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Welcome



9 Matlock Street, Mount Hawthorn

For Definite Sale

End Date
Process

3  2  2 

2 Living Areas

All offers presented ON OR BEFORE Friday, December 6th. (The seller reserves the right to sell prior to the end date).

A beautifully presented 3x2 Mount Hawthorn home, only steps away from Britannia Reserve.

RATES

Council \$2414 (FY 24/25)

Water \$1529 (FY 23/24)

SCHOOL CATCHMENT

Mount Hawthorn Primary School (1.2 km)

Bob Hawke College (3.3 km)

FEATURES

General

- * Build Year: 1938
- * Total Built Area: 203sqm (approx)
- * Residence: 146sqm (approx)
- * Jarrah Floorboards
- * High Ceilings
- * Pendant Lighting
- * Reverse Cycle Ducted Air-conditioning (Samsung)

- * Gas Storage Hot Water System (Rheem)
- * 6.4kW Solar Panels (Jinko)
- * 5kW Inverter (Goodwe)
- * Security System
- * NBN (FTTN - Fibre To The Node)
- * 2 Car Spaces
- * Rear Lane Access

Kitchen

- * 4 Burner Gas Cooktop
- * 600mm Oven (Kleenmaid)
- * Rangehood (Kleenmaid)
- * Dishwasher (Bosch)
- * Cabinetry
- * Stone & Stainless Steel Benchtops
- * Double Sink
- * Filtered Water Tap
- * Glass Splashback

Master Bedroom

- * Built-in Wardrobe
- * Ceiling Fan
- * Ensuite

Bedroom 2, 3

- * Ceiling Fans
- * Built-in Wardrobe (Bed 2)

