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## Welcome



**27 Lyrebird Way, Thornlie**

**UNDER OFFER**

4  1  0 

**UNDER  
OFFER**

All offer presented on before 6pm Tuesday 25th of February.  
(The seller reserves the right to accept offers before the end date.)

### SCHOOL CATCHMENTS

Yale Primary School (1.5km)  
Brockman Primary School (2.3km)  
Thornlie High School (3.7km)

### RATES

Council: \$  
Water: \$1,006.62 (FY 23-24)

### ZONING

Proposed Rezoning (R17.5 to R40/60)  
Zoning amendment endorsed by WAPC and with the Minister for final approval. Decision expected after election (April)

### DEVELOPMENT POTENTIAL

- \* 2 single houses (retain and build with battleaxe configuration)
- \* 4 units/grouped dwellings
- \* 8 apartments/multiple dwellings (10 with a density bonus)

### FEATURES

- \* Build Year: 1976
- \* Total Built Area: 127sqm

- \* Construction: Brick & Tile
- \* Slate & Vinyl Floors
- \* Split-System AC (Mitsubishi)
- \* 3 Phase Power
- \* Side Access
- \* 4 Burner Electric Stove-top (Chef)
- \* 600mm Oven (Chef)
- \* Laminate Bench-tops
- \* Patio Area
- \* Solar (Growatt Inverter 5kW)
- \* Instant Electric HWS (Wilson)

#### LIFESTYLE

270m  Bower Street Reserve

660m  Partridge Way Reserve

450m - Spencer Village (Medical centre, pharmacy, International food court, fast food)

