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## Welcome



### 5 Kempeana Way, Baldivis

Elegant Family Living with Space, Style & Comfort

4  2  2 

**UNDER  
OFFER**

<https://dl.dropboxusercontent.com/scl/fi/7xjoa7f7fc6wqyxt5eu2o/5-Kempeana-Way.mp4?rlkey=9vwxmrdvk4nh>

UNDER OFFER by Ronnie Singh!

Welcome to this stunning family home, built circa 2008, offering the perfect balance of style, comfort, and functionality. Designed for modern living, the open-plan living and dining area is enhanced by high ceilings and elegant French doors that open onto a spacious patio, creating a seamless indoor-outdoor connection. The warmth of an electric fireplace with a classic white mantel adds charm, while vinyl wooden plank flooring and LED downlights enhance the home's contemporary appeal. Freshly painted interiors, complemented by new feature wallpaper in the living area, create an inviting and stylish ambiance. With Panasonic ducted reverse-cycle air conditioning, you'll enjoy year-round comfort, while the dedicated theatre room is perfect for cozy movie nights with family and friends.

The master suite is a true retreat, complete with a walk-in robe and a sleek single vanity. Bedroom 2 offers a built-in robe, while Bedrooms 3 and 4 are fitted with walk-in robes for ample storage. An adjoining activity room/study provides a versatile space for work, play, or study. The laundry area has been upgraded with new cabinetry, while a spacious walk-in linen storage ensures practical organization.

The heart of the home is the beautifully designed kitchen, perfect for both everyday cooking and entertaining. Featuring stone benchtops with a breakfast bar, ample overhead cabinetry, and a built-in pantry, it offers both style and functionality. High-quality appliances, including a 600mm Bosch oven, Devanti hotplate cooktop, and a sleek rangehood, make meal preparation effortless. A convenient shopper's entry adds to the home's practicality.

Step outside and discover an entertainer's paradise, with an undercover patio overlooking a generous backyard. Designed for low-maintenance living, the outdoor space also offers side access and a handy garden shed. Solar panels provide energy efficiency, while the saltwater-chlorinated swimming pool, complete with heating and an automatic cleaning robot, ensures endless enjoyment. A reliable hot water system and front yard reticulation add to the home's convenience.

This exceptional residence delivers a perfect blend of space, style, and practicality, making it an ideal choice for families seeking comfort and quality in a sought-after location. Don't miss the opportunity to make this beautiful home your own!

RATES (rounded up whole dollar figure)

Council: \$2,401.36 approx

Water: \$1,159.03 approx

#### FEATURES

- \* Build Year: 2008 Circa
- \* Toilets 2
- \* Open Plan Living and Dining with French Doors onto the Patio
- \* High Ceilings to the Living Area
- \* Electric Fireplace Heater With White Mantel
- \* Vinyl Wooden Plank
- \* LED Downlights throughout the house
- \* Freshly Painted
- \* New wallpaper in the living area
- \* Ducted Reverse Cycle Air Conditioning - Panasonic
- \* Theatre
- \* Master suite with single vanity
- \* Master suite with Walk-in Robe
- \* Bedroom 2 Built in Robe
- \* Bedroom 3&4 With Fitted Walk-in Robe
- \* Activity room/Study between bedroom 3 and 4
- \* Laundry Area With New Cabinets
- \* Walk-in Linen Storage