Lounge

- * Fireplace
- * Pendant Lighting

Office

- * Split System Air-conditioning (Daikin)
- * Toilet

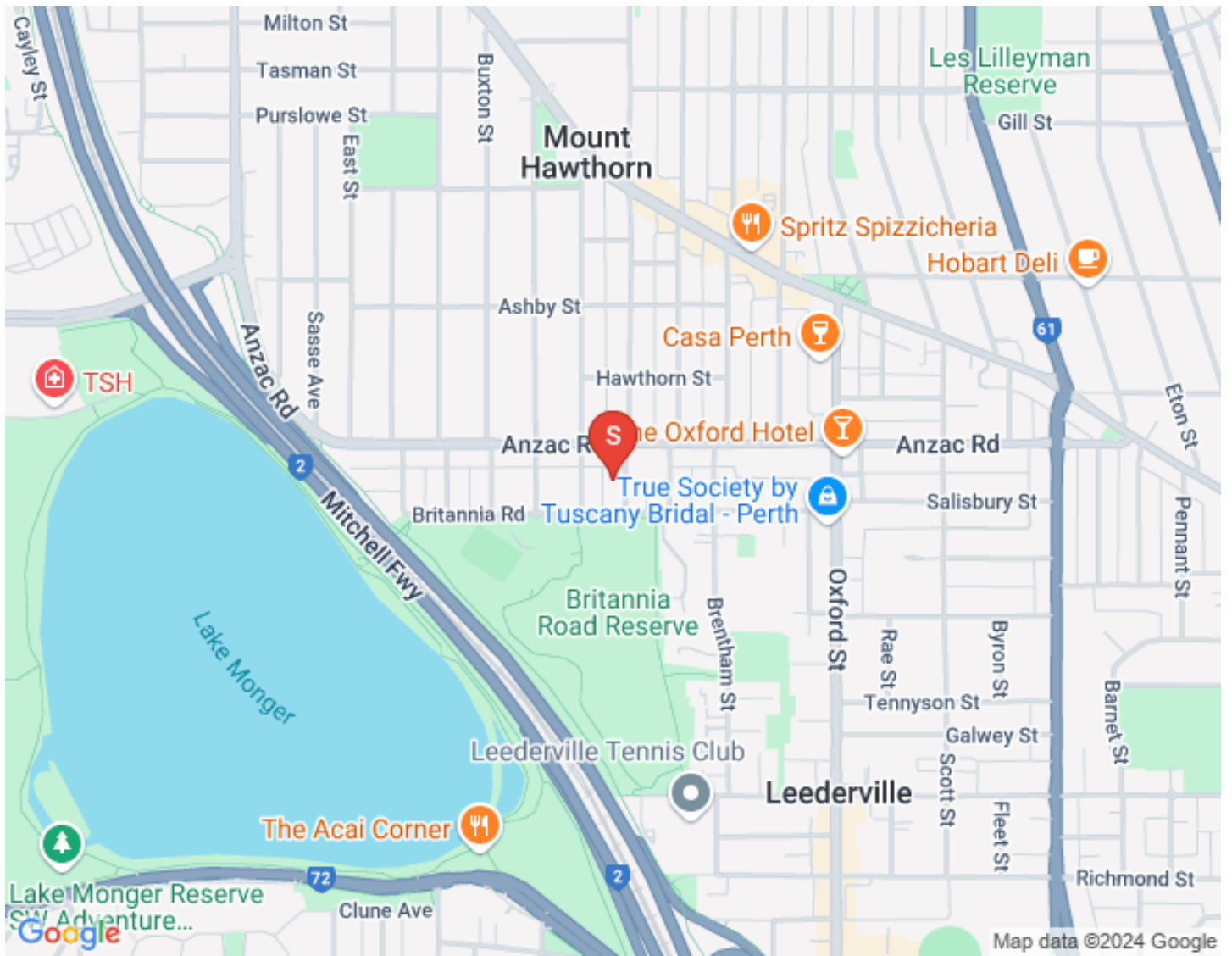
Outdoor

- * Alfresco Kitchen
- * Stainless Steel Benchtops
- * Sink
- * Gas BBQ (Ziegler & Brown)
- * Deck
- * Garden Shed

