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## Welcome



### 15 Stawell Way, Padbury

#### Family Living with Backyard Bliss

4  2  2 

#### Offers

Tucked away in a quiet cul-de-sac on an elevated street, this welcoming four-bedroom, two-bathroom home offers space, privacy and an ideal layout for family life. From the moment you arrive the manicured front lawn, framed by established palms, sets a peaceful tone. Inside, Sydney Blue Gum timber floors flow through light-filled living areas, where pitched ceilings and bay-style windows create a sense of openness and warmth. It's a home that feels calm and inviting, where there is space to unwind, entertain, and enjoy daily life.

At the centre of the home is the open plan kitchen and family area, with separate dining and living spaces nearby. The kitchen is modern and crisp, with white cabinetry, tiled splashback, overhead storage, and a breakfast bar that works for both casual meals and extra prep space. Large windows above the sink look out to the backyard, making it easy to keep an eye on the kids while dinner's cooking. Cooking and conversation go hand in hand, with the family able to relax nearby in the secondary living space, while dinner is on the go. The functionality of this kitchen with a dual oven, 5 burner gas stove and dishwasher make mealtimes fuss free.

The master bedroom is positioned thoughtfully, with a walk-in robe, ensuite, and a beautiful bay window that brings in soft light throughout the day. An overhead fan keeps things comfortable, and Daikin zoned reverse-cycle air-conditioning means every room stays just temperature controlled all year round. The three secondary bedrooms each with built-in wardrobes. The common bathroom with built-in tub is ideal for young children or quiet soaks at the end of the day. Extra storage throughout the home keeps daily life running smoothly and helps manage the clutter that often comes with a busy family.

Step outside and you'll find a backyard that's made for play and entertaining. Double sliding

doors open from the family area onto a huge patio, perfect for weekend BBQs or family celebrations. Beyond that, there's lush lawn, shade from mango, fig, banana and olive trees, and room for trampolines or monkey bars.

The shed has massive appeal for those who want to have their own getaway whether its tinkering with cars, boats or toys. These large sized sheds are usually found on acreage, not out the back of a residential home in Perth suburbia. Whilst the large shed has the ability to store it all, the drive-through carport provides another space for boats, trailers or a campervan in between trips away. With high fences, a security system, and easy access to shops, Whitfords Beach, Hillarys Boat Harbour and Craigie Leisure Centre, this is a home that offers comfort, convenience and a lifestyle the whole family will love.

#### SCHOOL CATCHMENT

Bambara Primary School (1.0km)

Duncraig Senior High School (4.0km)

#### RATES

Council: \$ approx

Water: \$1210 approx

#### FEATURES

##### General

- \* Build Year: 1983
- \* Built Area: 284sqm (approx)
- \* Cul De Sac Location
- \* Elevated Position
- \* Hard Timber Flooring (Sydney Blue Gum)
- \* High Pitched Ceilings
- \* Reverse Cycle Zoned Air-Conditioning (Daikin)
- \* Built-in Wardrobes in Secondary Bedrooms
- \* Bathtub - Main Bathroom
- \* Additional Storage Solutions Throughout Home

##### Kitchen

- \* Oven/Grill (Westinghouse)
- \* Dishwasher (Omega)
- \* 5 Burner Gas Stove

##### Outside












- \* Gas instant hot water
- \* Large Patio
- \* Pond (new pump)
- \* Huge Shed
- \* Multiple Parking Spaces
- \* Spacious Backyard
- \* Reticulation - front and backyard