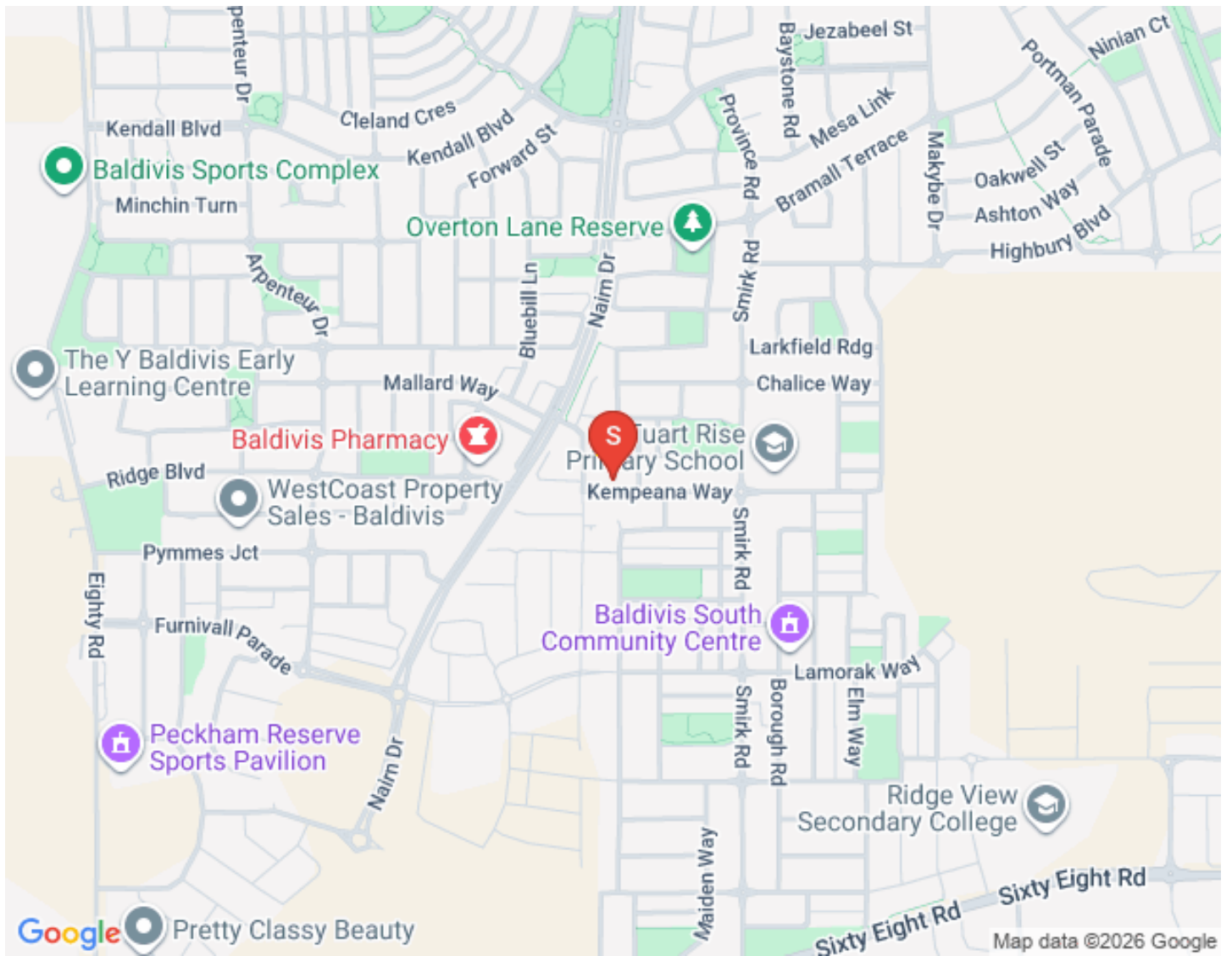
#### Kitchen

- \* Stone Benchtop with breakfast Bar
- \* Overhead Cabinets
- \* 600mm Oven- Bosch

- \* Hotplate Cooktop - Devanti
- \* Dishwasher - Fisher and Pykel
- \* Rangehood
- \* Shoppers Entry
- \* Built in Pantry

#### Outside

- \* Undercover patio with large back yard
- \* Low Maintenance Backyard
- \* Side Access to Backyard
- \* Solar Panels
- \* Garden Shed
- \* Swimming Pool- Saltwater chlorinated with heating and cleaning robot
- \* Hot Water System
- \* Reticulation in the front Yard



# Floor Plan



Approximate Areas	
Internal Living	188m <sup>2</sup>
Covered Patio	22m
Garage	31m <sup>2</sup>
Total Lot Size	589m <sup>2</sup>

## Certificate of Title

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

[Click to Download the Deposited Plan](#)

[Click to Download the Covenant](#)

## Offer Documents

[Click to Download the Offer Pack](#)

