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Welcome



12 Brook Road, Darlington

For Definite Sale

3  2  1 

**End Date
Process**

All Offers Presented ON OR BEFORE 6pm, Tuesday February 11th.
(the seller reserves the right to sell prior to the end date)

Rumored to be second house built in Darlington after the train station became operational, this home oozes turn of the century charm and history.

RATES

Council: \$2511.18

Water: \$282.6

SCHOOL CATCHMENTS

Darlington Primary School (500m)

Swan View Senior High School (6.5km)

Kalamunda Senior High School (12.2km)

Eastern Hills Senior High School (17.1km)

FEATURES

* Build Year: Circa 1907

* Built Area: 182sqm (approx)

* Jarrah Floor Boards

* Loft Rooms (Bedrooms 2 & 3)

* Bonaire Ducted Air-conditioning (New in 2021)

* Split System Air-conditioning (Panasonic)

* 4 Burner Gas Stove-top (Chef)

* 600mm Over (Chef)

- * Sheltered Chicken Yard
- * Slow Combustion Wood Fire

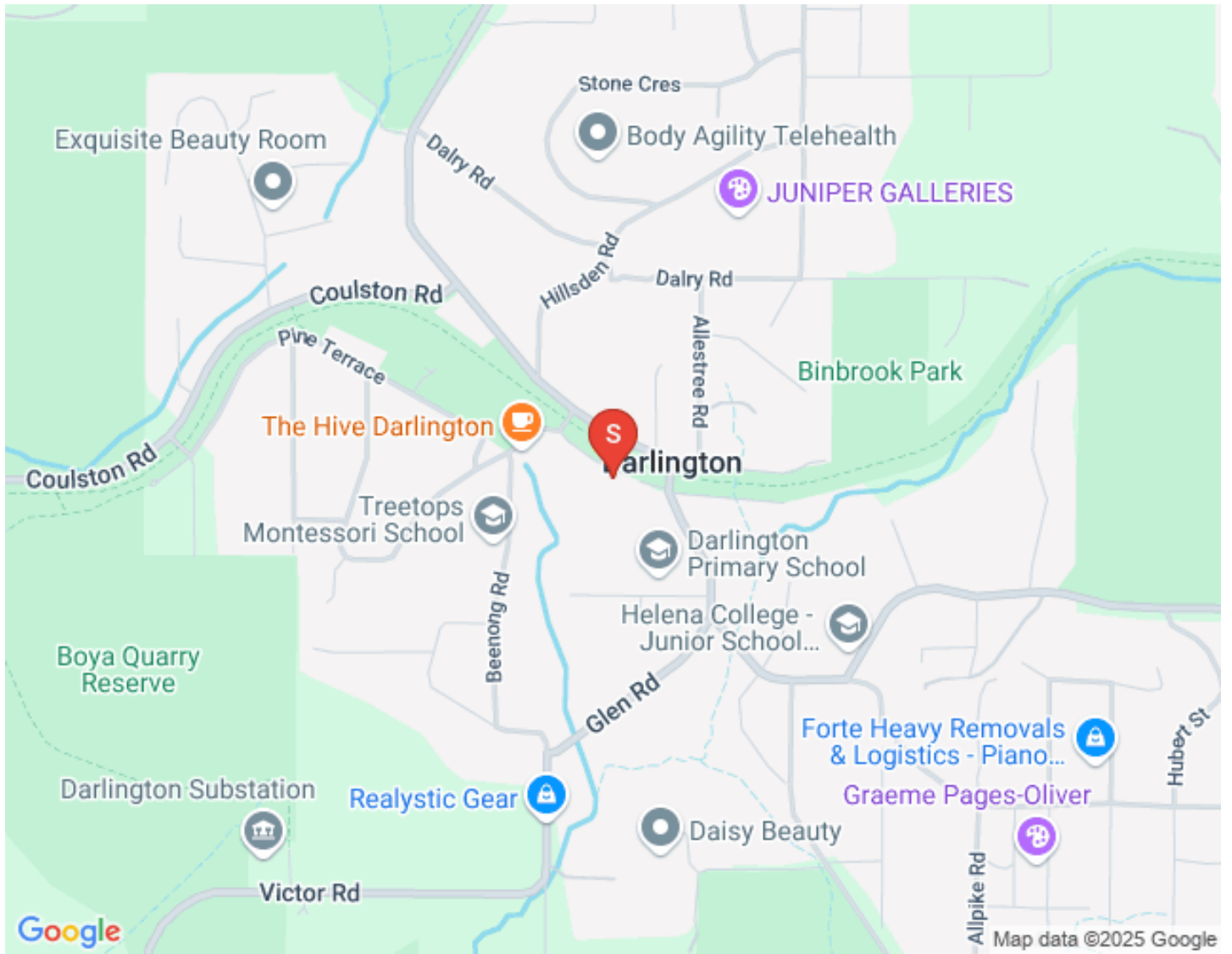
Detailed Specifications

- * Jarrah Frame
- * Fiber-cement Cladding (2022)
- * Earthwool Insulation (2022)
- * ATU system (2023)
- * Fire Suppression System (electric pump & petrol backup)
- * Water Supply - Scheme Water plus ~70,000 ltr rain tank with pressure pump
- * Solar Hot Water System, Electric Boost
- * Wet-back Wood Burning Stove (hot water)