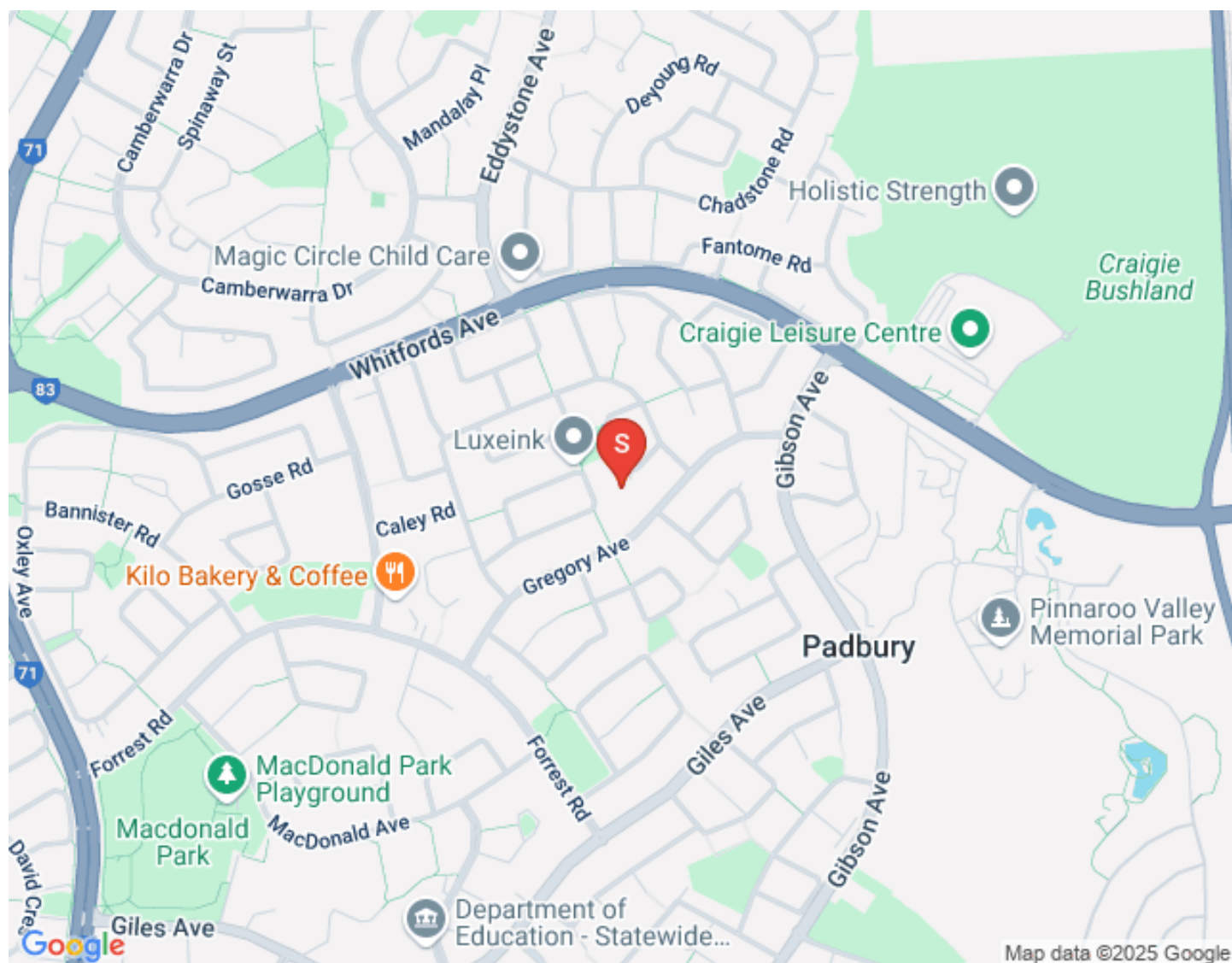
\* Established Trees (Mango, Fig, Olive, Banana, and Palms)

Disclosure Item:

The CCTV Security system is functional but not warranted by the seller.