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

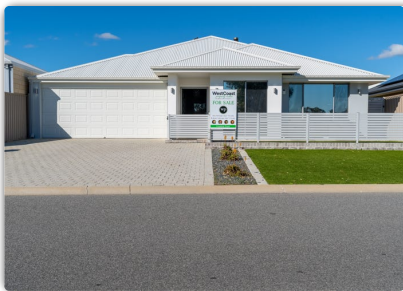
## Comparable Sales



### 53 CAMELOT STREET, BALDIVIS, WA 6171, BALDIVIS

4 Bed | 2 Bath | 2 Car  
\$875,000  
Sold ons: 08/10/2024  
Days on Market: 56

Land size: 612



### 29 PECKHAM BOULEVARD, BALDIVIS, WA 6171, BALDIVIS

4 Bed | 2 Bath | 2 Car  
\$895,000  
Sold ons: 06/09/2024  
Days on Market: 71

Land size: 528



### 25 BANNERDALE ROAD, BALDIVIS, WA 6171, BALDIVIS

4 Bed | 2 Bath | 3 Car  
\$899,000  
Sold ons: 15/08/2024  
Days on Market: 112

Land size: 502



### 42 APPALOOSA DRIVE, BALDIVIS, WA 6171, BALDIVIS

4 Bed | 2 Bath | 2 Car  
\$930,000  
Sold ons: 31/12/2024  
Days on Market: 37

Land size: 760



### 48 APPALOOSA DR, BALDIVIS, WA 6171, BALDIVIS

5 Bed | 2 Bath | 4 Car  
\$840,000  
Sold ons: 17/03/2024  
Days on Market: 20

Land size: 835



### 52 APPALOOSA DRIVE, BALDIVIS, WA 6171, BALDIVIS

4 Bed | 2 Bath | 2 Car  
\$900,000  
Sold ons: 14/10/2024  
Days on Market: 15

Land size: 822



### 33 PAVONIA PARADE, BALDIVIS, WA 6171, BALDIVIS

4 Bed | 2 Bath | 2 Car  
\$880,000  
Sold ons: 08/08/2024  
Days on Market: 53

Land size: 621

Powered by PropTrack



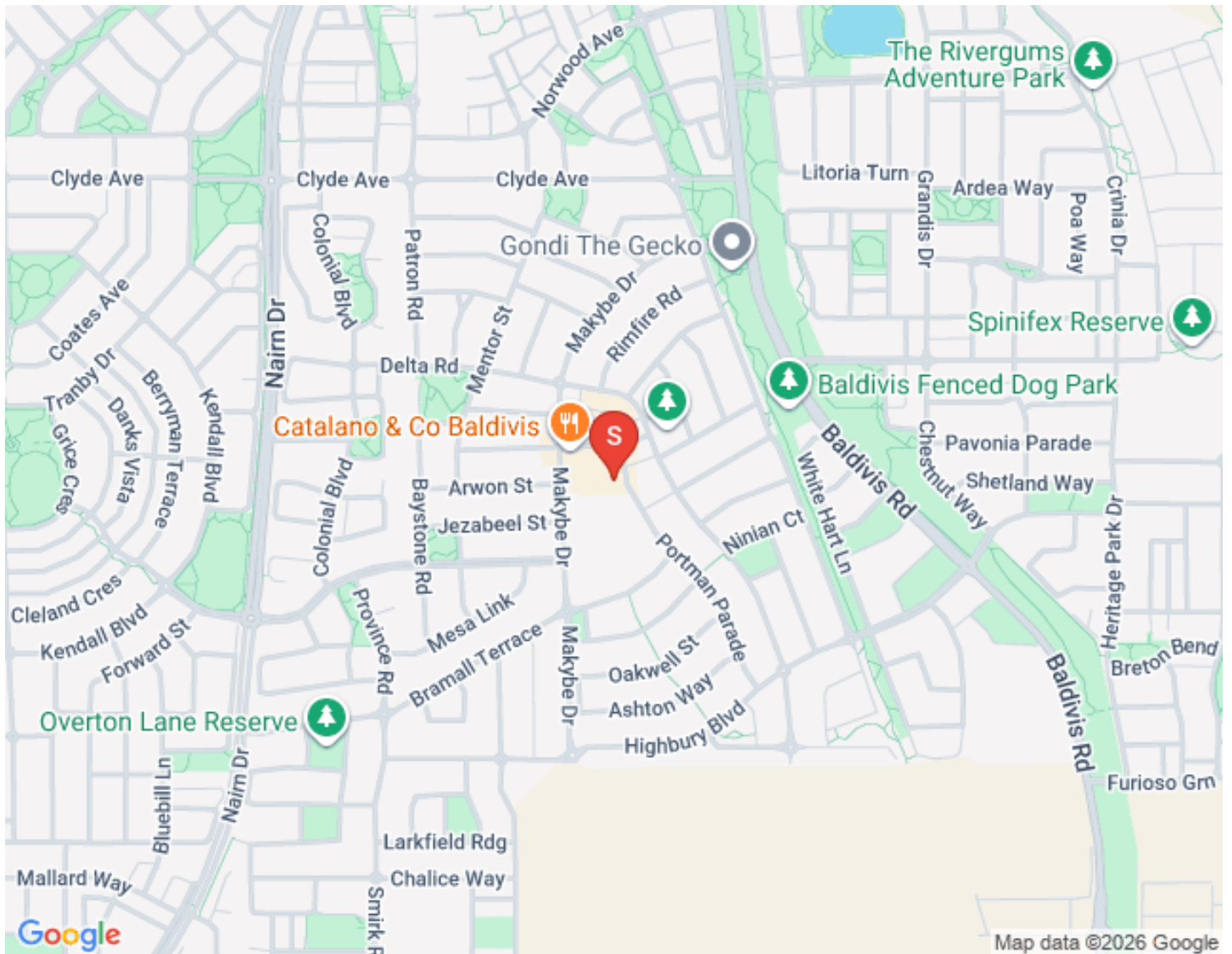
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## Local Schools