650m - Thornlie Station

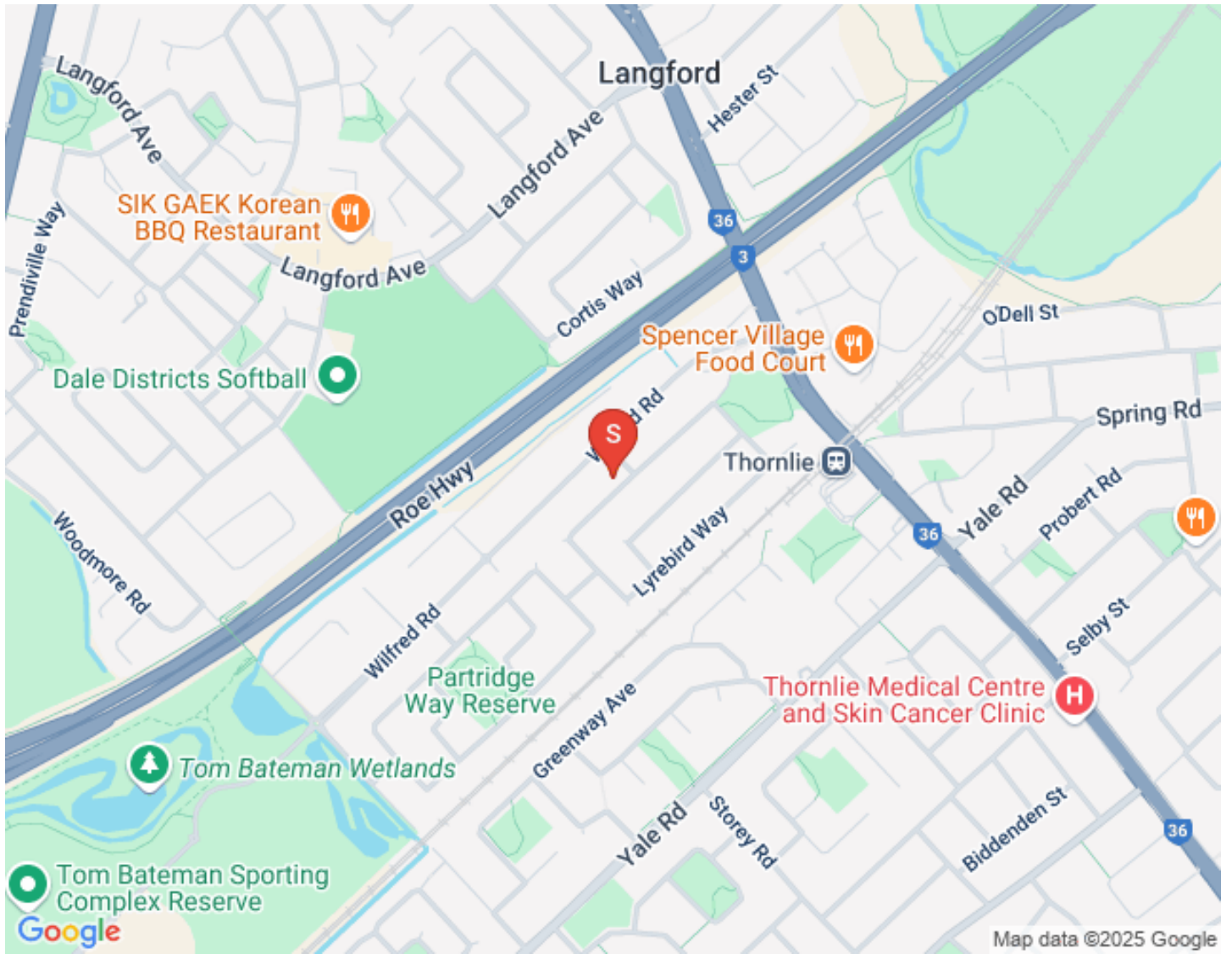
4.6km - Westfield Carousel

16km - Perth CBD

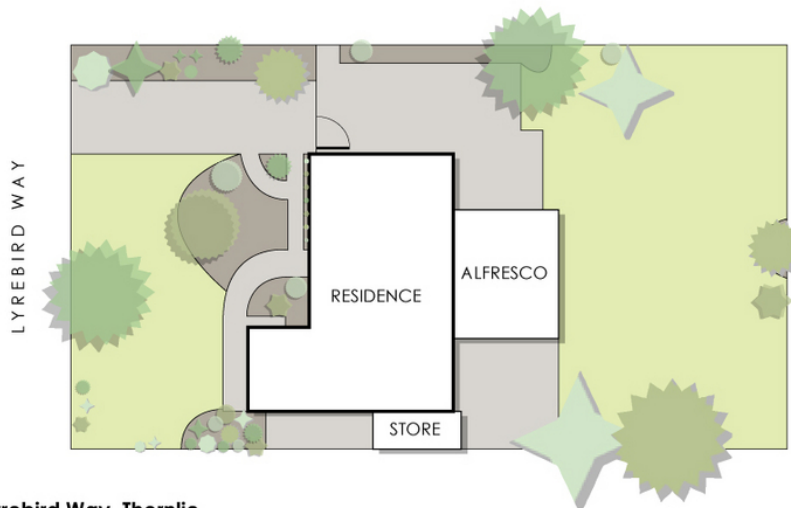
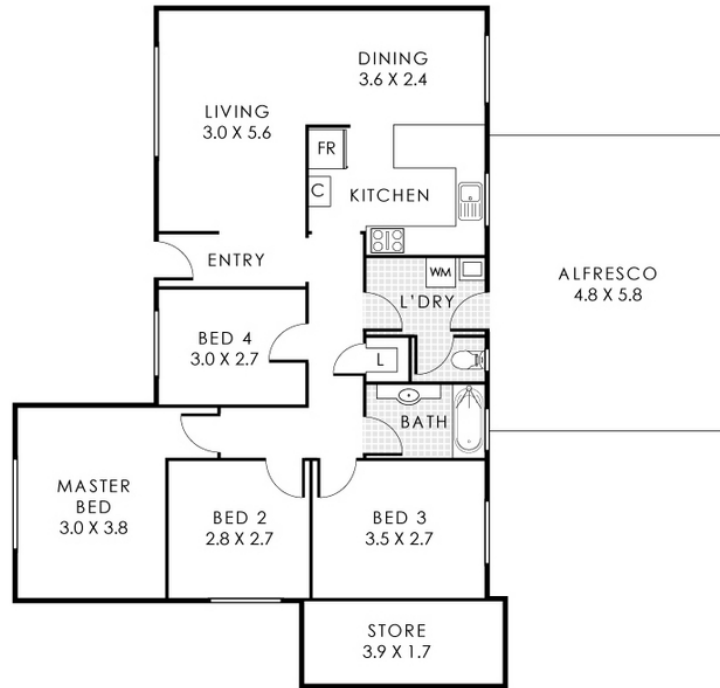
#### Disclosure Items:

Dining room window frame broken

Patio and side structure have not been approved



# Floor Plan



## 27 Lyrebird Way, Thornlie

Residence 92m<sup>2</sup> | Store 7m<sup>2</sup> | Alfresco 28m<sup>2</sup>  
**Total Area 127m<sup>2</sup>**



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 areas do not include or account for wall thickness or roof area under eaves. CIBC 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.cibccreative.com.au

## Certificate of Title

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

[Click to Download the Sketch](#)