#### LIFESTYLE

- 130m  Wentworth Park
- 1.0km  Oak and Fork Restaurant
- 1.0km  Forrest Plaza Shopping Centre
- 1.2km  Craigie Leisure Centre
- 1.7km  McDonald Park and Playground
- 2km  Whitfords Train Station
- 2.2km  Alex Junior Espresso
- 3.0km  Westfield Whitfords City
- 3.4km  St Marks Anglican Community School
- 4.1km  Whitfords Beach
- 6.1km  Hillarys Boat Harbour



# Floorplan



## 15 Stawell Way, Padbury

Residence 143m<sup>2</sup> | Carport 18m<sup>2</sup> | Garage/Workshop 76m<sup>2</sup> | Patio 40m<sup>2</sup> | Verandah 7m<sup>2</sup>  
Total Area 284m<sup>2</sup>



This floorplan is for information purposes only to show the layout of the property. While 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. Cite 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.citecreative.com.au

## Comparable Sales



### 5 WELLS PLACE, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 4 Car  
\$995,000  
Sold ons: 19/03/2025  
Days on Market: 42

Land size: 732  
**sale - sold**



### 3 FRASER WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 2 Car  
\$1,070,000  
Sold ons: 29/03/2025  
Days on Market: 31

Land size: 706  
**sale - sold**



### 15 JOHNSTON WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 4 Car  
\$1,080,000  
Sold ons: 30/01/2025  
Days on Market: 23

Land size: 684  
**sale - sold**



### 4 BARRALLIER WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 2 Car  
\$1,100,000  
Sold ons: 19/03/2025  
Days on Market: 0

**sale - sold**



### 30 WENTWORTH WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 1 Car  
\$1,120,000  
Sold ons: 07/11/2024  
Days on Market: 37

Land size: 701  
**sale - sold**



### 12 JASON PLACE, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 2 Car  
\$1,137,250  
Sold ons: 14/11/2024  
Days on Market: 66

Land size: 794  
**sale - sold**



### 5 WENTWORTH WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 1 Car  
\$1,191,500  
Sold ons: 17/04/2025  
Days on Market: 24

Land size: 720  
**sale - sold**



### 51 WARNER DRIVE, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 1 Car  
\$1,243,000  
Sold ons: 12/05/2025  
Days on Market: 62

Land size: 684  
**sale - sold**

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## Certificate of Title

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

[Click to download the Sketch](#)

[Click to download the Diagram](#)

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

[Click to download the Document B580234](#)