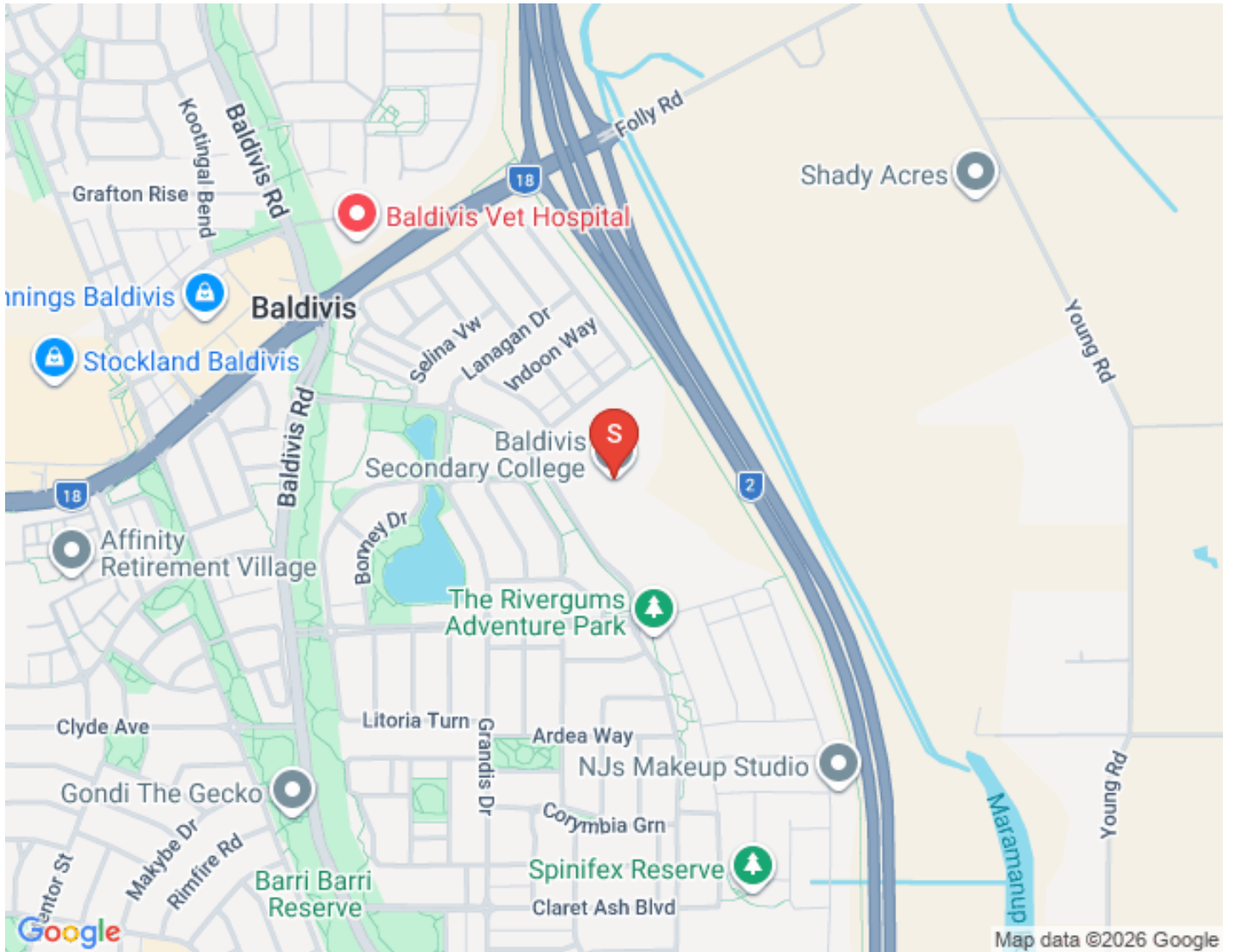


[Click Here to View INTAKE AREA](#)





[Click Here to View INTAKE AREA](#)