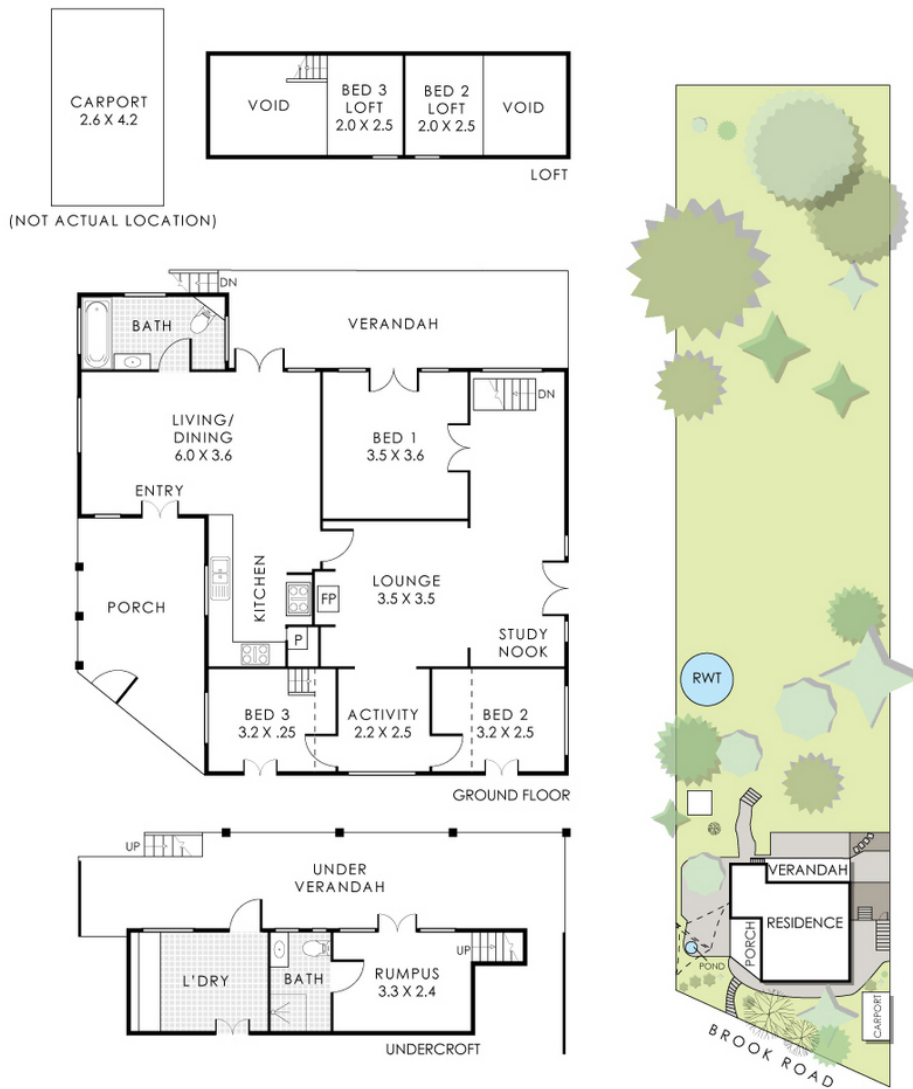
LIFESTYLE

- 200m - Darlington Village
- 220m - Darlington Tennis Club
- 260m - The Hive Restaurant
- 270m - Little Nook Cafe
- 9km - Midland Train Station
- 9.4km - Mundaring Village
- 15.4km - Perth Airport
- 24.7km - Perth CBD

Disclaimer: The property is being sold in "As is" conditioning.



Floor Plan



12 Brook Road, Darlington

Residence 136m² | Porch 14m² | Carport 13m² | Verandah 19m²
Total Area 182m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximate representation only. Measurements and total area do not include or account for wall thickness or roof overhang areas. Client's view 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.cloverre.com.au

Comparable Sales



11 TOBIAS COURT, MUNDARING, WA 6073, MUNDARING

4 Bed | 2 Bath | 4 Car
\$730,000
Sold on: 13/03/2024
Days on Market: 62

Land size: 2000



8 LASLETT CIRCLE, MUNDARING, WA 6073, MUNDARING

4 Bed | 2 Bath | 2 Car
\$930,000
Sold on: 18/09/2024
Days on Market: 13

Land size: 2095



22 PAINTER CRESCENT, MUNDARING, WA 6073, MUNDARING

6 Bed | 3 Bath | 12 Car
\$1,030,000
Sold on: 24/07/2024
Days on Market: 55

Land size: 2000

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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](#)