## Offer Documents

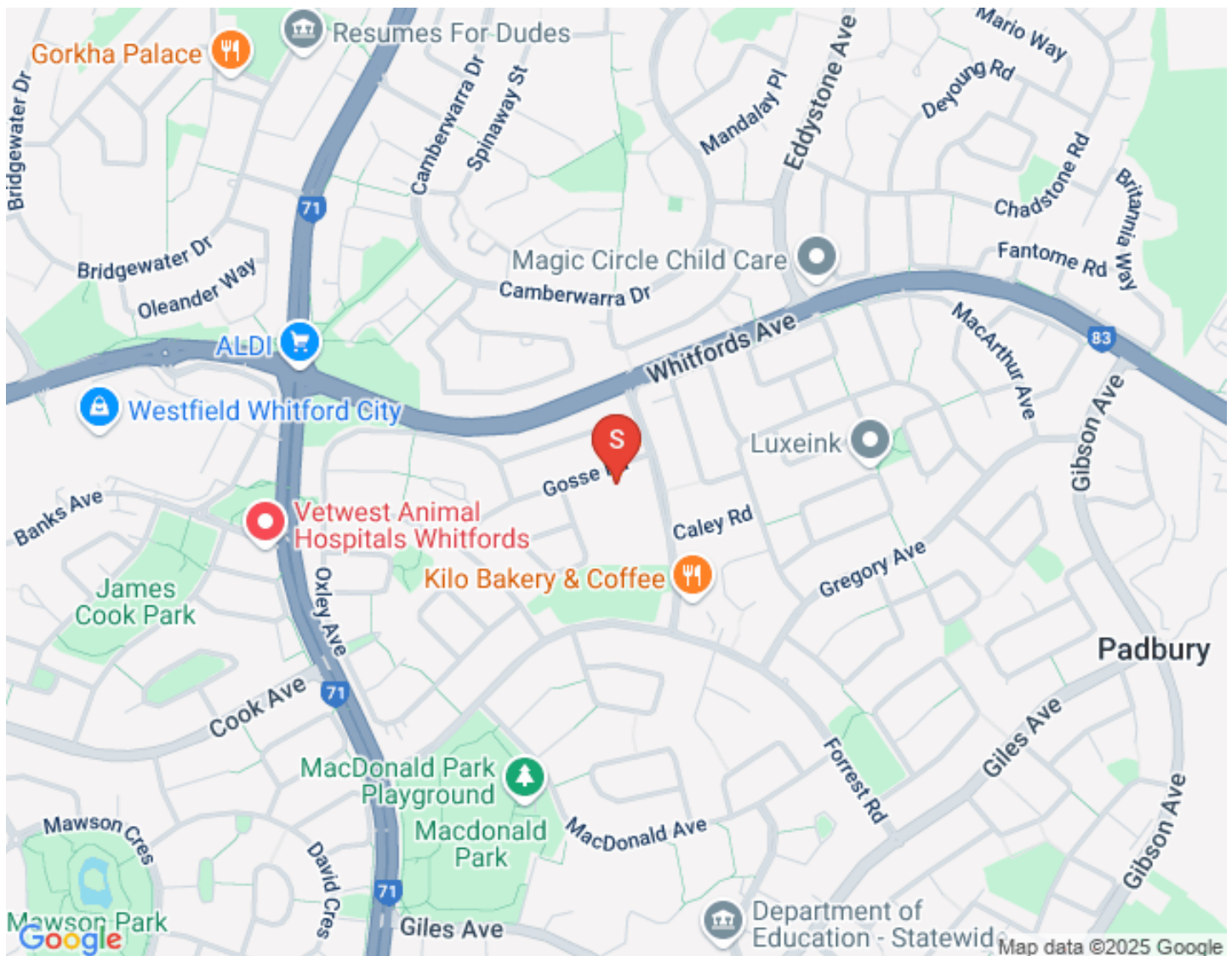
[Click to Download the Offer Pack](#)

