**First National Real Estate Genesis**
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Table of Contents

- Welcome
- Floor Plan
- Comparable Sales
- Offer Documents
- Certificate of Title
- Strata Documents
- Local Schools
- Maylands Lifestyle
- Joint Form of General Conditions
- Team Genesis

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Welcome




## 13/1 Rupert Street, Maylands

**UNDER OFFER**

2 1 1

**UNDER OFFER**

All offers presented on before 6pm Tuesday 7th April.
The seller reserves the right to accept an offer before the end date.

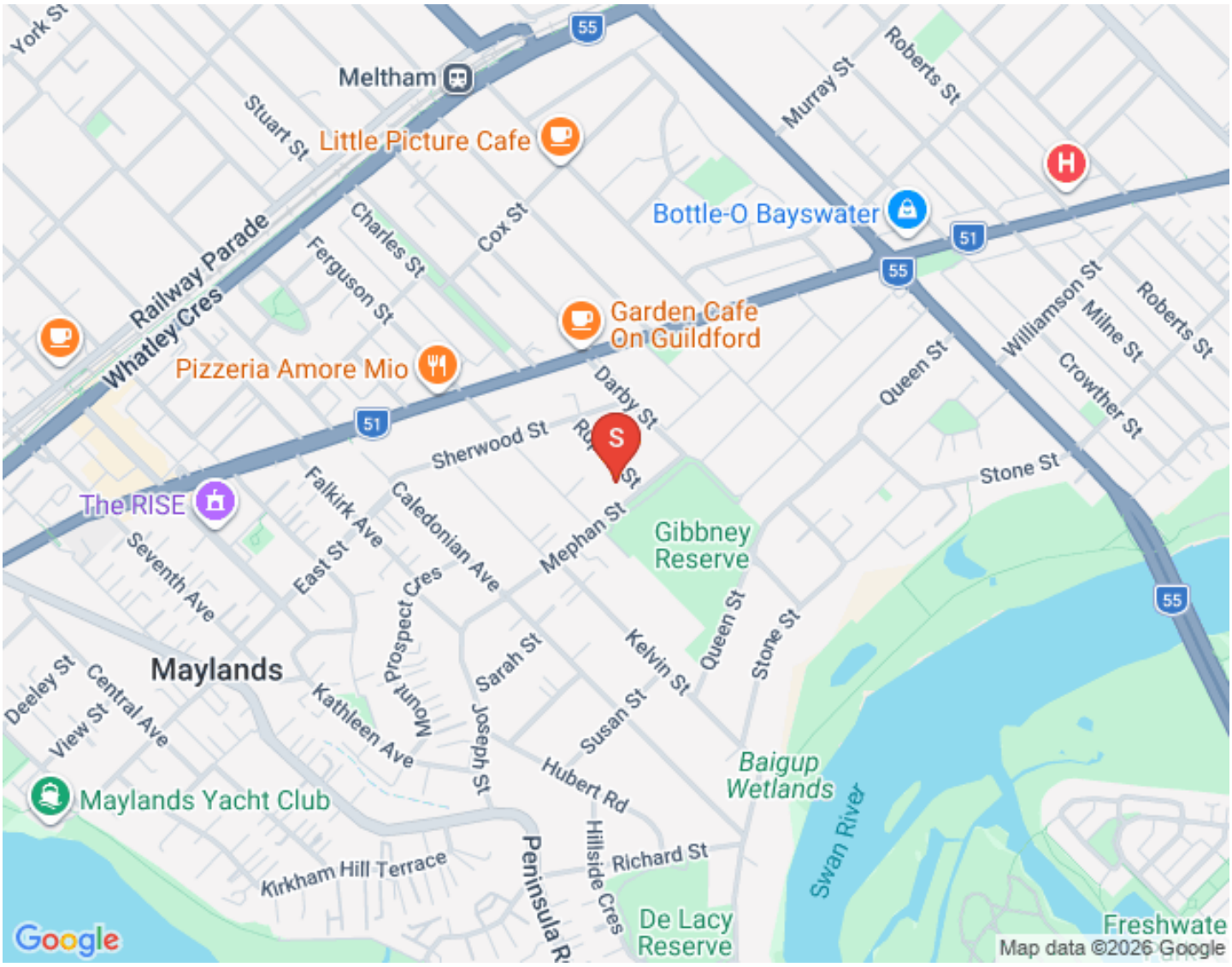
SCHOOL CATCHMENTS
Maylands Peninsula Primary School (500m)
John Forrest Secondary College (3.9km)