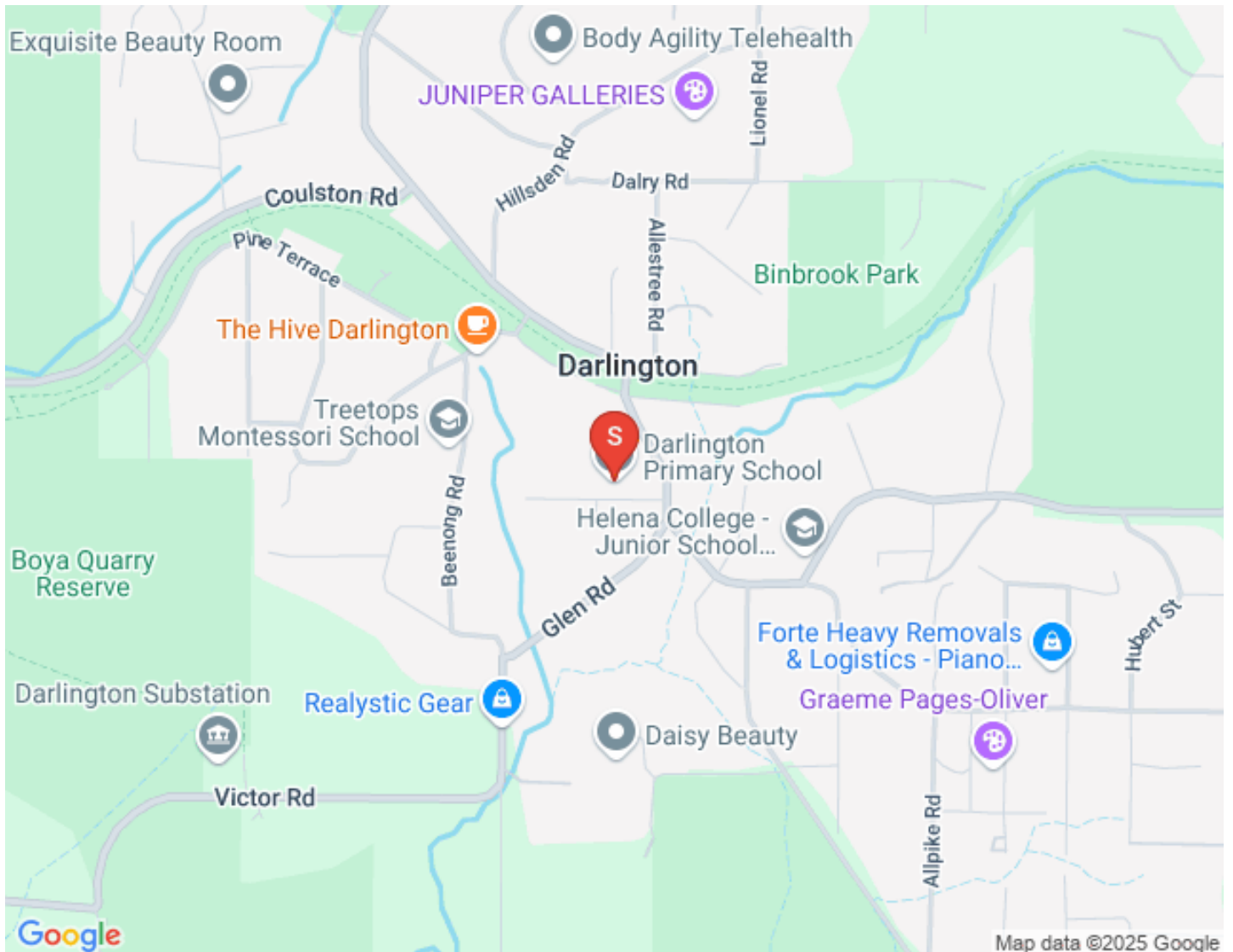
[Click to Download the Plan](#)

Local Schools



Darlington Primary School

[Click Here to View Catchment Area](#)