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

## Local Schools

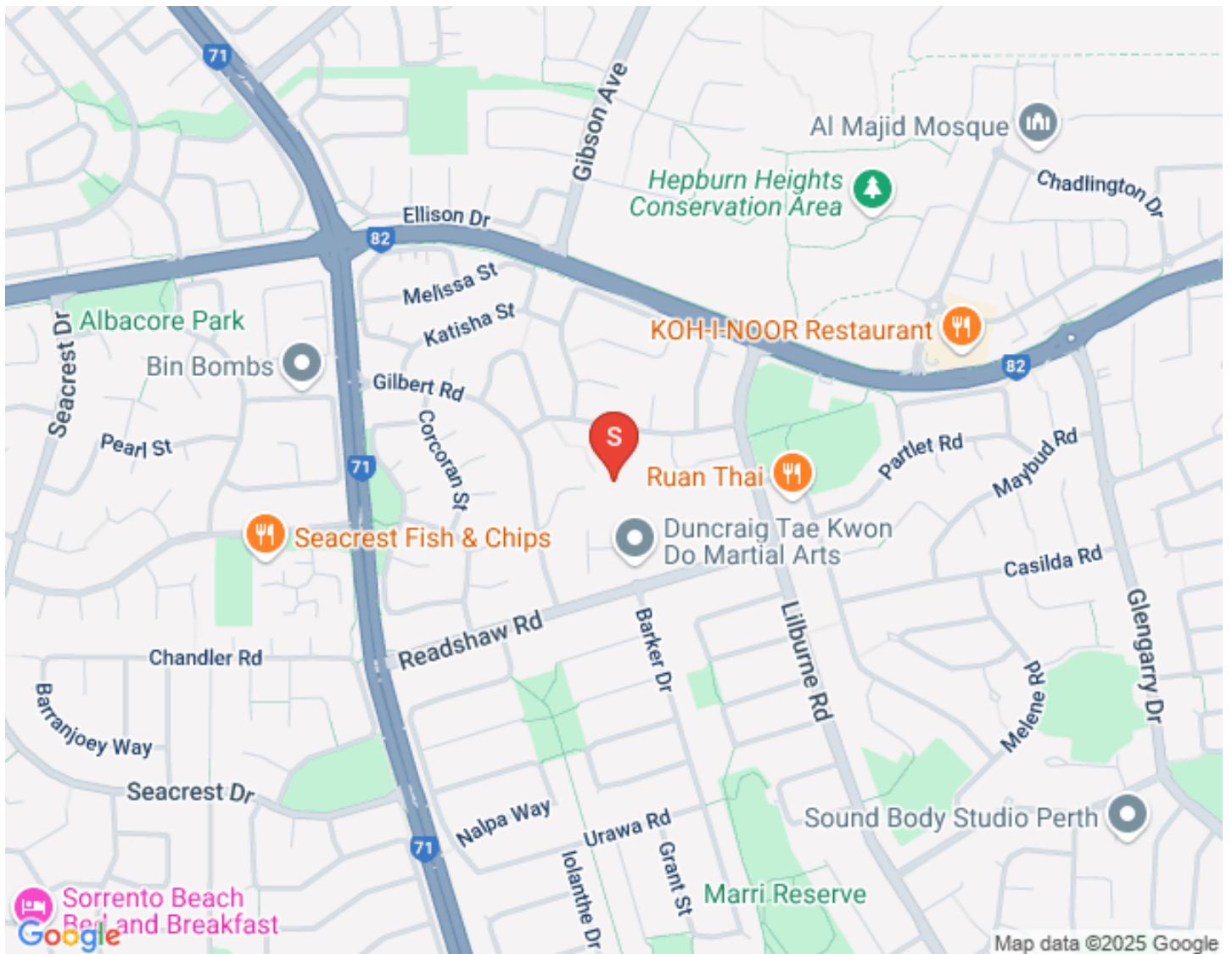


[Click to view Intake Area](#)





[Click to view Intake Area](#)



