)
- 5.1 km  Perth Horse Trials (Equestrian Club)
- 6.9 m  Lake Leschenaultia
- 17 km  Mundaring Village
- 33.6 km  St John of God Hospital
- 40 km  Perth Airport (40 minutes)
- 51.2 km  Perth CBD (60 minutes)



# Floor Plan



## 300 Forsyth Place, Chidlow

Residence 91m<sup>2</sup> | Porch 1m<sup>2</sup> | Workshop 88m<sup>2</sup>  
Total Area 180m<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 an approximate representation only. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. C/Os Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.creative.com.au

## 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: 625

Land size: 25009.6  
**sale - current**



SOLD in 2 days!

### 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**

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 Plan](#)

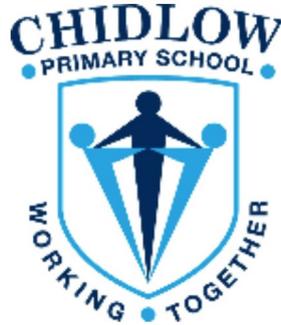
[Click to Download the Transfer](#)

## Offer Documents

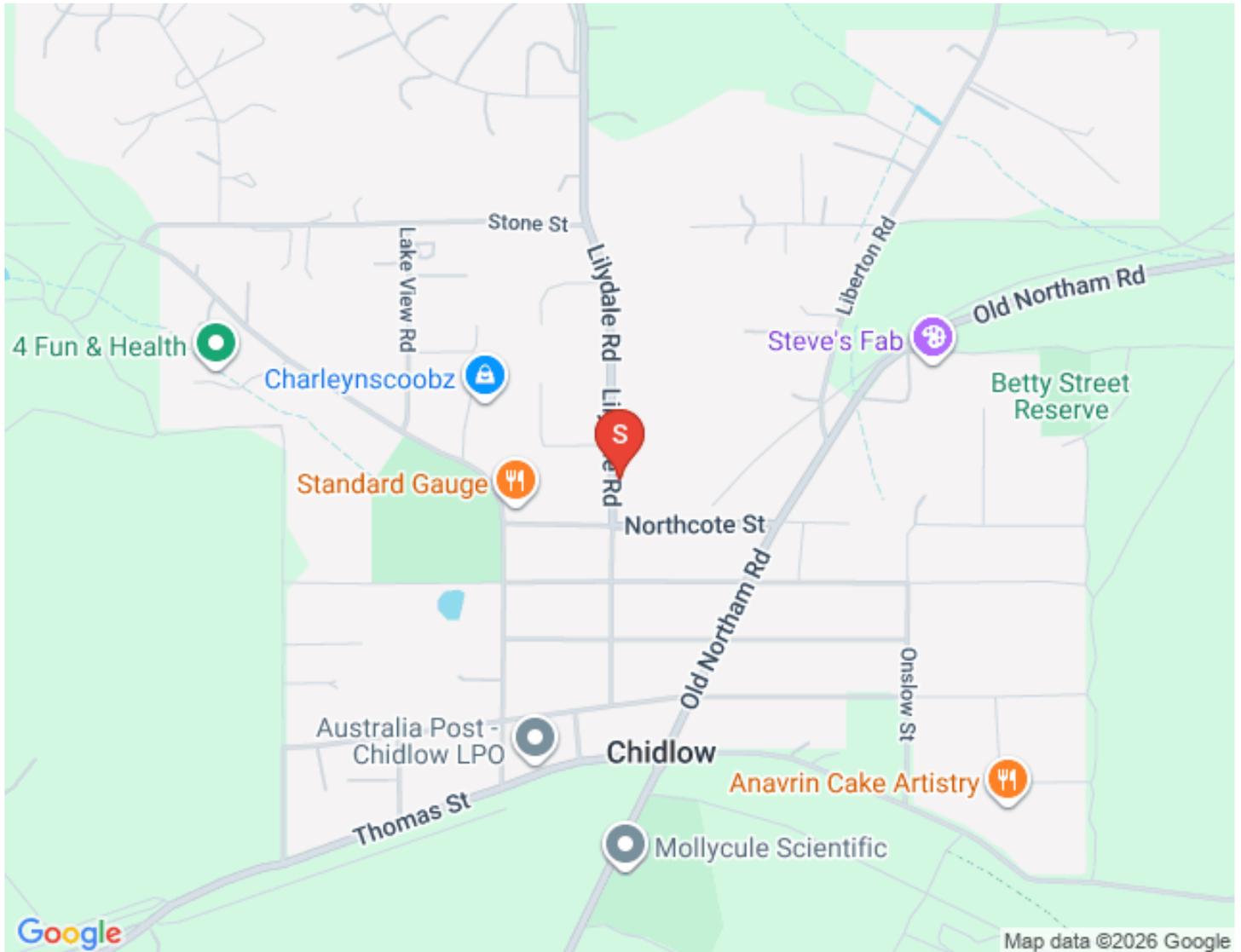
[Click to Download the Offer Pack](#)