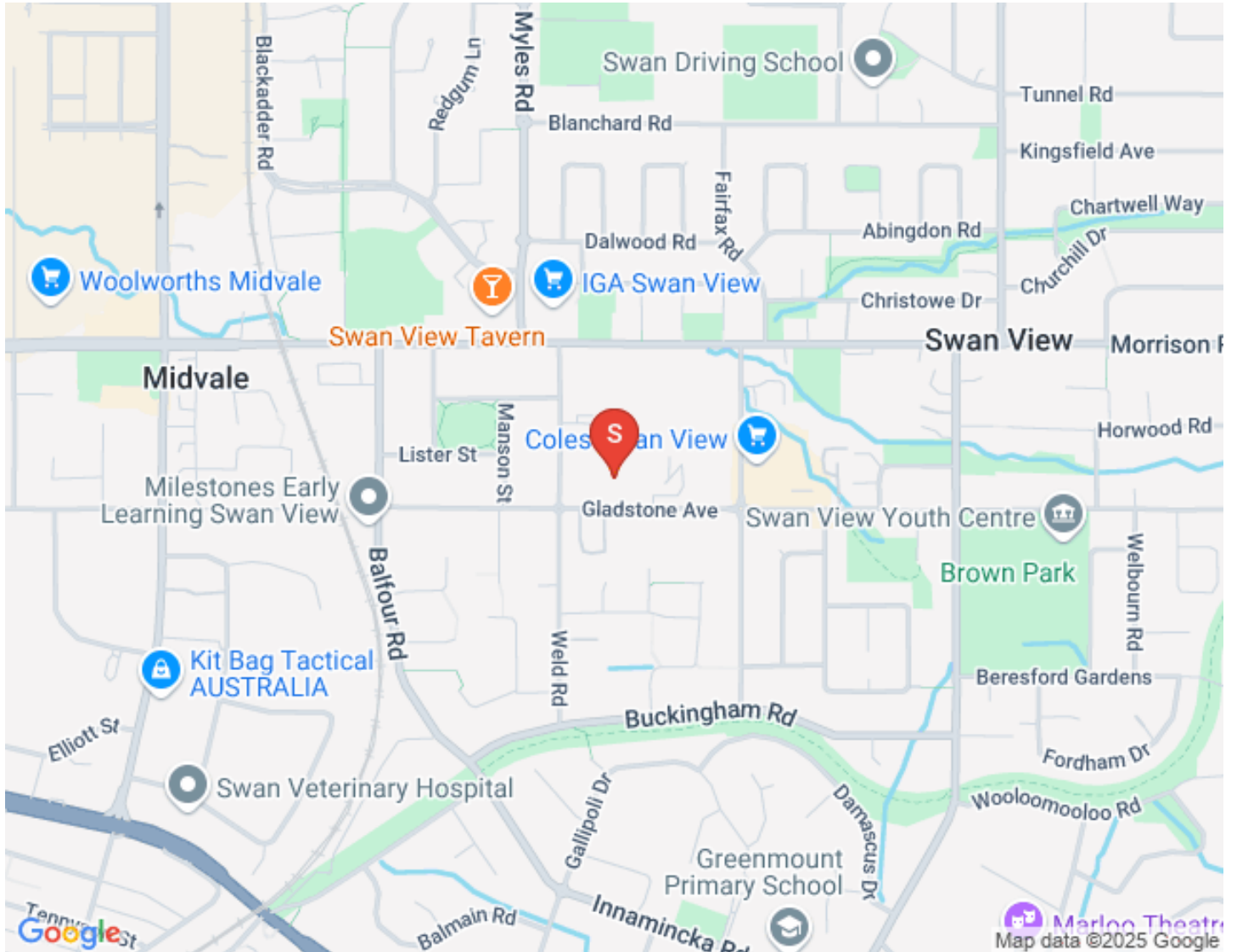




Swan View

SENIOR HIGH SCHOOL

[Swan View Senior High School](#)