## Padbury

### Forrest Park



### Padbury Community Garden



All Foods Market Padbury IGA



## Craigie Leisure Centre

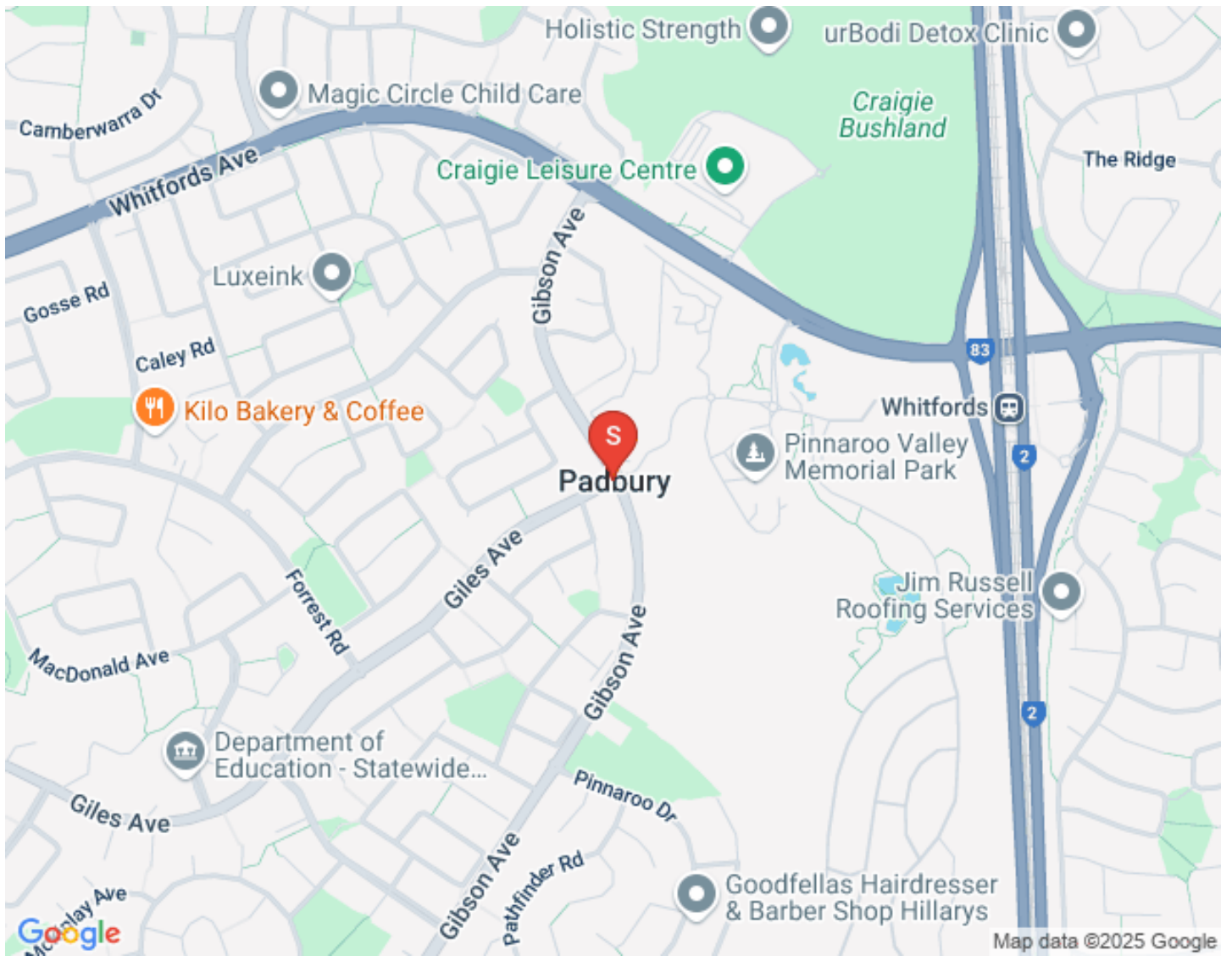


## Westfield Whitford City



## Oak and Fork





## Joint Form of General Conditions

## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[Click to view Joint Form of General Condition](#)