RATES
Council: $2,409.6
Water: $1,003.37
Strata: $788.33 (quarterly)

FEATURES
General
* Build Year: 1979
* Wood Floors
* New Carpets (bedrooms)
* Natural Light
* Ceiling Roses
* Ornate Cornices
* Split System Air-conditioning (Hisense)
* Renovated Kitchen
* 600mm Oven (Omega)
* Rangehood (Electrolux)

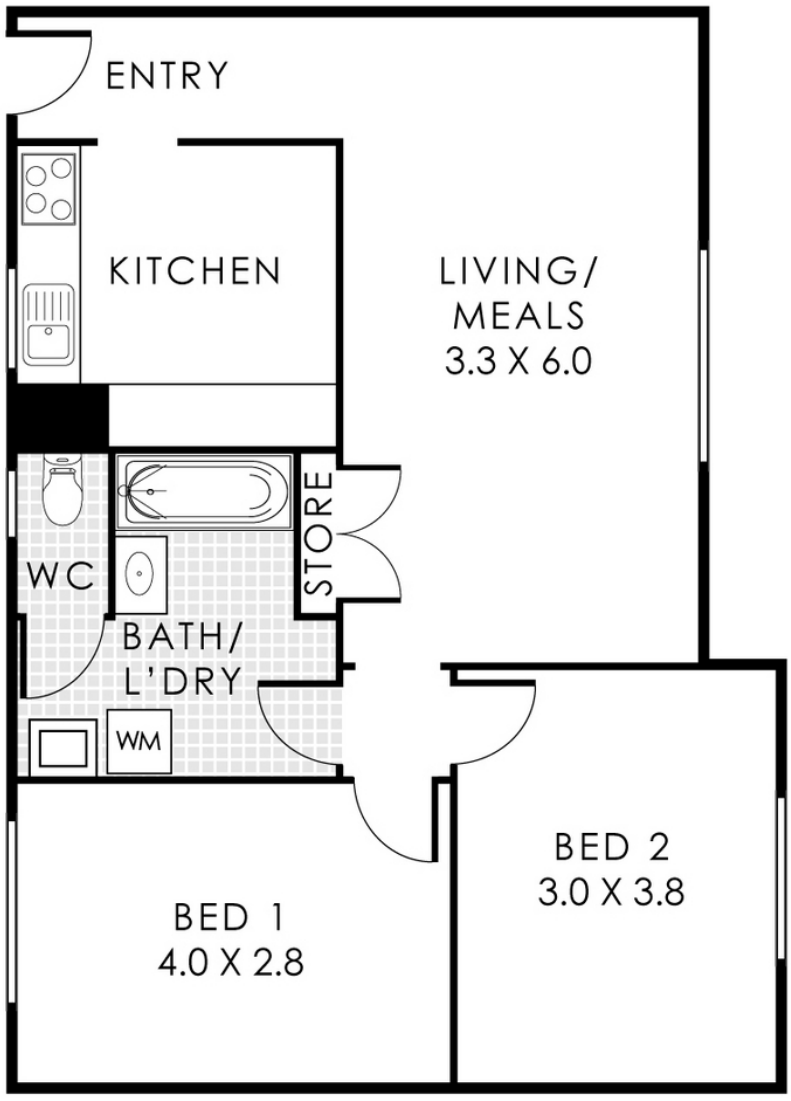
* 4 Burner Electric Stove-top (Chef)
* Renovated Bathroom
* Large Bedrooms
* Instant Electric Hot Water System (Wilson)
* Leafy Location

LIFESTYLE
25m  Gibney Reserve
430m  Public Transport
450m  Garden Cafe
450m  Pizzeria Amore Mio
550m  Kinky Lizard Cafe
800m  Coles Maylands
1.5km  Maylands Station
2.5km  Woolworths Inglewood
5.3km  Perth CBD
10.9km  Perth Airport