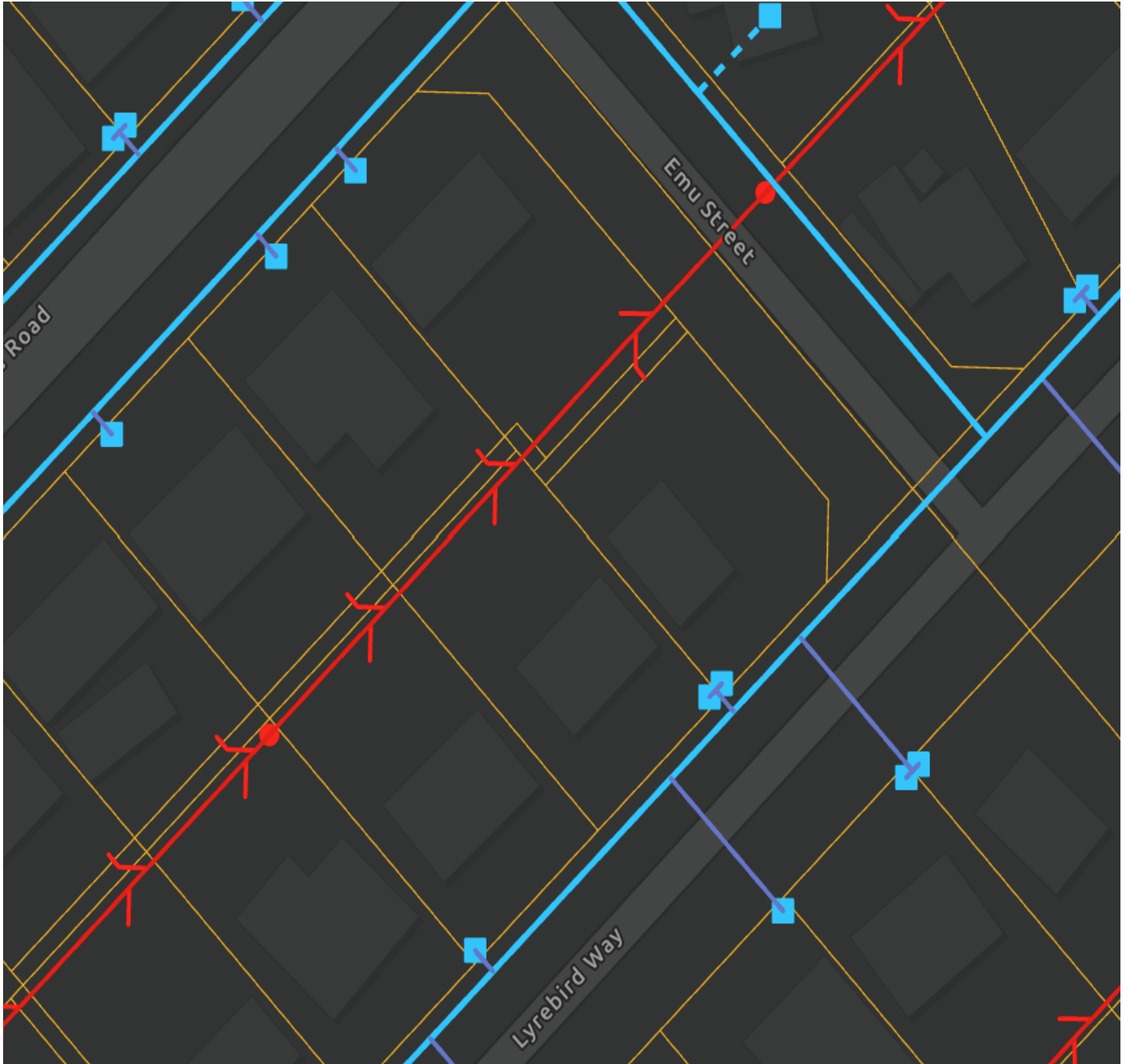
[Click to Download the Plan](#)

## Offer Documents

[Click to Download the Offer Pack](#)