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Genesis

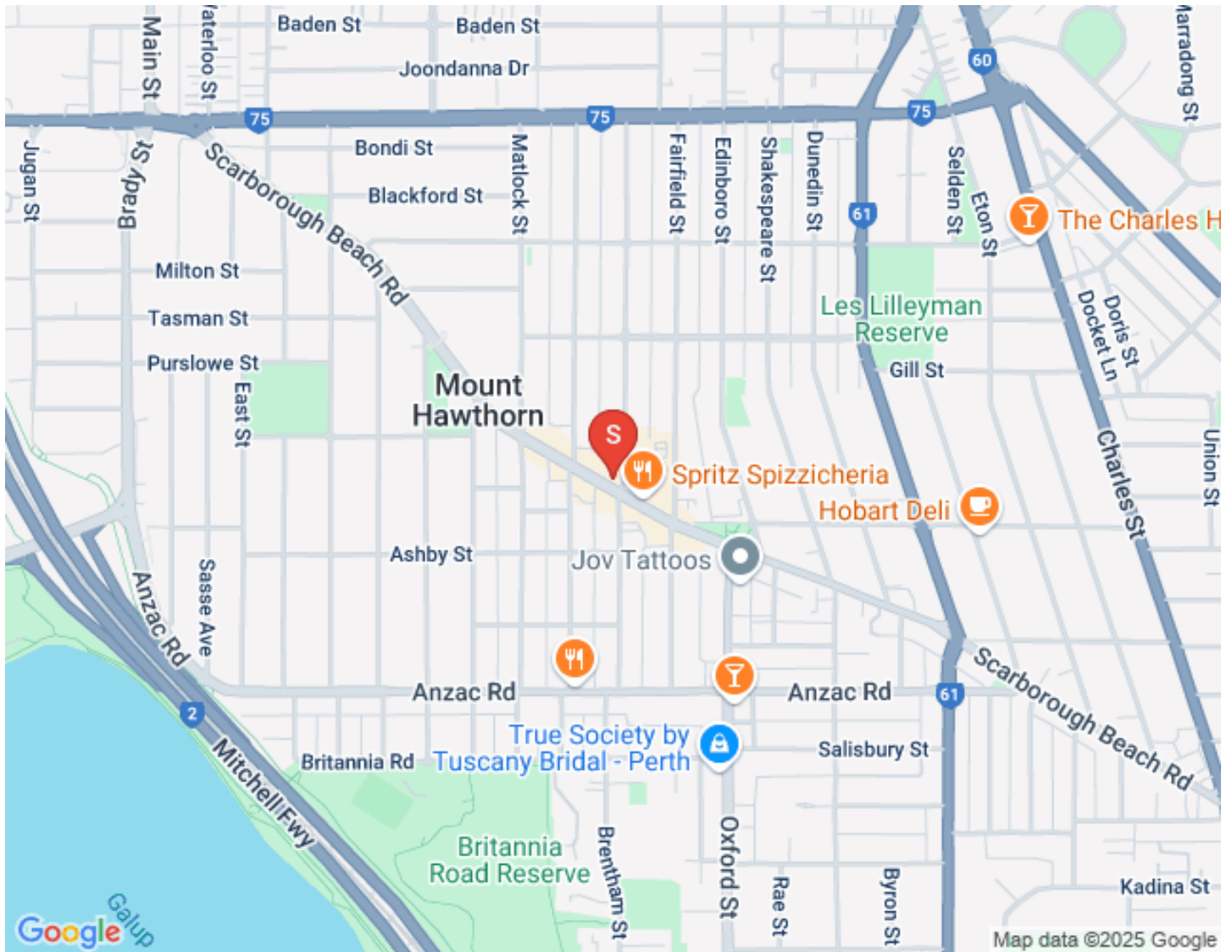
**Damian Martin**

0432 269 444

08 6246 3160

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

## Team Genesis



**DAMIAN MARTIN**

PARTNER / SALES CONSULTANT

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.



## **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.



## **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.



## CAITLYN NYBO

PROPERTY MANAGER

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[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.

## Recent Sales in the Area



### 16 Cliffside Trail, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 712sqm

Offers Above \$1,150,000



### 46 Honours Rise, Marangaroo

4 Bed | 2 Bath | 2 Car

Land size: 516sqm

UNDER OFFER



### 48 Redcliffe Avenue, Marangaroo

4 Bed | 2 Bath | 7 Car

Land size: 1076sqm

Under Offer



## 30A Malabar Crescent, Craigie

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3 Bed | 1 Bath | 1 Car

Land size: 76sqm

End Date Process



## 19A Myrtle Avenue, Sorrento

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3 Bed | 1 Bath | 1 Car

Land size: 103sqm

End Date Process



## 11A Simeon Rise, Pearsall

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4 Bed | 2 Bath | 2 Car

Land size: 305sqm

UNDER OFFER



## 85 Lakelands Drive, Gnangara

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4 Bed | 2 Bath | 2 Car

Land size: 1.23ha

Offers