Meltham
Little Picture Cafe
Bottle-O Bayswater
Garden Cafe On Guildford
Pizzeria Amore Mio
The RISE
Maylands
Maylands Yacht Club
Gibbney Reserve
Baigup Wetlands
De Lacy Reserve
Swan River
Railway Parade
Whatley Cres
Stuart St
Charles St
Cox St
Ferguson St
Murray St
Roberts St
Williamson St
Milne St
Crowther St
Queen St
Darby St
Sherwood St
Stone St
Falkirk Ave
Caledonian Ave
Mephan St
Seventh Ave
East St
Prospect Cres
Sarah St
Kelvin St
Deeley St
Central Ave
View St
Kathleen Ave
Mount St
Joseph St
Susan St
Hubert Rd
Kirkham Hill Terrace
Peninsula
Hillside Cres
Richard St
Google
Map data ©2026 Google

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Floor Plan




**13/1 Rupert Steet, Maylands**

Total Area 70m²

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 interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Comparable Sales



## 24/7 RUPERT STREET, MAYLANDS, WA 6051, MAYLANDS

2 Bed | 1 Bath | 1 Car — **sale - sold**
$560,000
Sold ons: 24/12/2025
Days on Market: 57



## 14/1 RUPERT STREET, MAYLANDS, WA 6051, MAYLANDS

3 Bed | 1 Bath | 1 Car — **sale - sold**
$595,000
Sold ons: 13/10/2025
Days on Market: 6



## 6/9 RUPERT STREET, MAYLANDS, WA 6051, MAYLANDS

2 Bed | 1 Bath | 1 Car — Land size: 171
$635,000 — **sale - sold**
Sold ons: 18/08/2025
Days on Market: 55

Powered by PropTrack

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 43 127 386 298).

For state-specific copyright and data disclaimers, see Copyright and Legal Disclaimers about Property Data.

**First National Real Estate Genesis**
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Offer Documents

Click to download the Offer Pack
Click to Download the Multiple Offers Form

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Certificate of Title

Click here to download Certificate of Title
Click to download the Document Scheme
Click to download the Document Sundry