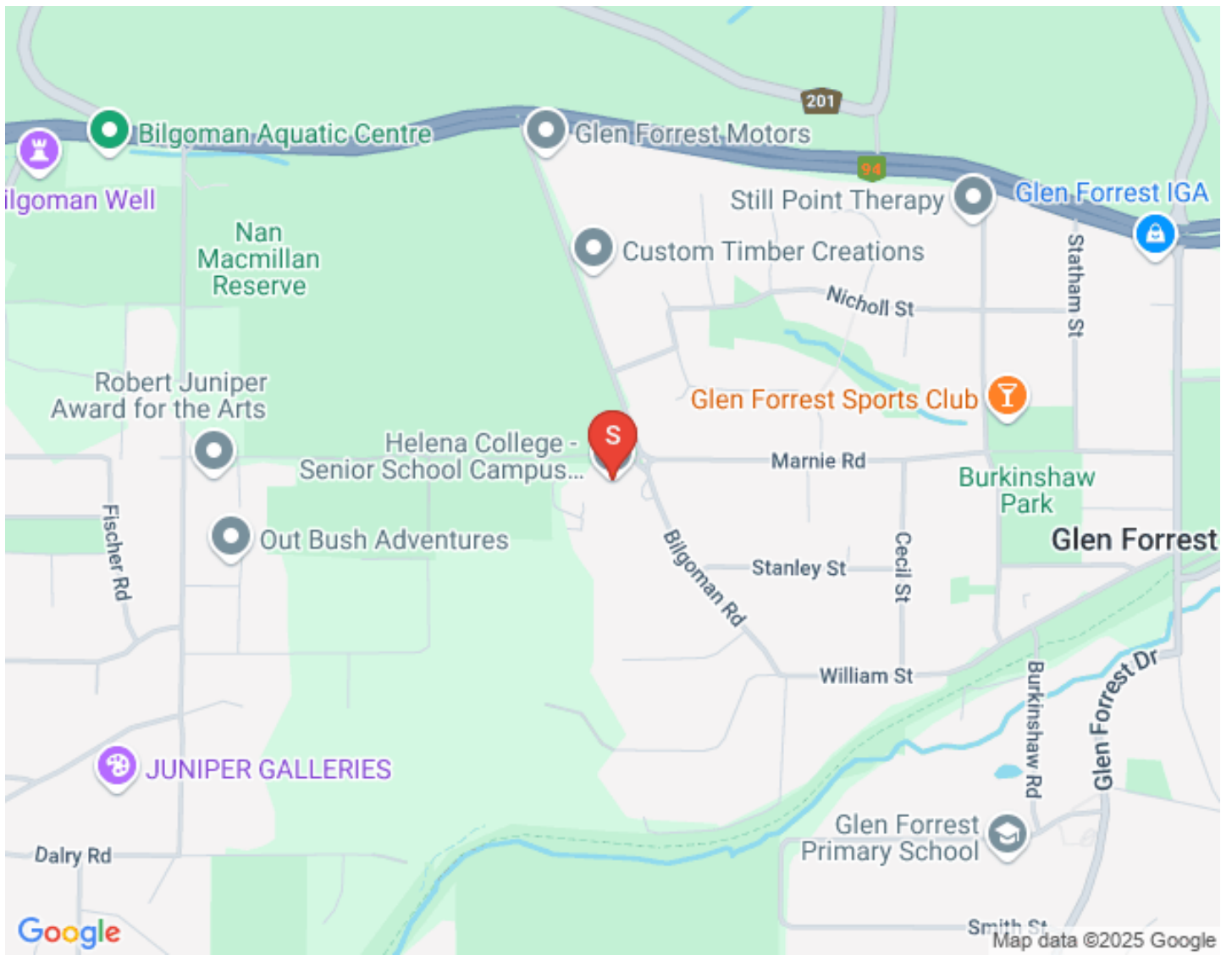
Helena College Darlington

[Click to View School Website](#)



Helena College Glen Forrest

[Click to View School Website](#)