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

## Water Corp Map





## Comparable Sales



### 25 LYREBIRD WAY, THORNLIE, WA 6108, THORNLIE

3 Bed | 1 Bath | 2 Car  
\$595,000  
Sold ons: 24/05/2024  
Days on Market: 30

Land size: 728  
**sale - sold**



### 31 WILFRED ROAD, THORNLIE, WA 6108, THORNLIE

4 Bed | 1 Bath | 1 Car  
\$660,000  
Sold ons: 04/11/2024  
Days on Market: 5

Land size: 726  
**sale - sold**



### 48 LYREBIRD WAY, THORNLIE, WA 6108, THORNLIE

4 Bed | 2 Bath | 1 Car  
\$705,000  
Sold ons: 17/12/2024  
Days on Market: 78

**sale - sold**



### 95 PARTRIDGE WAY, THORNLIE, WA 6108, THORNLIE

4 Bed | 1 Bath | 6 Car  
\$740,000  
Sold ons: 21/08/2024  
Days on Market: 21

Land size: 692  
**sale - sold**

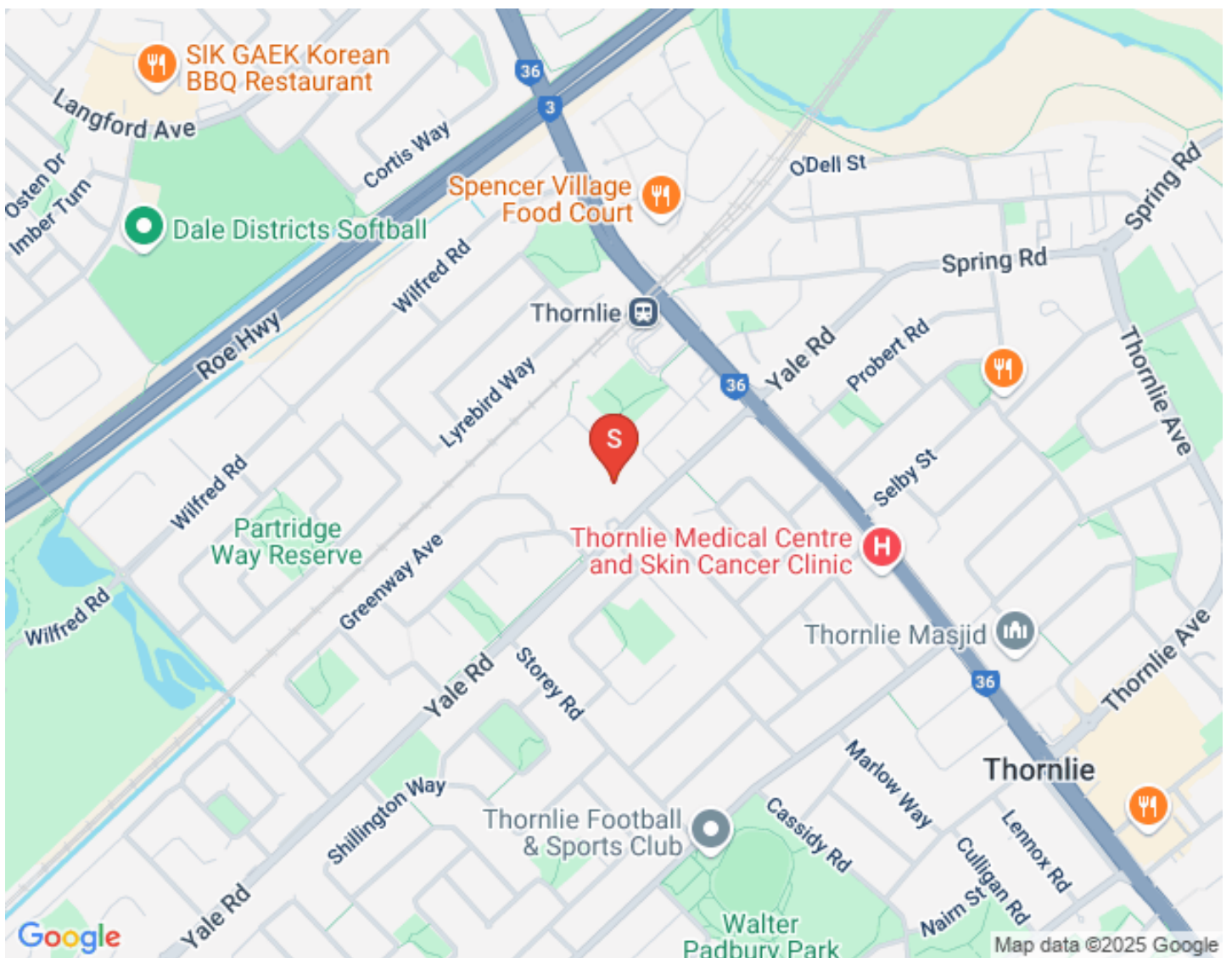
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# Rental Assessment