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Strata Documents

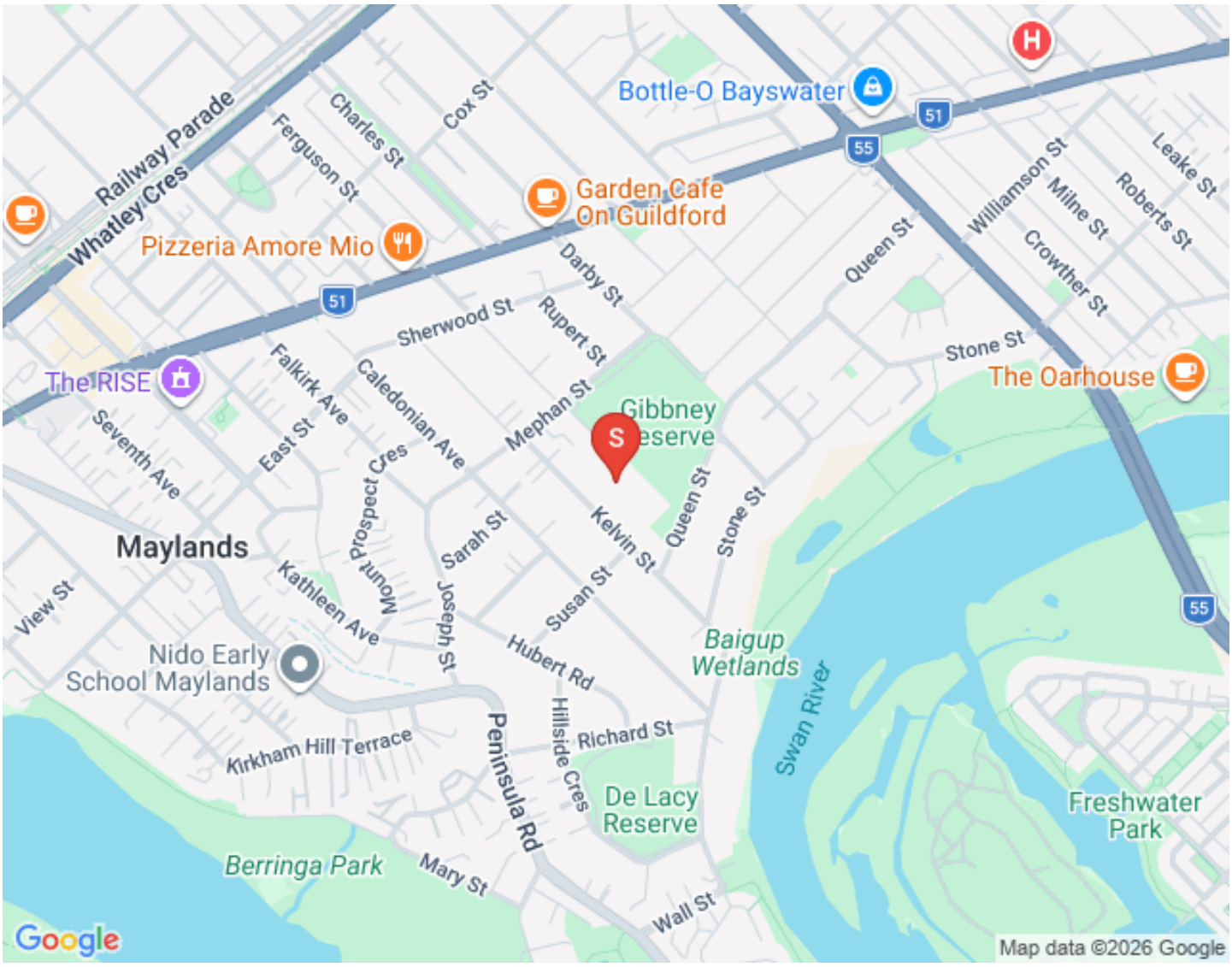
Click to download the Precontractual Disclosure
Click to download the Strata Plan
Click to download the By-Laws
Click to download the AGM Minutes 2026
Click to download the AGM Minutes
Click to download the AGM Action Letter