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

## Local Schools

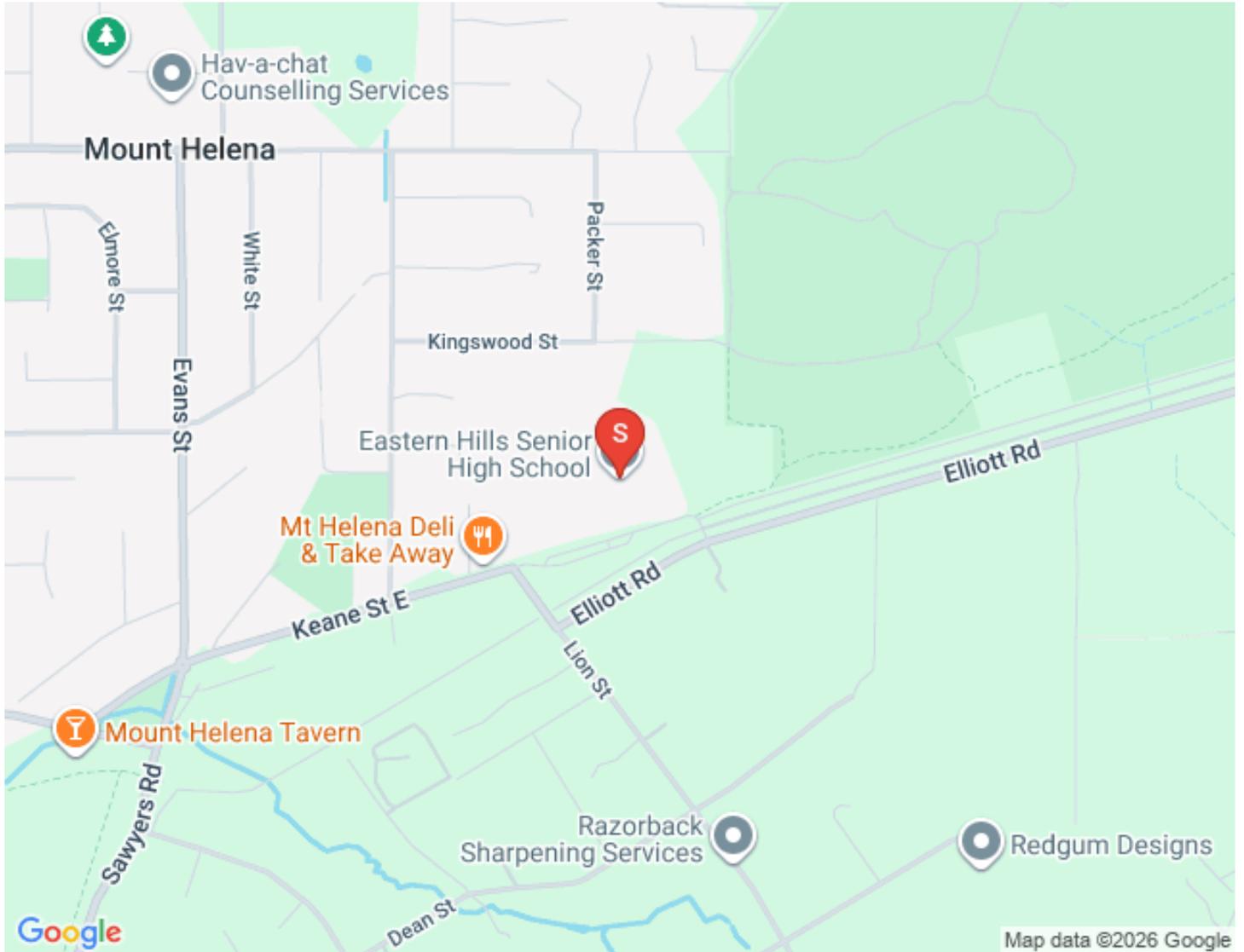


[Click Here to view catchment area.](#)