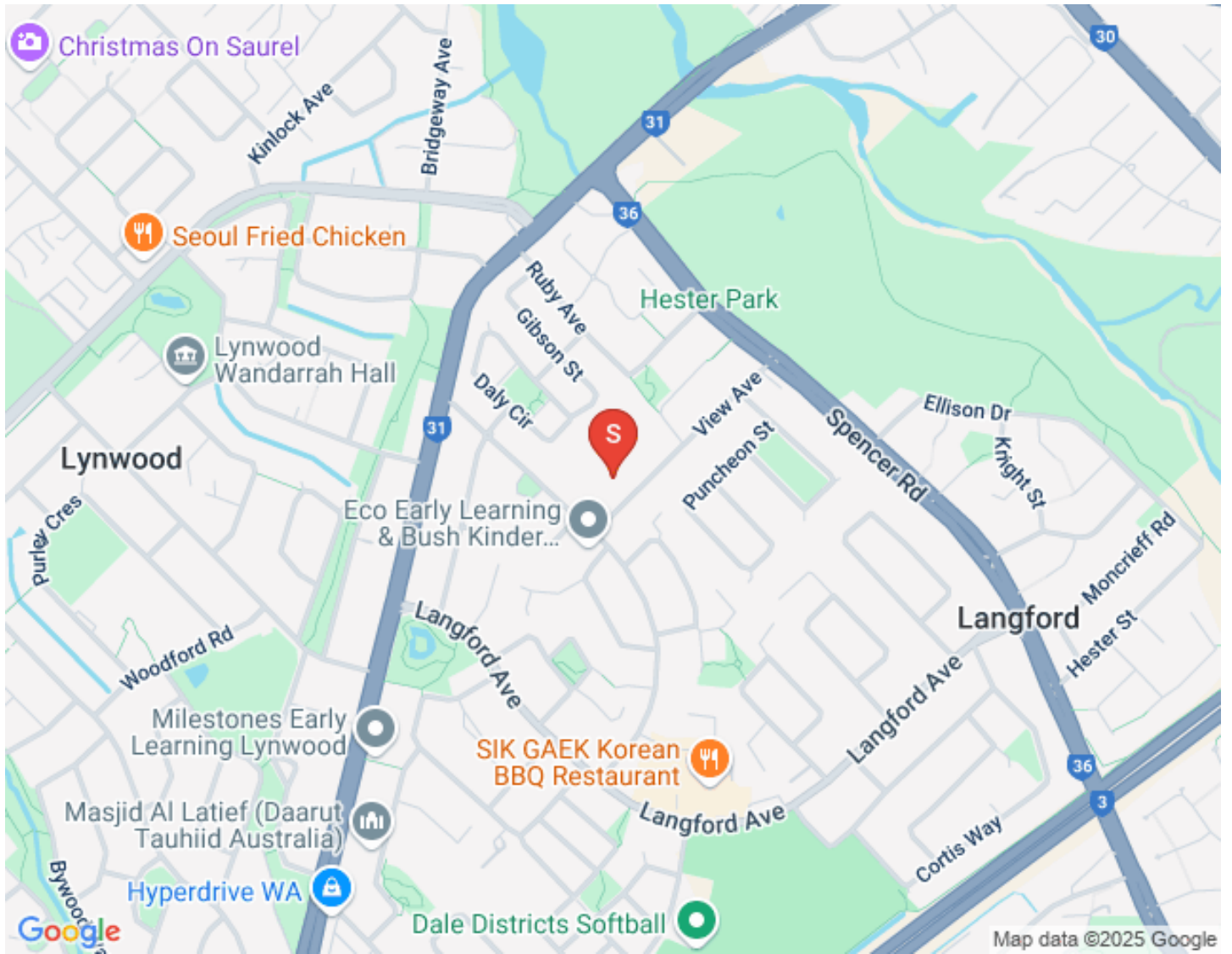
## Local Schools



[Click to view Yale Primary School](#)