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Local Schools

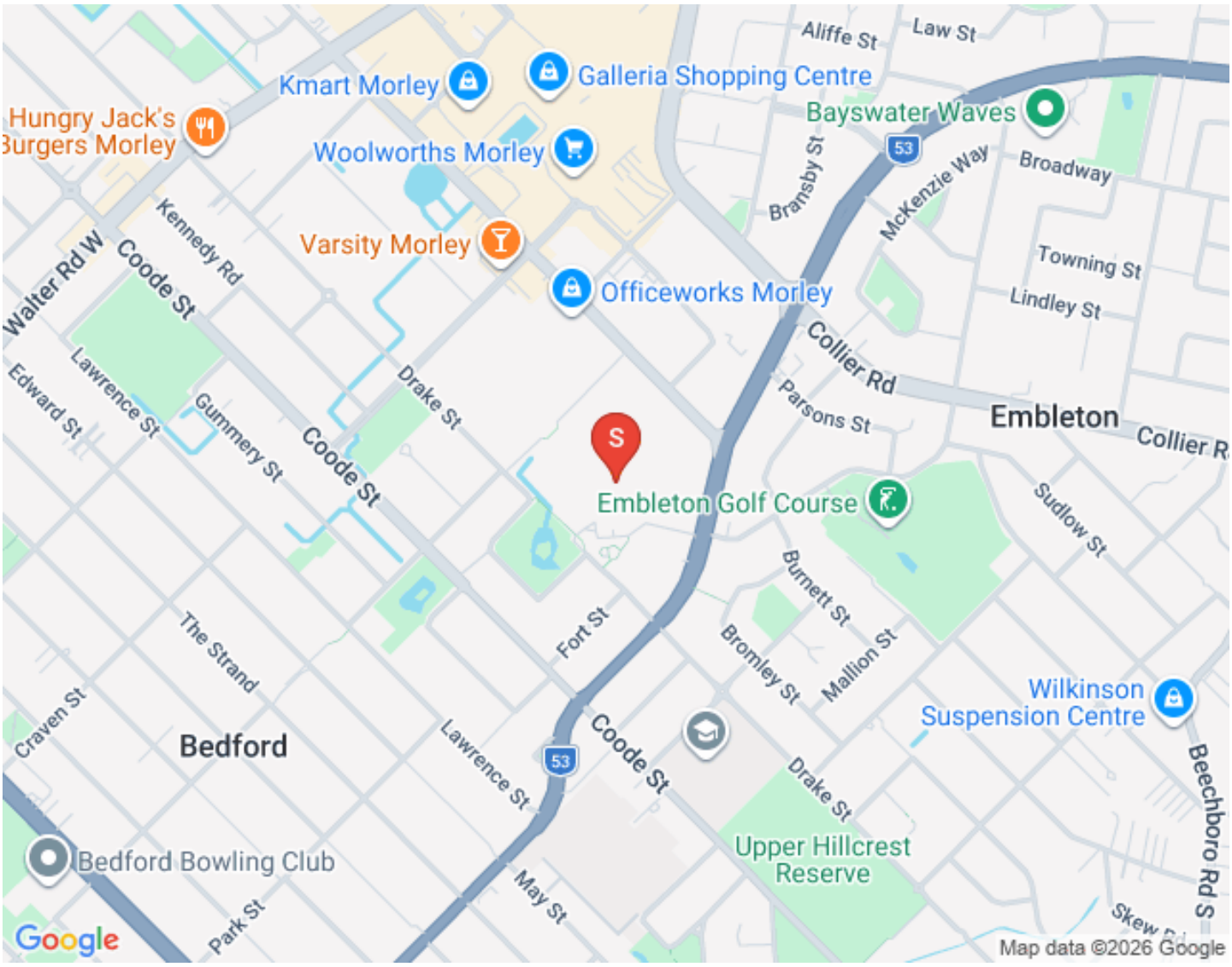
Maylands Peninsula
PRIMARY SCHOOL
"Learning together"
PARENTS & CITIZENS

[Click here to view Intake Area]




John Forrest SECONDARY COLLEGE
INDEPENDENT PUBLIC SCHOOL

[Click here to view Intake Area]


Aliffe St
Law St
Kmart Morley
Galleria Shopping Centre
Hungry Jack's Burgers Morley
Bayswater Waves
Woolworths Morley
Bransby St
McKenzie Way
Broadway
Kennedy Rd
Walter Rd W
Coode St
Varsity Morley
Towning St
Officeworks Morley
Lindley St
Collier Rd
Drake St
Parsons St
Embleton
Lawrence St
Edward St
Gummery St
Coode St
Embleton Golf Course
Sudlow St
Burnett St
Fort St
The Strand
Bromley St
Mallion St
Wilkinson Suspension Centre
Craven St
Bedford
Lawrence St
53
Coode St
Drake St
Upper Hillcrest Reserve
Beechboro Rd S
Bedford Bowling Club
May St
Park St
Google
Map data ©2026 Google