Darlington

Perellas Cafe

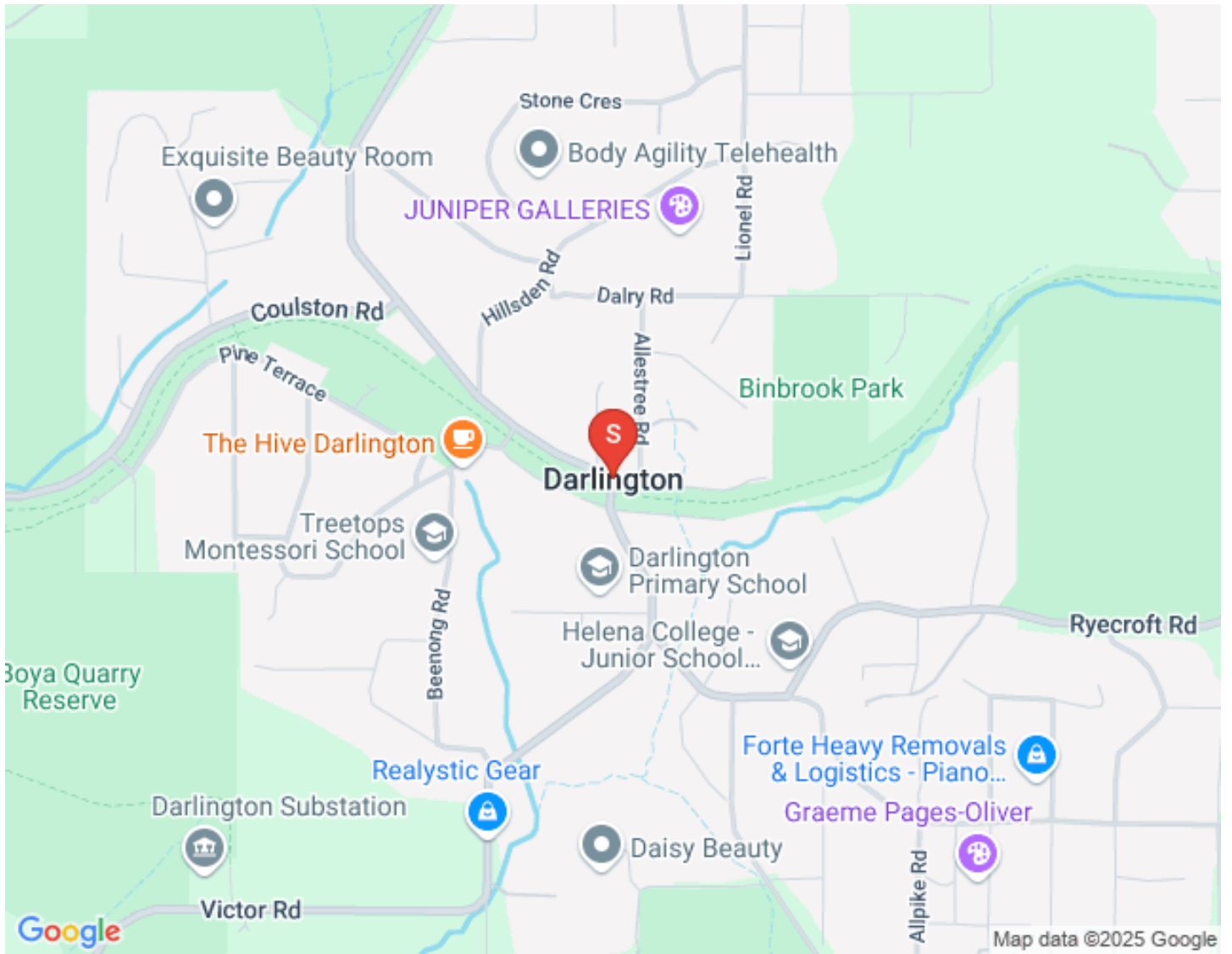


Darlington Hall



Heritage Trail





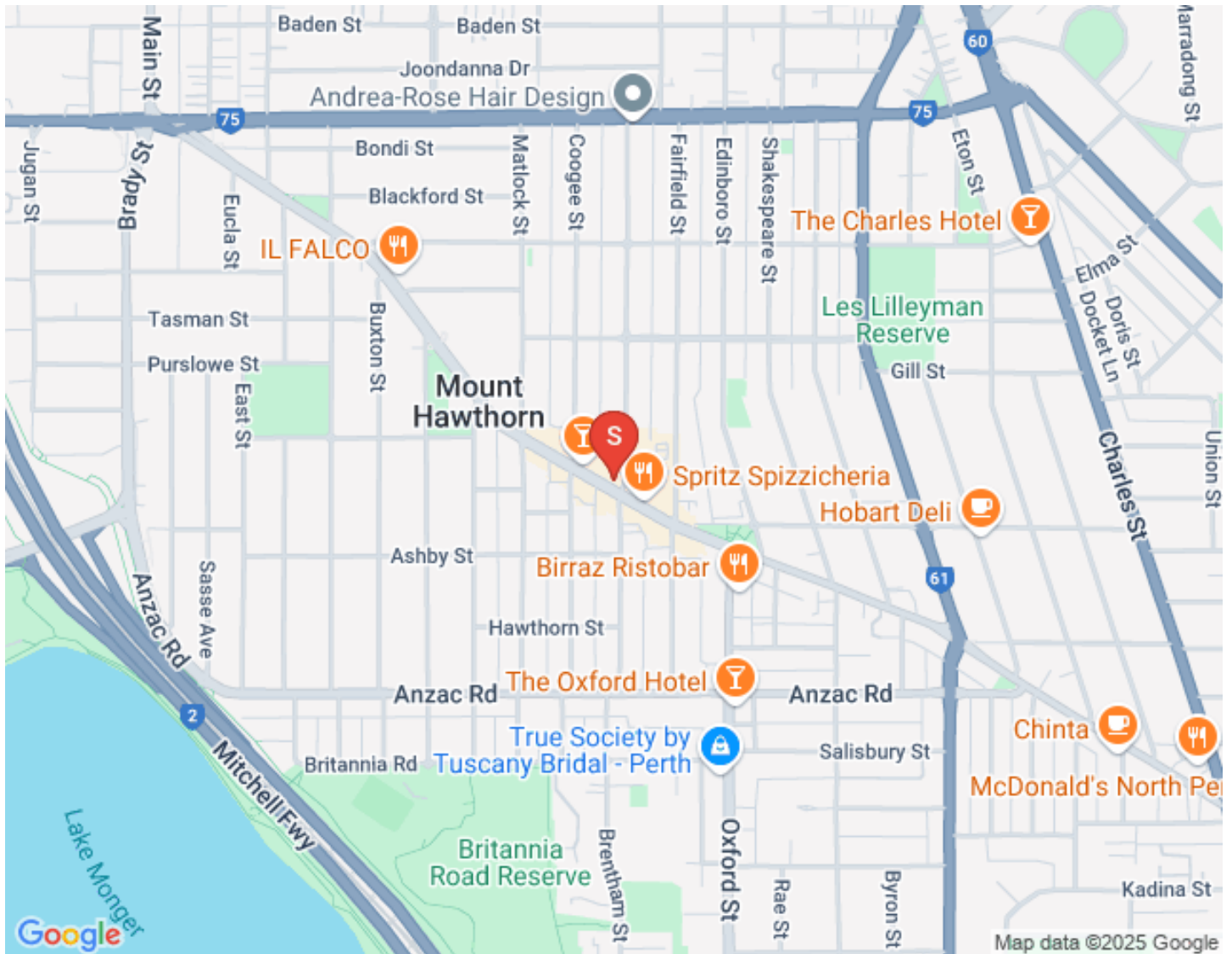
Joint Form of General Conditions

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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jclover@fnggenesis.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@fngenesis.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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.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

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@fn genesis.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 tranquility 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@fn genesis.com.au

Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.

Recent Sales in the Area



Proposed 1040 Coulston Road, Boya

2 Bed | 1 Bath | 2 Car

Land size: 2562sqm

UNDER OFFER



1515 Stone Street, Chidlow

5 Bed | 3 Bath | 2 Car

Land size: 2.20ha

** UNDER OFFER **



8891 Stoneville Road, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.17ha

From \$1,100,000



27 Quenda Glade, Gidgegannup

1 Bed | 1 Bath | 6 Car

Land size: 2.71ha

End Date Process



19 Centenary Drive, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.10ha

UNDER OFFER



25 Benowa Drive, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 3288sqm

****UNDER OFFER****



11B Hidden Court, Glen Forreest

4 Bed | 2 Bath | 2 Car

Land size: 1013sqm

End Date Process



5 Pax Grove, Glen Forreest

3 Bed | 1 Bath | 2 Car

Land size: 1.05ac

End Date Process



16 Statham Street, Glen Forreest

4 Bed | 2 Bath | 2 Car

Land size: 2034sqm

End Date Process



70 Lascelles Parade, Gooseberry Hill

4 Bed | 3 Bath | 0 Car

Land size: 1002sqm

** UNDER OFFER **



8 Honor Ridge, Jane Brook

3 Bed | 2 Bath | 2 Car

Land size: 717sqm

** UNDER OFFER **



780 Stevens Street, Mundaring

Land size: 2030sqm

From \$299,000



105 Gill Street, Mundaring

4 Bed | 2 Bath | 4 Car

Land size: 1.18ha

UNDER OFFER



8 Wildflower Grove, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 4001sqm

UNDER OFFER