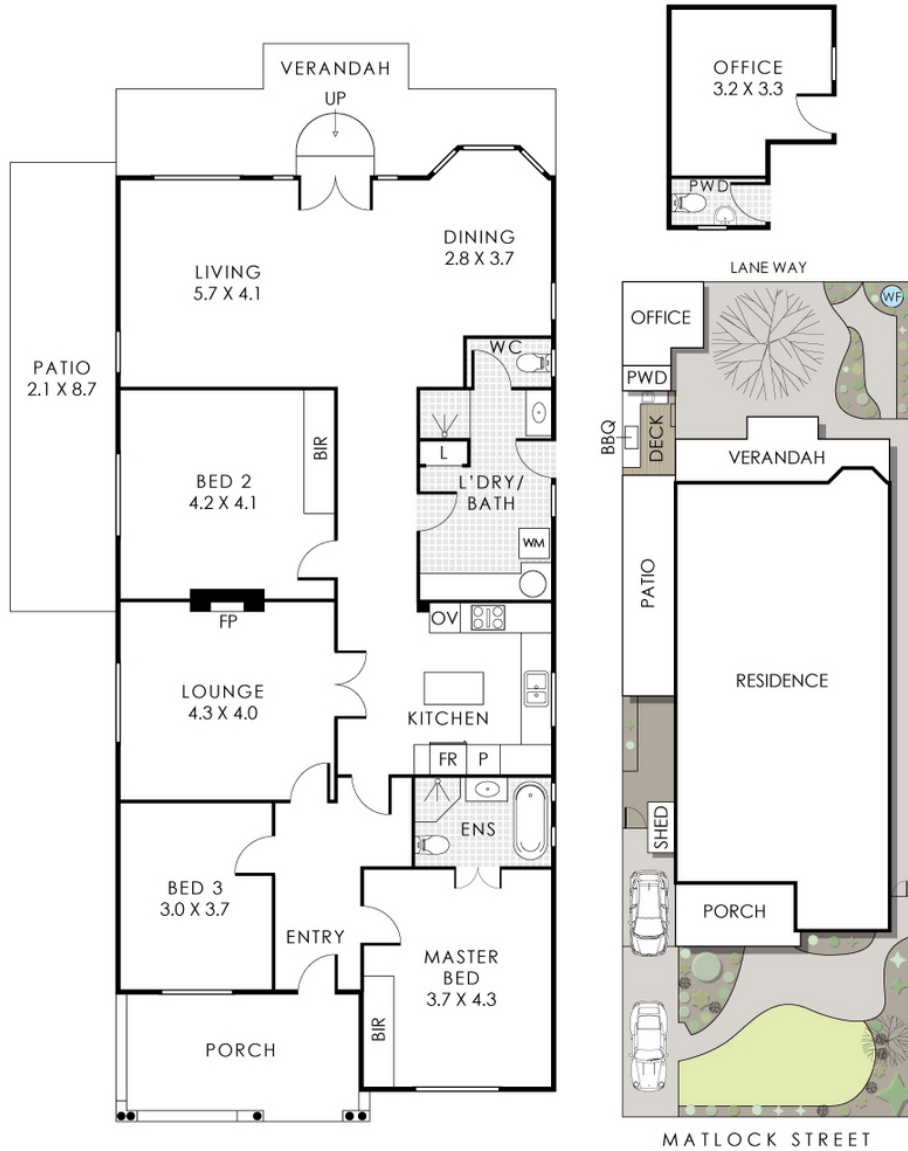
LIFESTYLE

60m - Britannia Reserve

160m - Public Transport
700m - Lake Monger
700m - Cafe Strip
700m - IGA Mount Hawthorn
800m - The Mezz Shopping Centre
900m - Braithwaite Park
1.1 km - Menzies Park
2.2 km - Glendalough Station
4.3 km - Perth CBD



Floorplan



9 Matlock Street, Mount Hawthorn

Residence 146m² | Office 10m² | Pwd 2m² | Verandah 17m² | Patio 18m² | Porch 10m²
Total Area 203m²



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 of approximate representation only. Measurements and total areas do not include or account for wall thickness or roof overhang areas. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cliocreative.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](#)

Comparable Sales



131 BUXTON STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 2 Bath

\$1,525,000

Sold ons: 09/10/2024

Days on Market: 38

Land size: 491

sale - sold



134 FLINDERS STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

2 Bed | 2 Bath | 3 Car

\$1,550,000

Sold ons: 24/05/2024

Days on Market: 39

Land size: 488

sale - sold



22 MATLOCK STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

4 Bed | 3 Bath | 2 Car

\$1,585,000

Sold on: 10/01/2024

Days on Market: 84

sale - sold



93 MATLOCK STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 2 Bath | 1 Car

\$1,590,000

Sold ons: 30/04/2024

Days on Market: 22

Land size: 491

sale - sold



42 ANZAC ROAD, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

4 Bed | 2 Bath | 2 Car

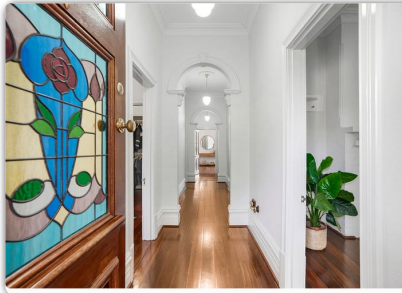
\$1,715,000

Sold ons: 17/05/2024

Days on Market: 18

Land size: 445

sale - sold



131 ANZAC ROAD, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

4 Bed | 2 Bath | 2 Car
\$1,850,000
Sold ons: 22/07/2024
Days on Market: 1

Land size: 476
sale - sold



14 PURSLOWE STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 2 Bath | 2 Car
\$1,910,000
Sold ons: 28/05/2024
Days on Market: 71

Land size: 491
sale - sold



27 EGINA STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 2 Bath | 2 Car
\$1,930,000
Sold ons: 26/08/2024
Days on Market: 68