**First National Real Estate Genesis**
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Maylands Lifestyle




## Dome Maylands




## Maylands Yacht Club



## Maylands Waterland

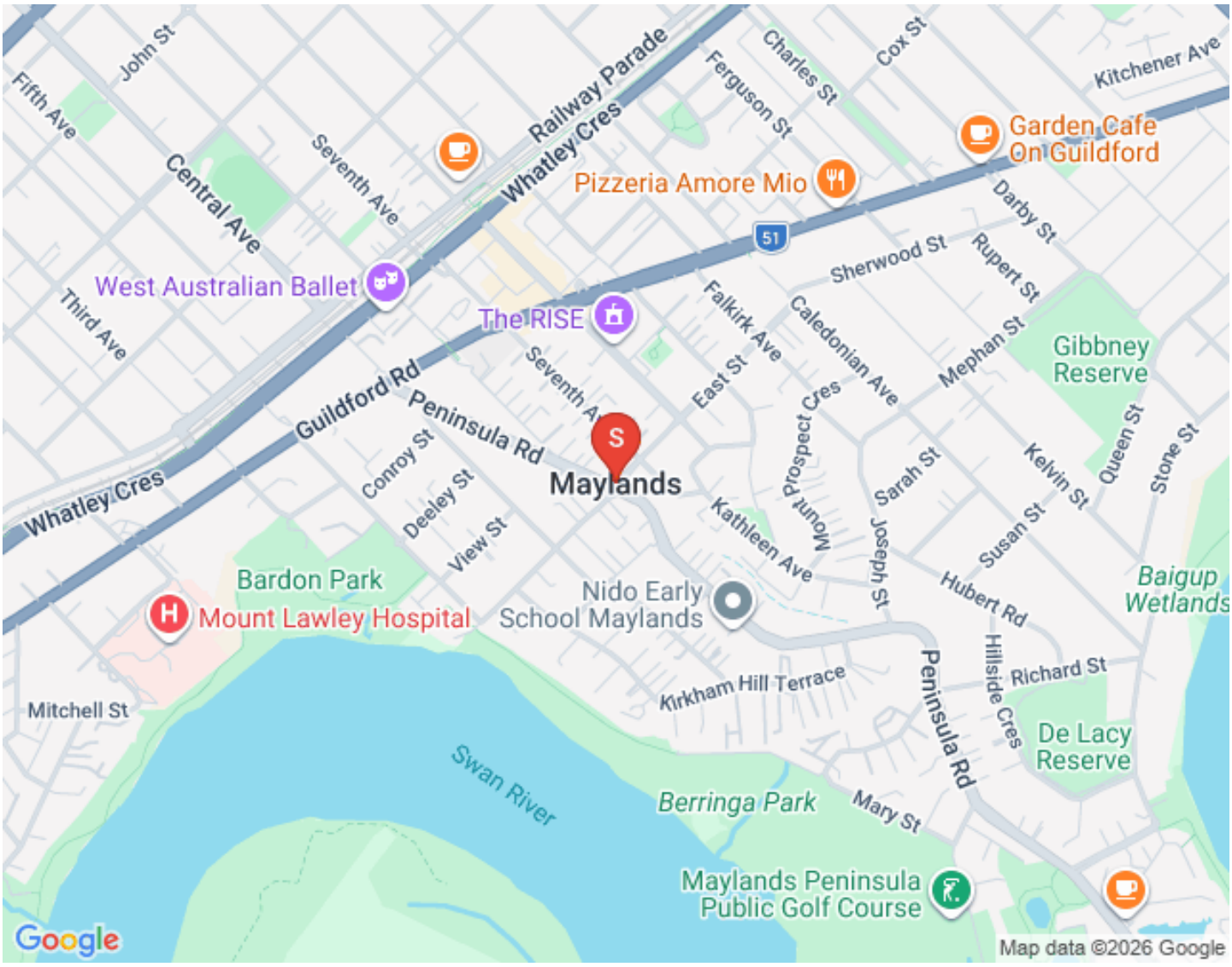


## The Rise



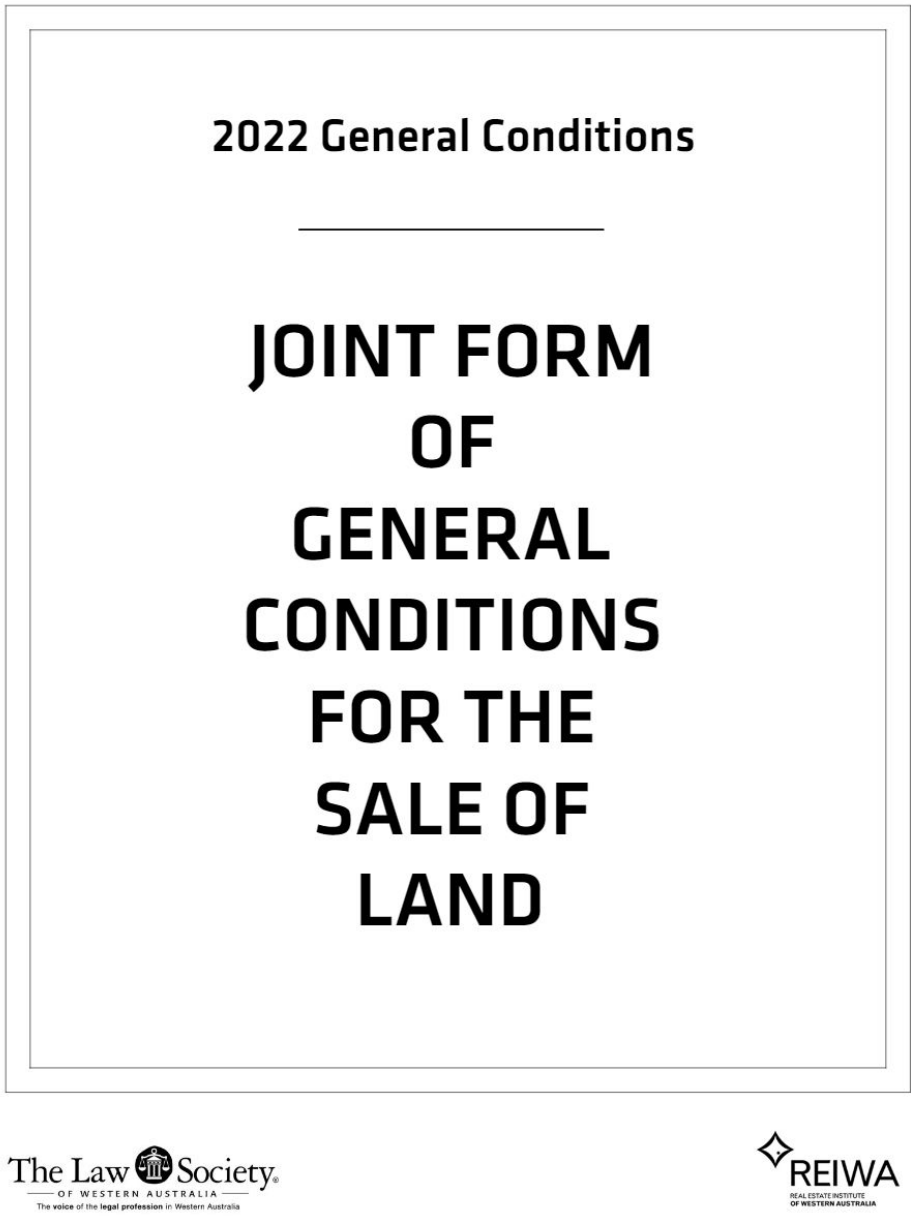

## Mayland's Park Shopping Centre




John St
Fifth Ave
Central Ave
Seventh Ave
Railway Parade
Whatley Cres
Ferguson St
Charles St
Cox St
Kitchener Ave
Garden Cafe On Guildford
Pizzeria Amore Mio
Darby St
51
Sherwood St
Rupert St
West Australian Ballet
Third Ave
The RISE
Falkirk Ave
Caledonian Ave
Mephan St
Gibbney Reserve
Guildford Rd
Peninsula Rd
Seventh Ave
East St
Prospect Cres
Queen St
Stone St
Conroy St
Deeley St
View St
Maylands
Kelvin St
Sarah St
Kathleen Ave
Mount Prospect
Susan St
Joseph St
Hubert Rd
Baigup Wetlands
Bardon Park
Mount Lawley Hospital
Nido Early School Maylands
Hillside Cres
Richard St
Kirkham Hill Terrace
Peninsula Rd
Mitchell St
De Lacy Reserve
Swan River
Berringa Park
Mary St
Maylands Peninsula Public Golf Course
Google
Map data ©2026 Google

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Joint Form of General Conditions






000008453355

[View Joint Form Here]

**First National Real Estate Genesis**
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

# Team Genesis



## JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@genesisrealtygroup.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@genesisrealtygroup.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.



## 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.



## MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@genesisrealtygroup.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

0468959898

swillesee@fngenesis.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

0412 175 528

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 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.