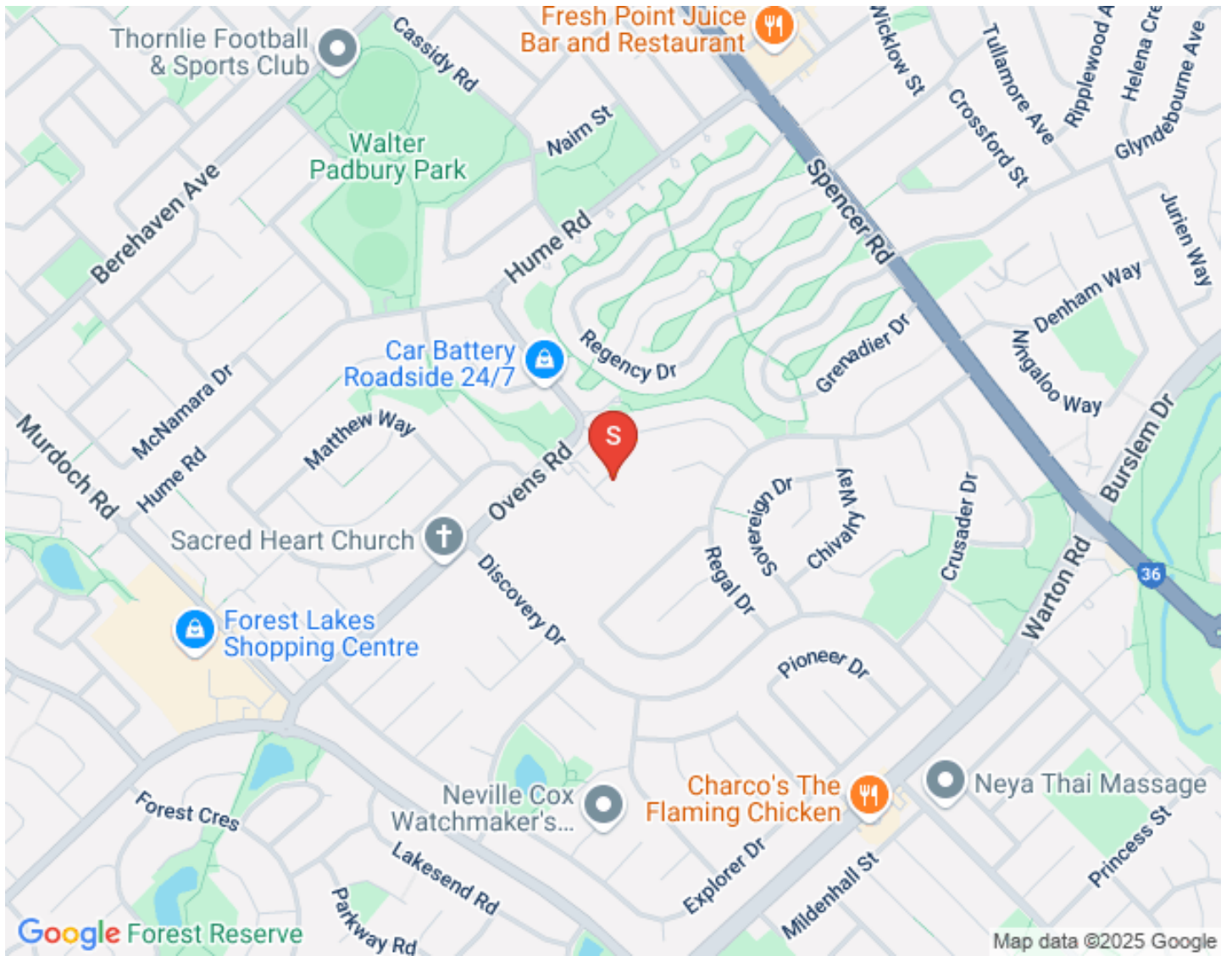


[Click to view Brockman Primary School](#)



[Click to view Thornlie High School](#)