Land size: 491
sale - sold

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Local Schools



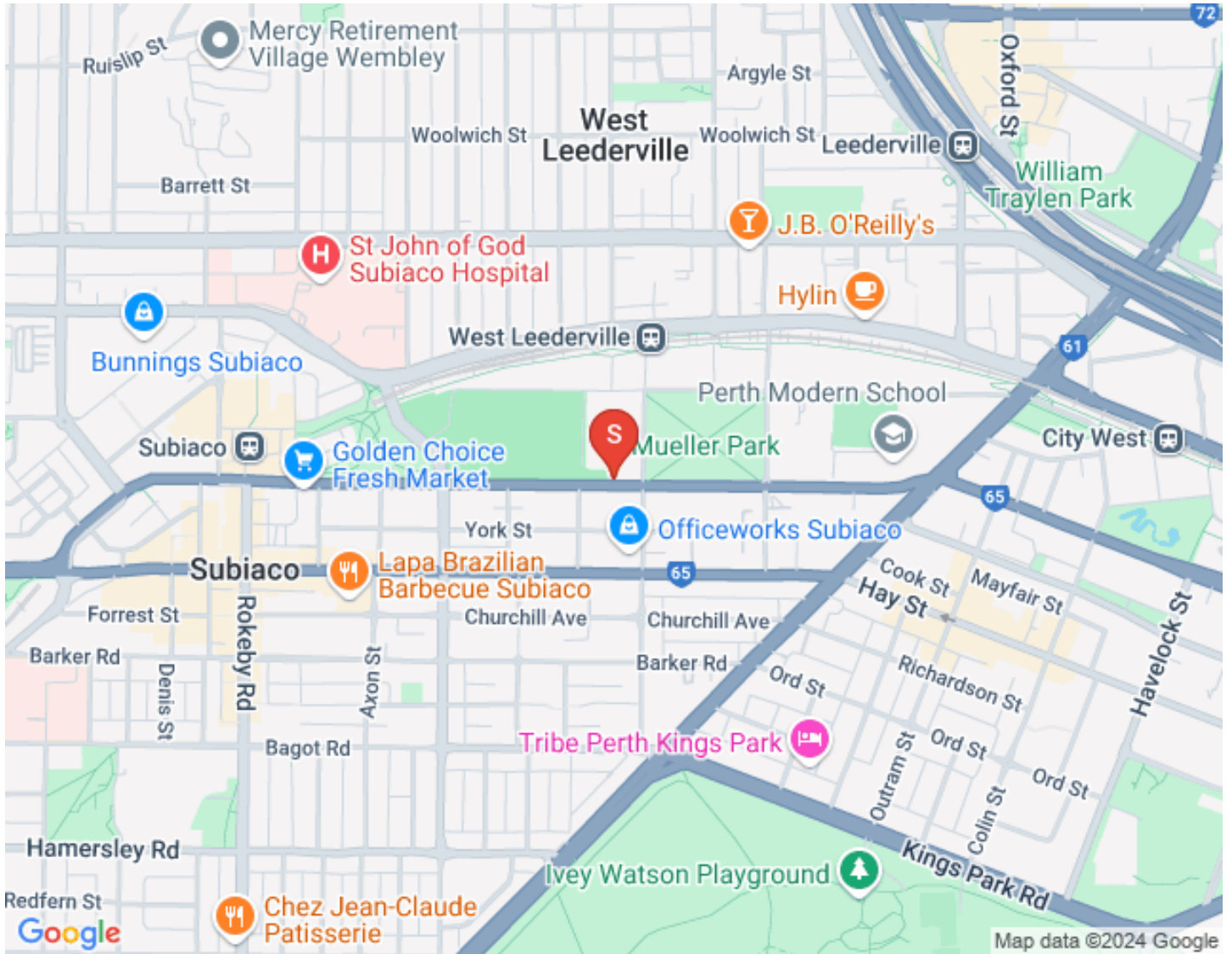
[Click Here to View INTAKE MAP](#)





BOB HAWKE COLLEGE

[Click Here to View INTAKE MAP](#)