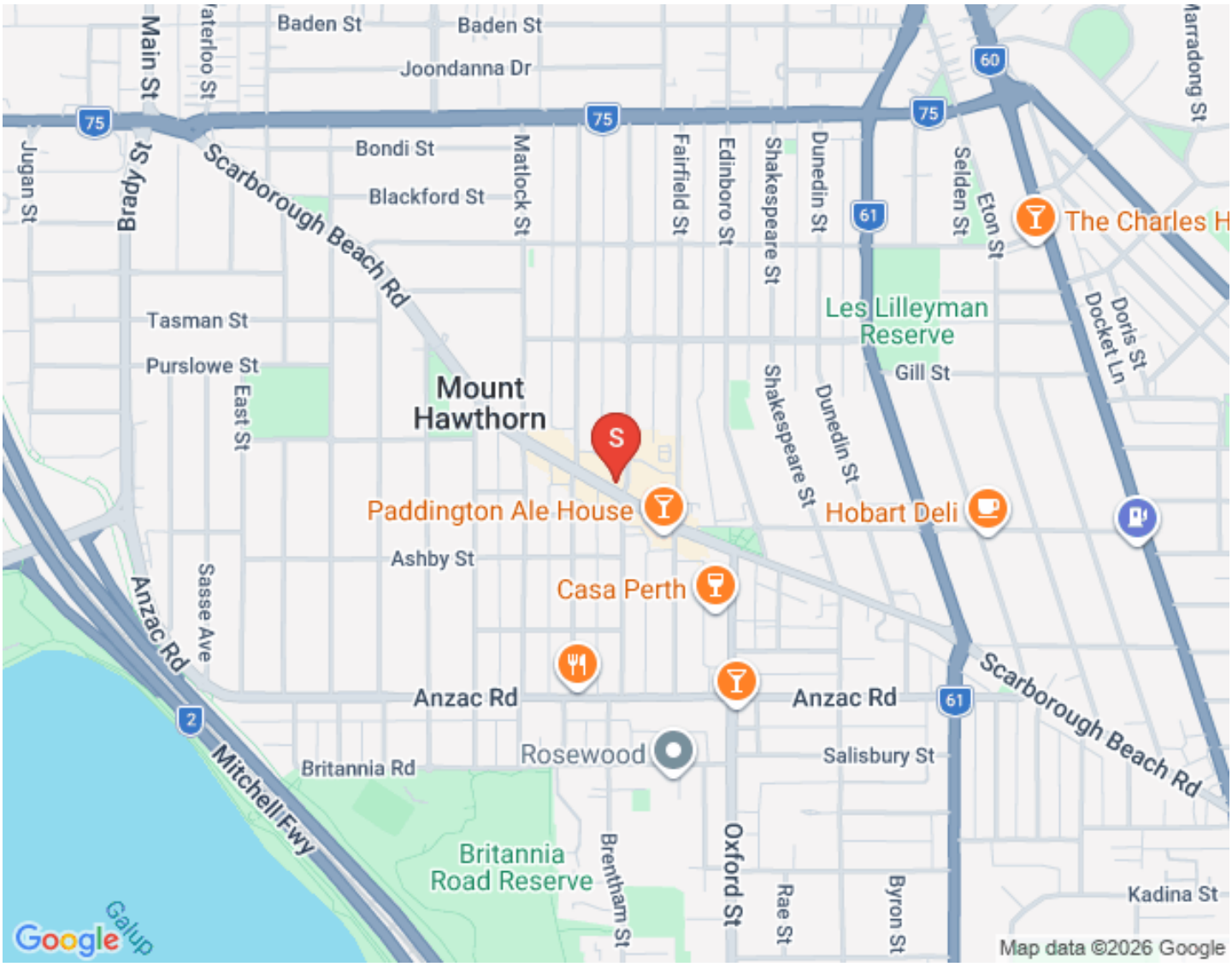


## KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.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.


Baden St
Baden St
Joondanna Dr
Main St
Waterloo St
Jugan St
Brady St
Scarborough Beach Rd
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
The Charles H
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
Tasman St
Purslowe St
East St
Mount Hawthorn
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
Sasse Ave
Anzac Rd
Mitchell Fwy
Britannia Rd
Rosewood
Salisbury St
Britannia Road Reserve
Brentham St
Oxford St
Rae St
Byron St
Kadina St
Galup
Google
Map data ©2026 Google