## Baldivis

### Hawthorns Park



### Brightwood Adventure Park

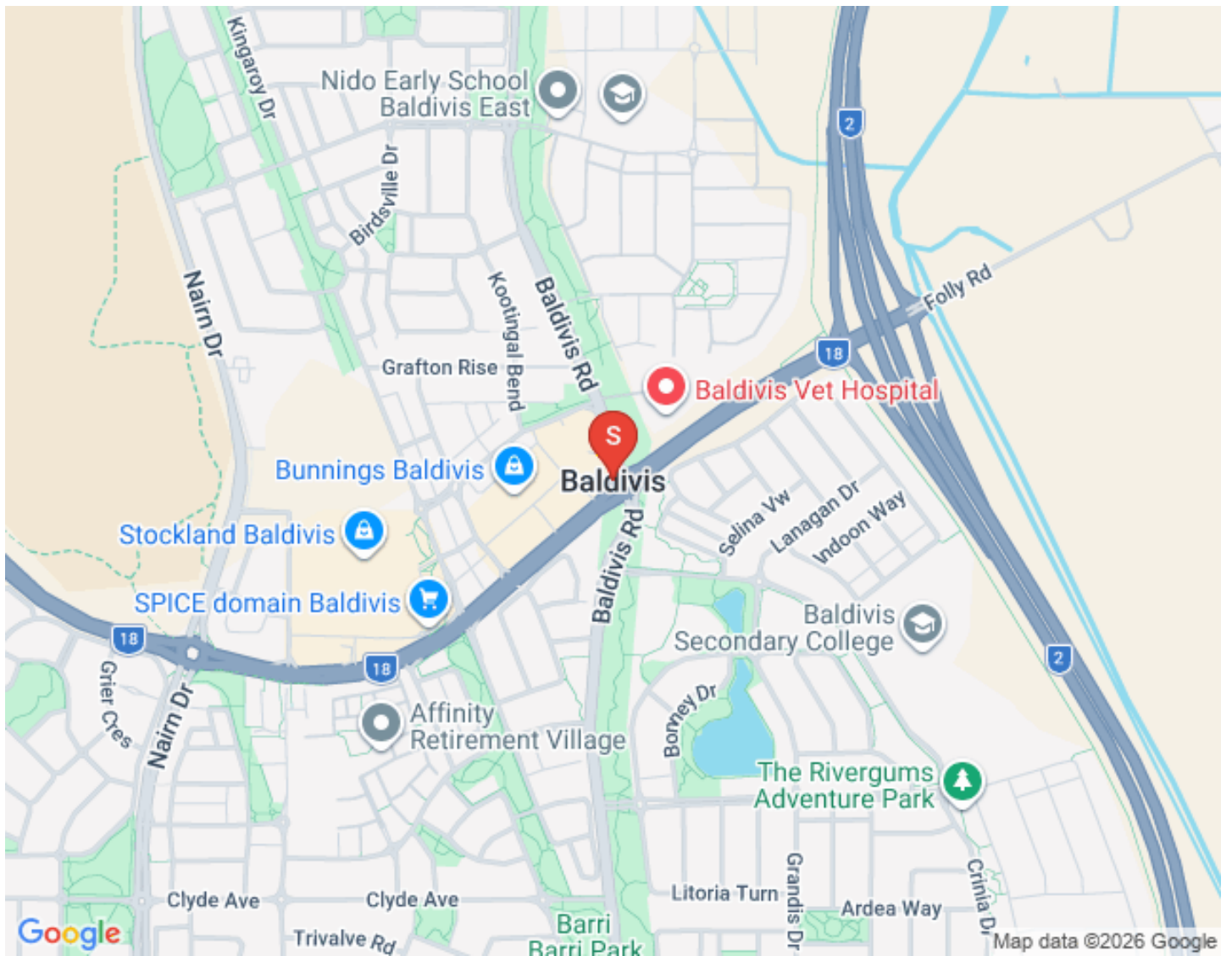


# Stockland Baldivis

Suburb Profile: Baldivis, WA - iBuildNew Blog Suburbs & Estates

## Baldivis Square





## Joint Form of General Conditions

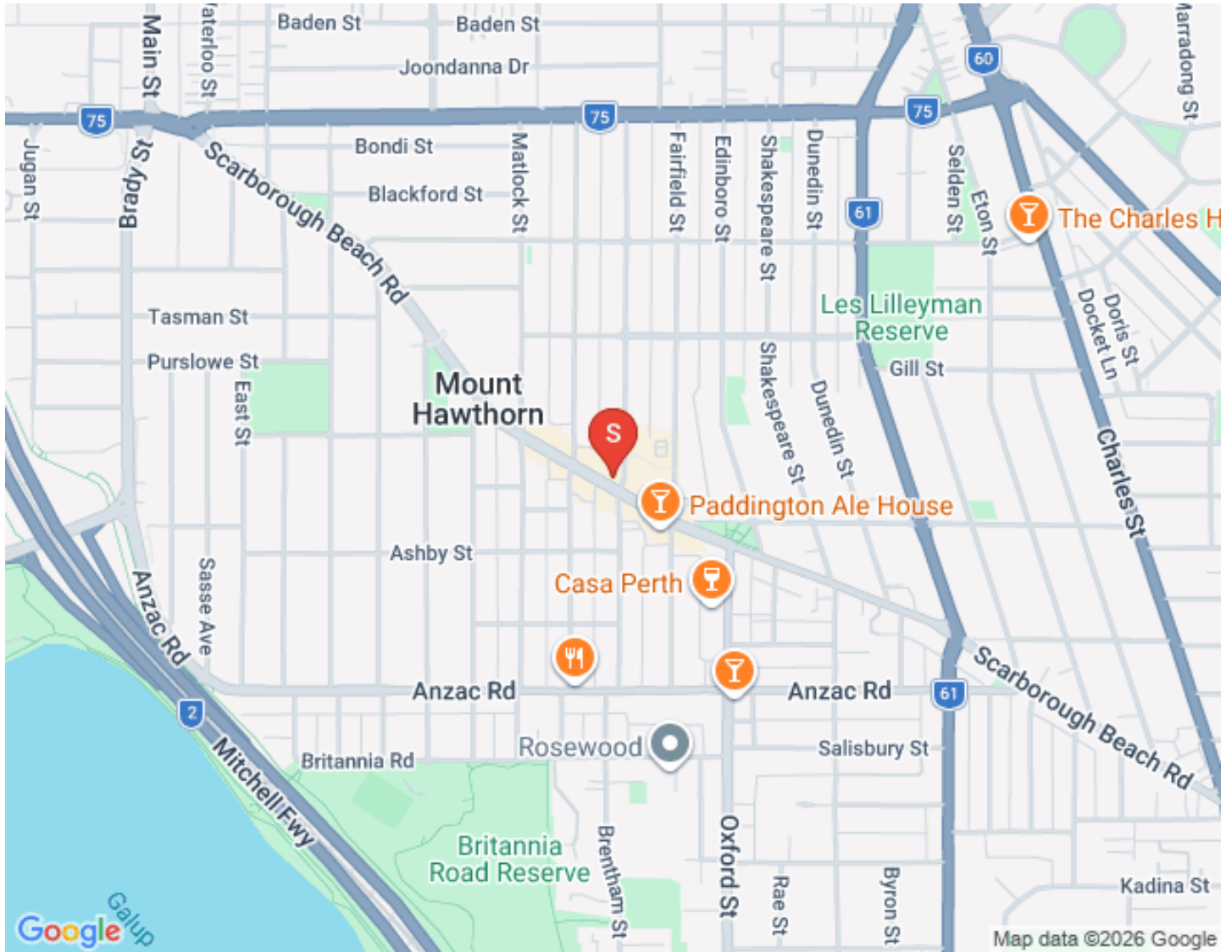
**2018 General Conditions**

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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.



## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

0432 269 444

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



## **SAM WILLESEE**

SALES CONSULTANT

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0468959898

[swillesee@fngenesisis.com.au](mailto:swillesee@fngenesisis.com.au)

Sam Willesee's journey in real estate began over six years ago through his own passion for property investment. What started as a single investment property has now grown into a substantial, multi-property portfolio spanning several states across Australia. Throughout this journey, Sam has been hands-on in every aspect of the process, from buying and selling to renovating and negotiating, gaining real-world insight into different market conditions and what drives strong results.