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



## Chidlow

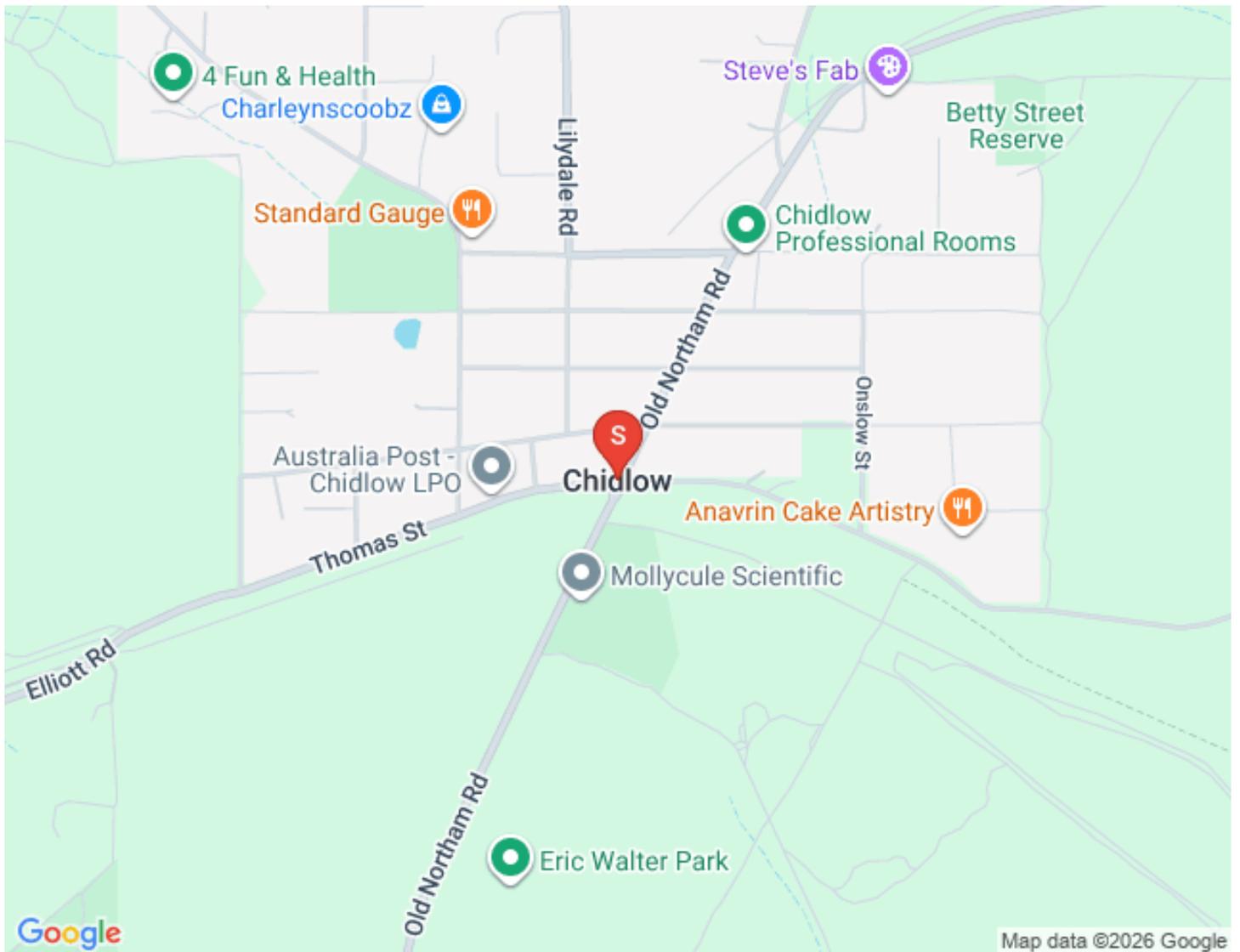
### Chidlow Green



### Chidlow Tavern



### Lake Leschenaultia



# Joint Form of General Conditions

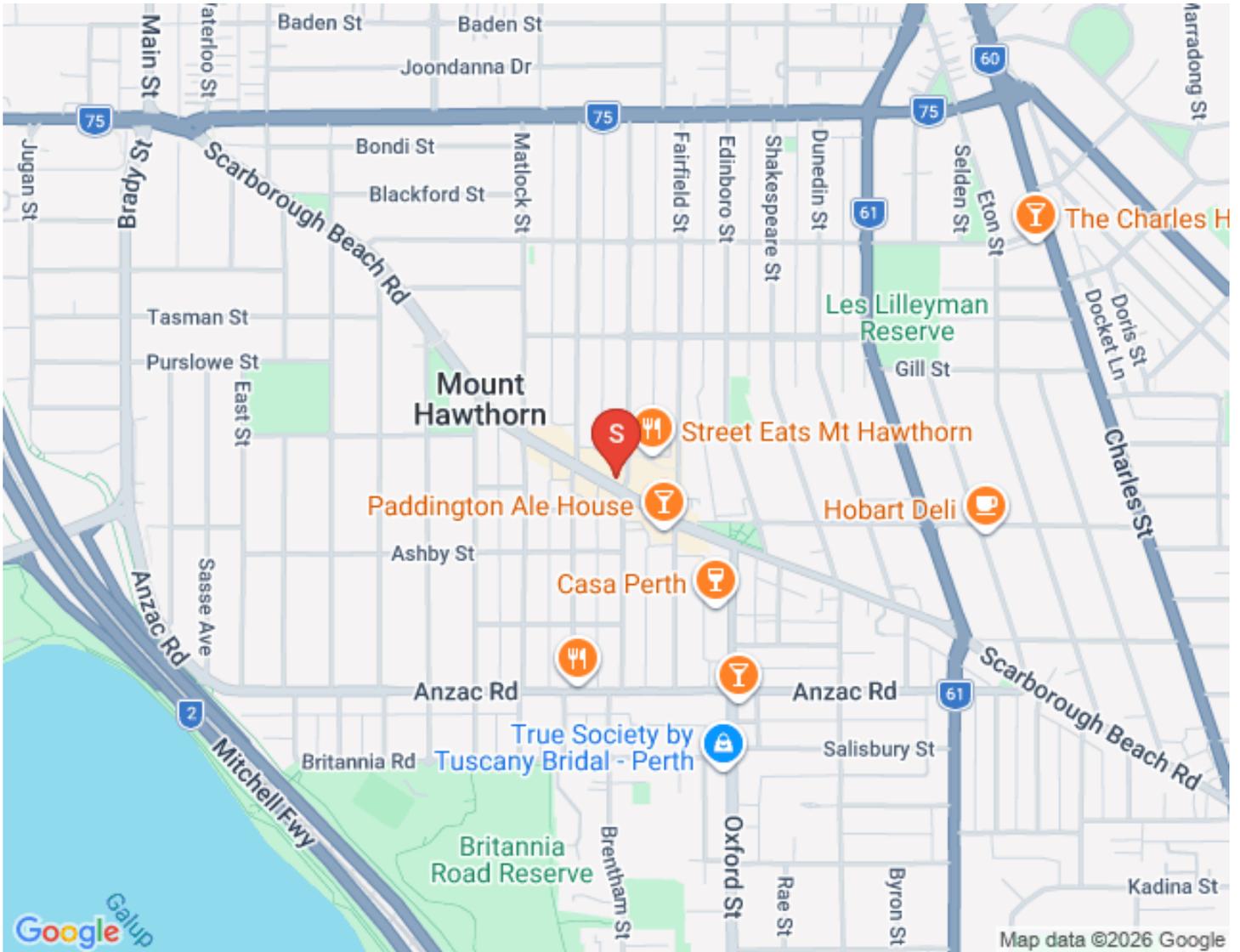
## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



**GUY KING**

SALES CONSULTANT

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.



## **JONATHAN CLOVER**

DIRECTOR / SALES COACH / AUCTIONEER

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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.



## **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.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

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

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## MARK HUTCHINGS

SALES CONSULTANT

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0416304650

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



## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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[admin@fn genesis.com.au](mailto:admin@fn genesis.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 Recent Local Activity



### 1240 Martin Road, Mundaring

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6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



### 1445 Coulston Road, Boya

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3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



### 21 Swan Street East, Guildford

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3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process



## 1 Craigie Place, Mundaring

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4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



## 1435 Hidden Valley Road, Parkerville

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4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



## 45 Timbertop Way, Stoneville

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4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



## 50 Sexton Street, Sawyers Valley

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4 Bed | 2 Bath | 1 Car

Land size: 3705sqm

UNDER OFFER



## 37 Beresford Gardens, Swan View

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4 Bed | 2 Bath | 2 Car

Land size: 900sqm

UNDER OFFER



## 9 Hillway, Swan View

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4 Bed | 2 Bath | 5 Car

Land size: 2264sqm

From \$739,000