Mount Hawthorn

The Mezz



Braithwaite Park

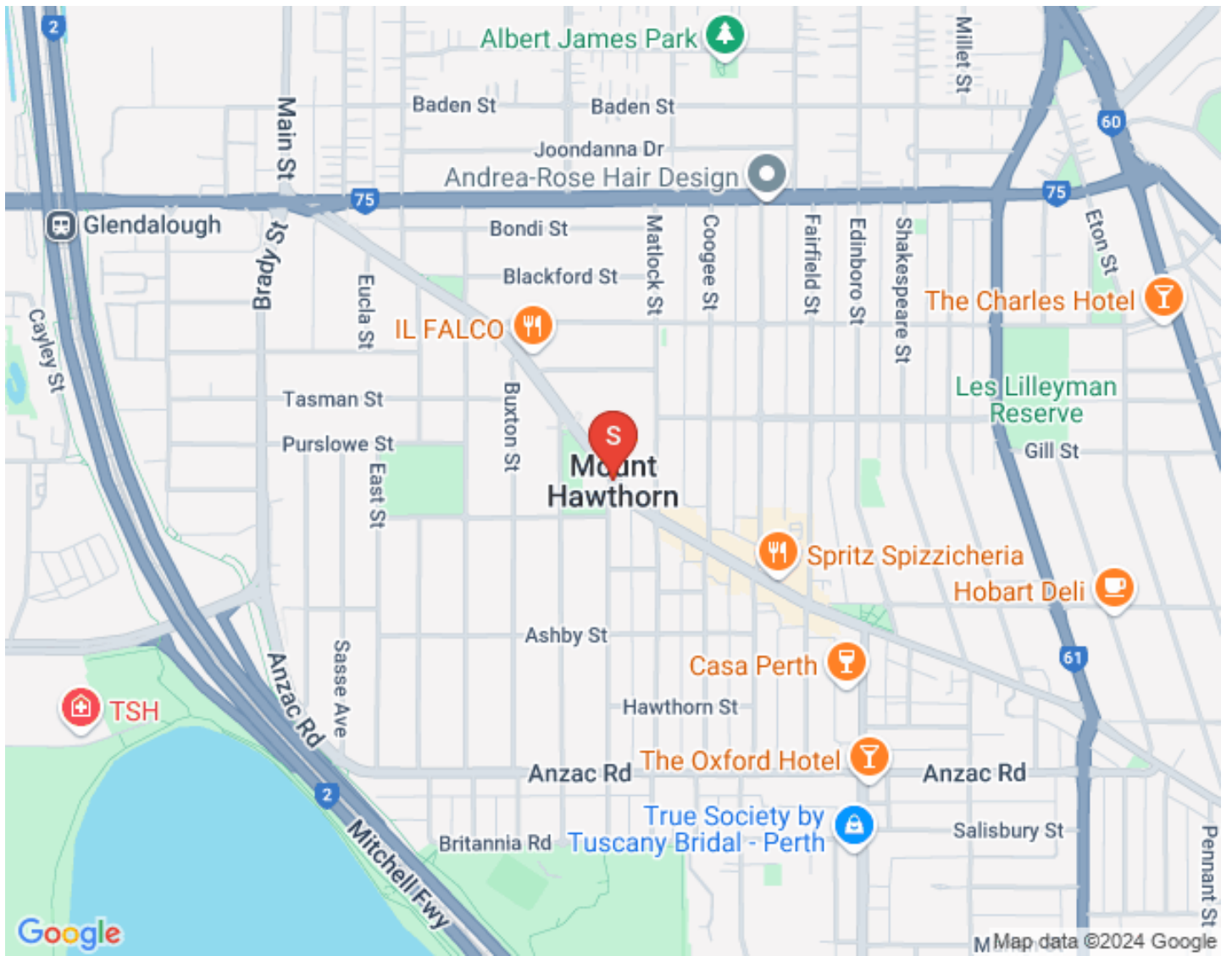


Axford Park



The Paddington





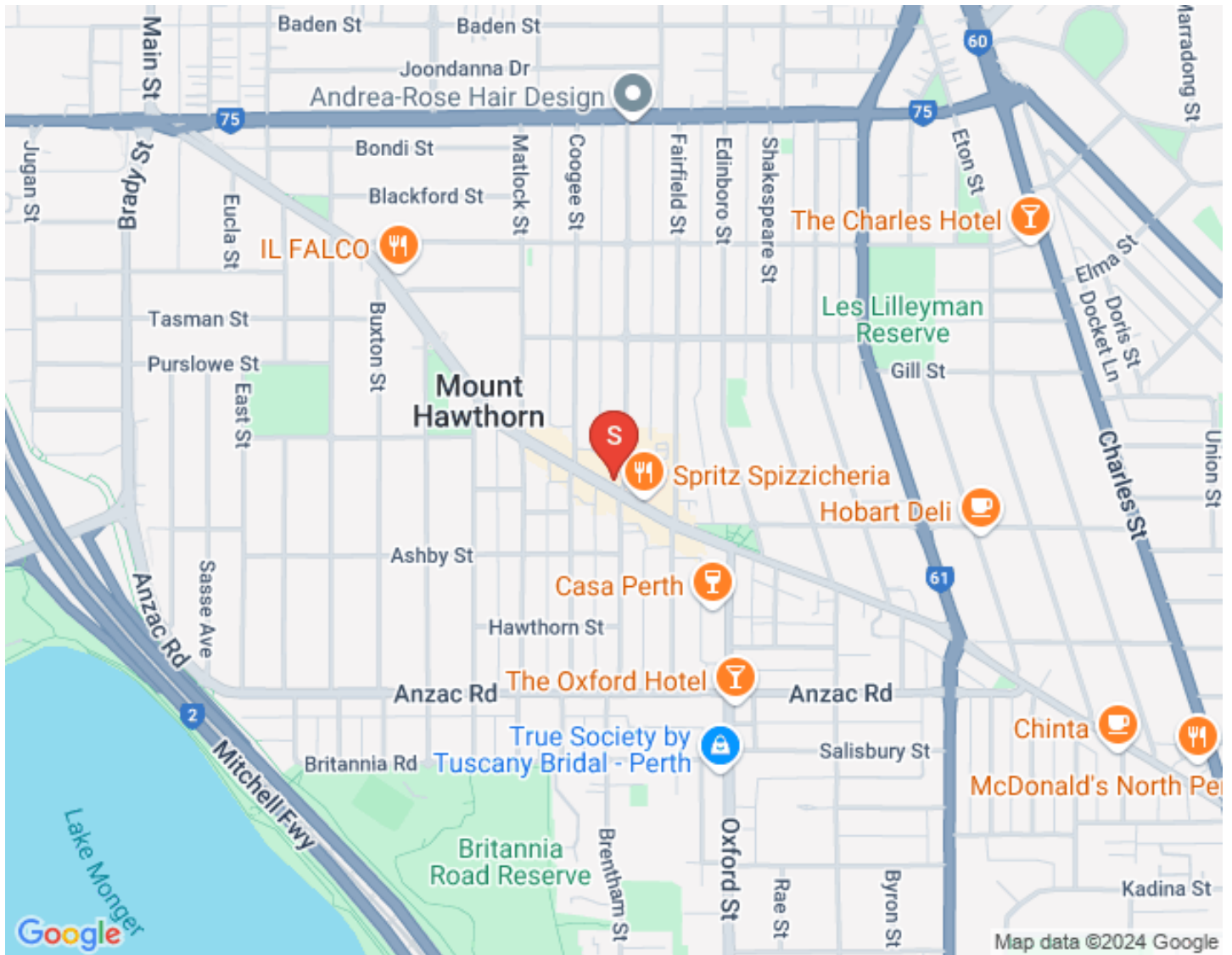
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