Sam's purpose is to help others navigate the same journey, so he formalised his experience with a Diploma in Real Estate to become a fully licensed real estate professional. Sam brings practical knowledge, a calm approach and genuine care for people into the sales arena to help his clients make one of life's biggest decisions, where they call home and where/when to invest.



## **CAITLYN NYBO**

PROPERTY MANAGER

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0412 175 528

[rentals@fngenesisis.com.au](mailto:rentals@fngenesisis.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 soaking up the sun with beach walks!

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**

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

Meet Kahla, residing in Ridgewood, 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.



## **ISABELLE KING**

**RECEPTIONIST**

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08 6246 3160

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

Isabelle's journey has been shaped by a wide range of experiences, from sports to beauty, fast food to animal care, each one helping her build a strong work ethic, adaptability, and a natural ability to connect with people. It was during her time working in customer service at Nando's that her dedication and people-first approach truly stood out.

Jonathan quickly recognised her commitment and encouraged her to consider a career in real estate, an opportunity she was excited to take and is proud to have pursued. From the moment she stepped into the industry, real estate has truly resonated with her, and it is that connection and passion that has inspired her to continue growing and building her path within the field.

Now at the beginning of her journey in the industry, Isabelle is focused on learning, growing, and building meaningful connections. While she's still finding her way in real estate, she feels fortunate to be supported by a knowledgeable and encouraging team. With her professionalism, attention to detail, and friendly approach, Isabelle is committed to ensuring every client feels comfortable and supported from their very first interaction.

## Recent Sales in the Area



### 5 Kempeana Way, Baldivis

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4 Bed | 2 Bath | 2 Car

Land size: 589sqm

UNDER OFFER



### 128 Sunrise Boulevard, Wellard

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3 Bed | 2 Bath | 2 Car

Land size: 461sqm

Offers Above \$360,000



## 3 Lanciano Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 356sqm

Under Offer



## 1 Blackall Mews, Piara Waters

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3 Bed | 2 Bath | 2 Car

Land size: 462sqm

UNDER OFFER !!



## 18 Exeter Court, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 597sqm

UNDER OFFER



## 16 Blackfriars Meander, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 416sqm

From \$549,000