## Thornlie

### Town Centre Drive Reserve



### Thornlie Skate Park



### Leisure World Thornlie



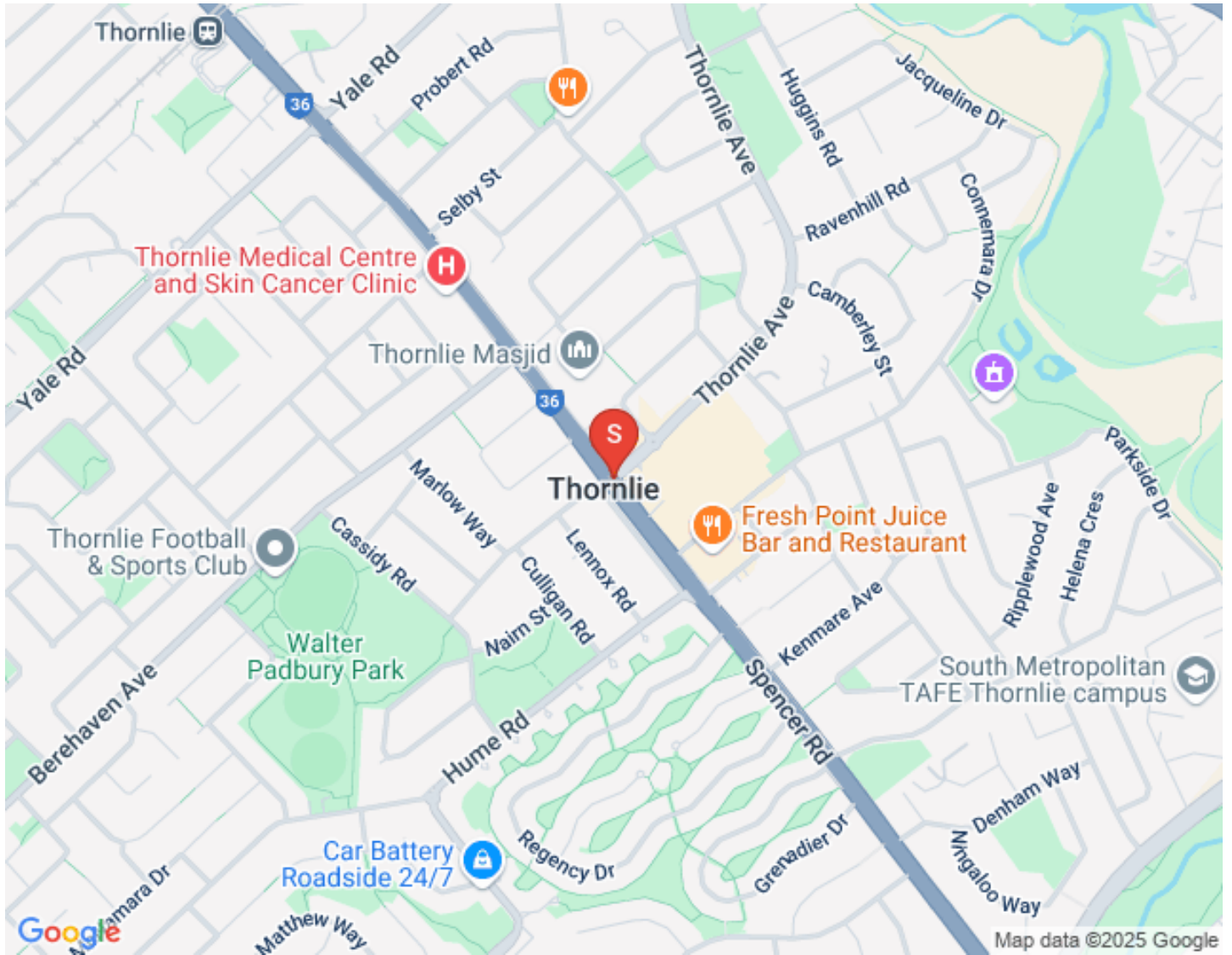


**Thornlie Square Shopping Centre**



**Aldi**







# Joint Form of General Conditions

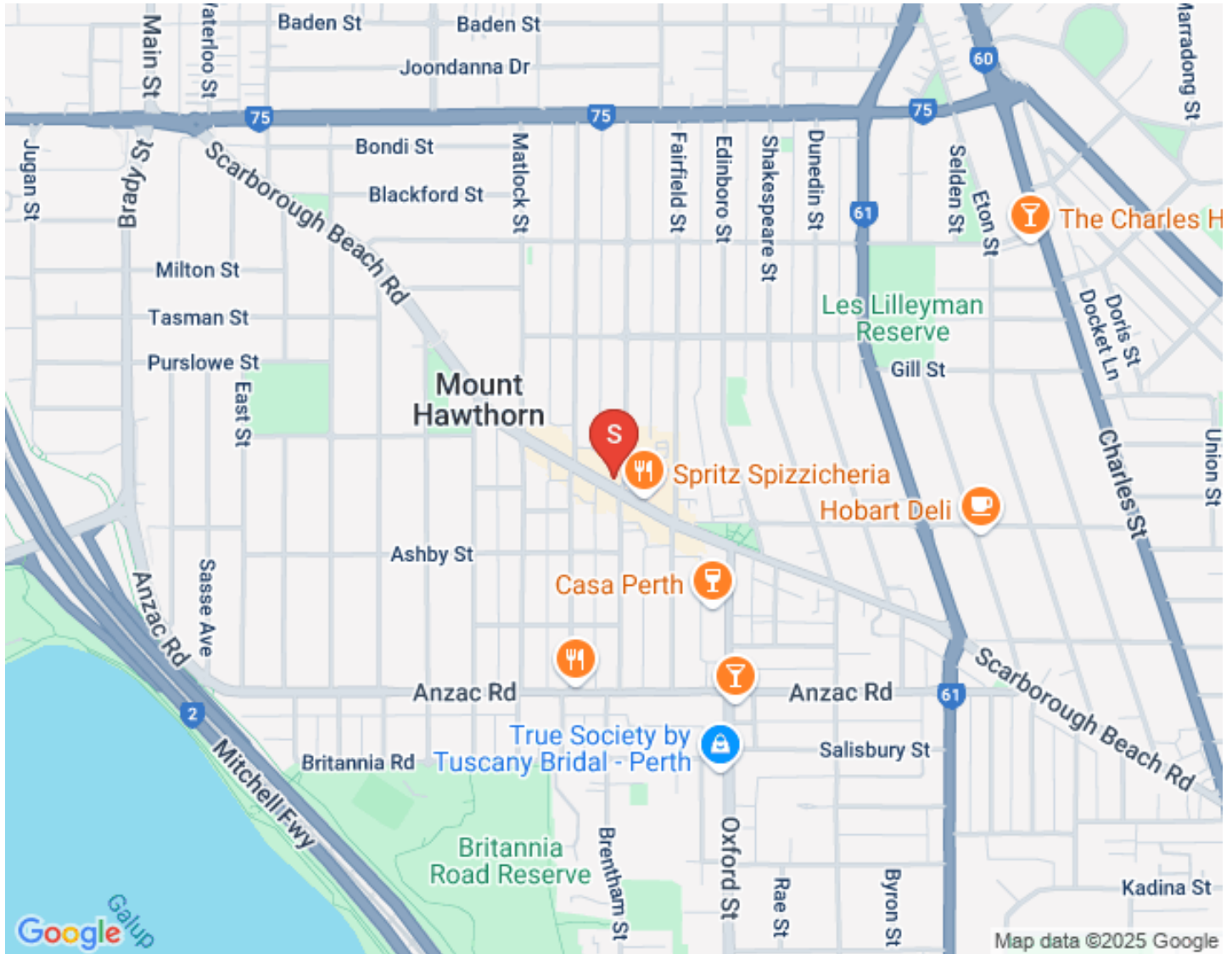
## 2022 General Conditions

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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@fngenesisis.com.au](mailto: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.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

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

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[njayant@fn genesis.com.au](mailto:njayant@fn genesis.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.



## **DAMIAN MARTIN**

PARTNER / SALES CONSULTANT

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0432 269 444

[dmartin@fn genesis.com.au](mailto: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.



## **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.



## **MARK HUTCHINGS**

SALES CONSULTANT

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0416304650

[mhutchings@fngenesisis.com.au](mailto:mhutchings@fngenesisis.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@fngenesisis.com.au](mailto:admin@fngenesisis.com.au)

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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 Sales in the Area



### 1 Monarch Court, Thornlie

3 Bed | 1 Bath | 1 Car

Land size: 722sqm

End Date Process

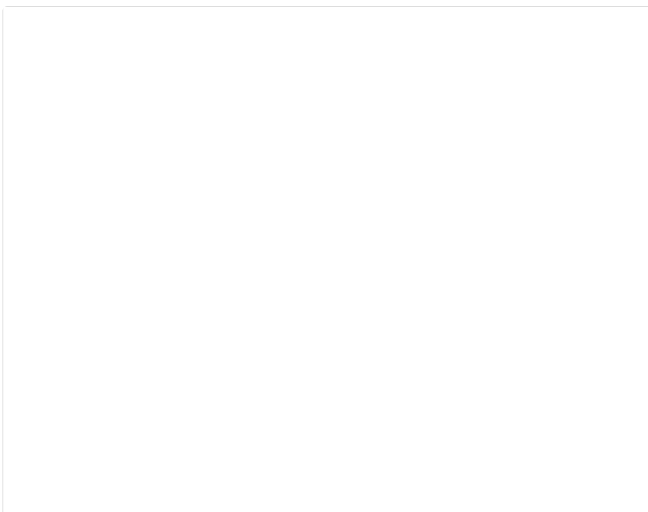


### 2 Charlton Place, Thornlie

4 Bed | 2 Bath | 2 Car