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@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

0430161765

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.



NISTHA JAYANT

PERSONAL ASSISTANT

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.



GUY KING

SALES CONSULTANT

0417900315

gking@fn genesis.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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

rentals@fngenesis.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 tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.



KAHLA PURVIS

RECEPTIONIST/MARKETING OFFICER

reception@fngenesis.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



61 The Boulevard, Mount Hawthorn

3 Bed | 1 Bath | 1 Car

Land size: 473sqm

\$1,525,000



4/84 Matlock Street, Mount Hawthorn

3 Bed | 2 Bath | 2 Car

Land size: 156sqm

\$927,000



128 Shakespeare Street, Mount Hawthorn

4 Bed | 2 Bath | 1 Car

Land size: 453sqm

UNDER OFFER

68 Sasse Avenue, Mount Hawthorn

2 Bed | 1 Bath | 0 Car

Land size: 376sqm

End Date Process

24 Federation Street, Mount Hawthorn

3 Bed | 1 Bath | 1 Car

Land size: 491sqm

UNDER OFFER



101 Dunedin Street, Mount Hawthorn

2 Bed | 1 Bath | 1 Car

Land size: 453sqm

\$1,012,500

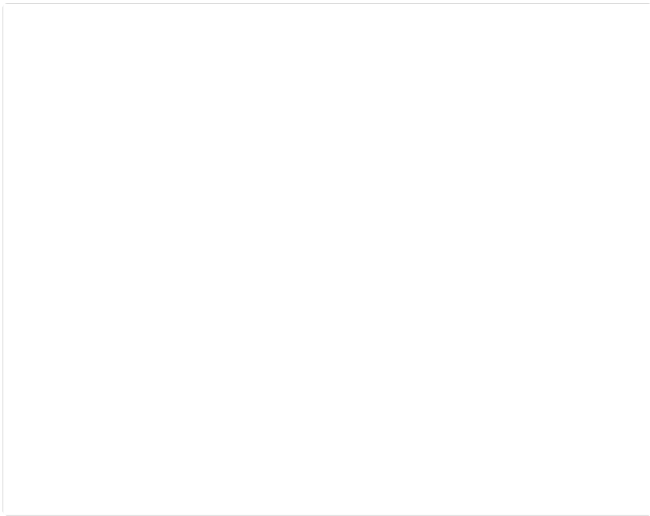


107 Coogee Street, Mount Hawthorn

3 Bed | 1 Bath | 0 Car

Land size: 479sqm

Contact Agent



13 Brady Street, Mount Hawthorn

3 Bed | 2 Bath | 1 Car

From \$569,000