Land size: 810sqm

From \$389,000



### 6 Rushbrook Way, Thornlie

4 Bed | 1 Bath | 1 Car

Land size: 890sqm

End Date Process





## 40 Firefalls Close, Huntingdale

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4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



## 22 Coachwood Way, Maddington

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3 Bed | 1 Bath | 1 Car

Land size: 737sqm

Offers \$299,000-\$329,000



## 141 Crandon Street, Gosnells

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3 Bed | 1 Bath | 2 Car

Land size: 809sqm

!UNDER OFFER!



## 2/18 Malting Court, Canning Vale

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3 Bed | 2 Bath | 2 Car

Land size: 213sqm

Offers \$399,000 - \$449,000



## 124 Amherst Road, Canning Vale

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4 Bed | 2 Bath | 2 Car

Land size: 668sqm

UNDER OFFER



## 2/113 Amherst Road, Canning Vale

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3 Bed | 2 Bath | 2 Car

\$399,000-\$429,000





## 42 Mount Park Way, Canning Vale

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4 Bed | 2 Bath | 3 Car

Land size: 736sqm

Offers from \$660,000



## 144 Southacre Drive, Canning Vale

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4 Bed | 2 Bath | 2 Car

Land size: 648sqm

End Date Process



## 74D George Way, Cannington

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3 Bed | 1 Bath | 2 Car

Land size: 216sqm

ALL OFFERS



## 43 Sanderling Drive, Thornlie

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4 Bed | 1 Bath | 1 Car

Land size: 796sqm

Under Offer!