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
- Local Schools
- Marangaroo Lifestyle
- Joint Form of General Conditions
- Team Genesis

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

Welcome



4 Chilham Close, Marangaroo

FOR DEFINITE SALE

2 1 1

End Date Process

2 Living Areas

All offers presented ON OR BEFORE Tuesday, December 8th at 6:00pm. (The seller reserves the right to accept an offer prior to the end date).

Light and bright, this well-kept 2 bedroom, 1 bathroom brick-and-tile home offers easy living. Enjoy multiple living areas with air-conditioning and a well-appointed kitchen, plus a comfortable main bedroom with semi-ensuite and an additional bedroom, both with built-in wardrobes. Outside, the huge backyard has a pool and alfresco for the perfect spot to relax.

This unique property has a wide street frontage (26m), features a large block and offers future opportunities for expansion or development (STCA).

RATES
Council: $1790.18 (25/26 FY) City of Wanneroo
Water: $1018.70 (25/26 FY)

SCHOOL CATCHMENTS
Marangaroo Primary School (850 m)
Girrawheen Senior High School (3 km)

FEATURES
General

* Build Year: 1977
* Construction: Double Brick & Tile
* Build Area: 181 sqm (approx.)
* Residence: 115 sqm (approx.)
* Security Doors
* Security Screens
* Instantaneous Gas Hot Water System (Rheem)
* Single Carport
* 3 Phase Power

Kitchen
* 5 Plate Gas Cooktop (Whirlpool)
* 600mm Oven & Grill (Fisher & Paykel)
* Stainless Steel Sink
* Tiled Splashback
* Air-conditioning unit (Westinghouse)

Living Area
* Vinyl Flooring
* Skylight
* Sheer Curtains
* Gas Bayonet

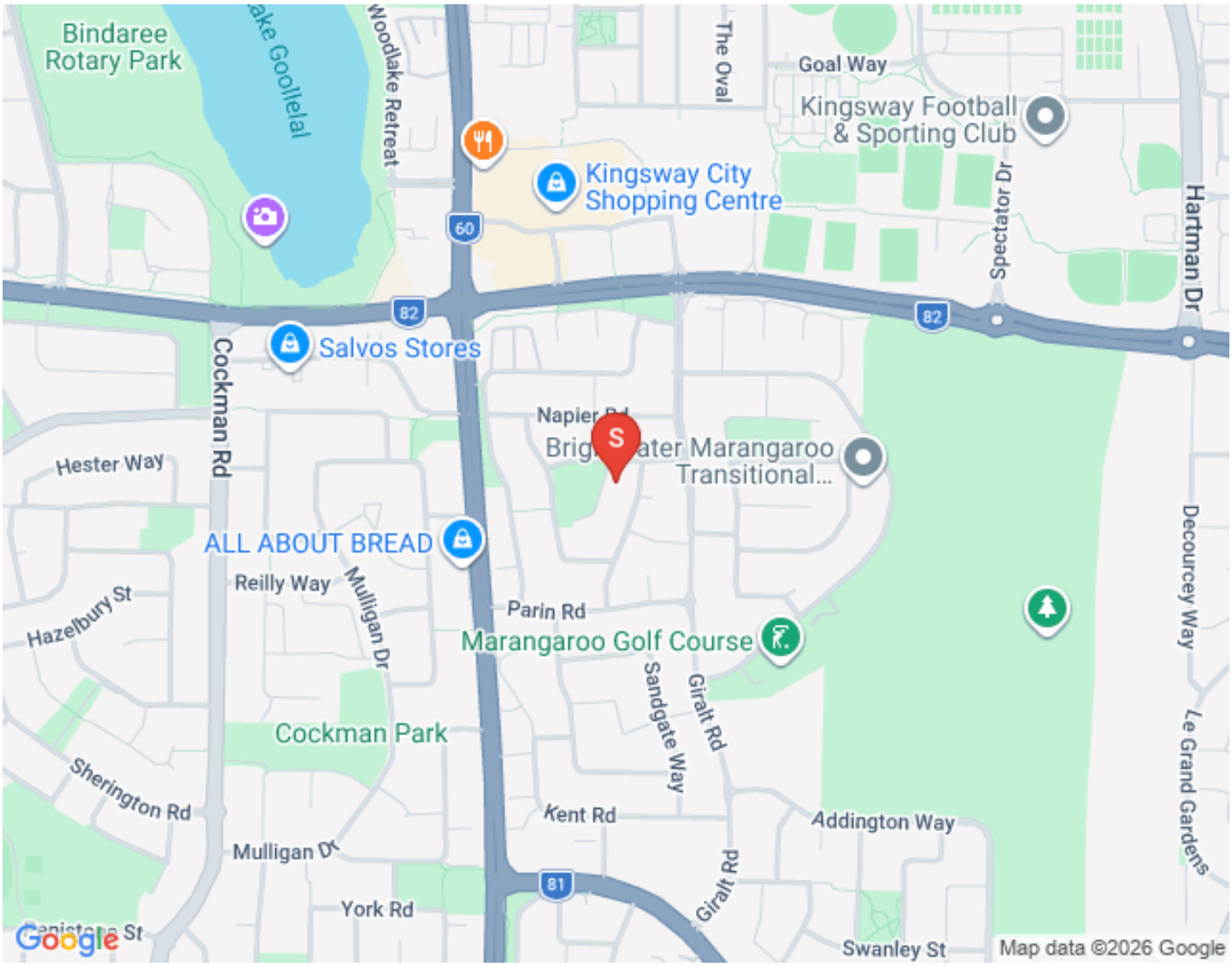
Lounge
* Carpet
* Gas Bayonet

Main Bedroom
* Semi-Ensuite
* Air-conditioning unit (Westinghouse)
* Built-in Wardrobe
* Study Nook
* Carpet
* Curtains

Bedroom 2
* Split System Reverse Cycle Air-conditioning (Kogan)
* Built-in Wardrobe
* Study Nook
* Carpet
* Curtains

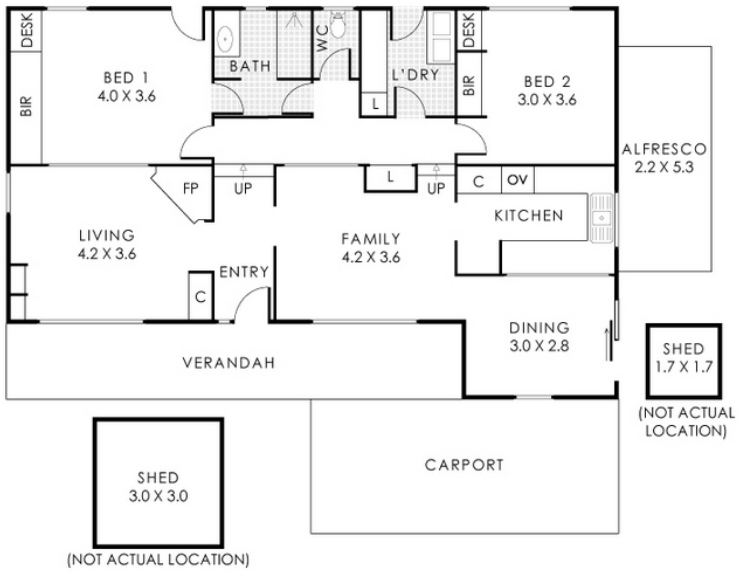
Outdoor
* Pool
* Alfresco
* 2 Sheds

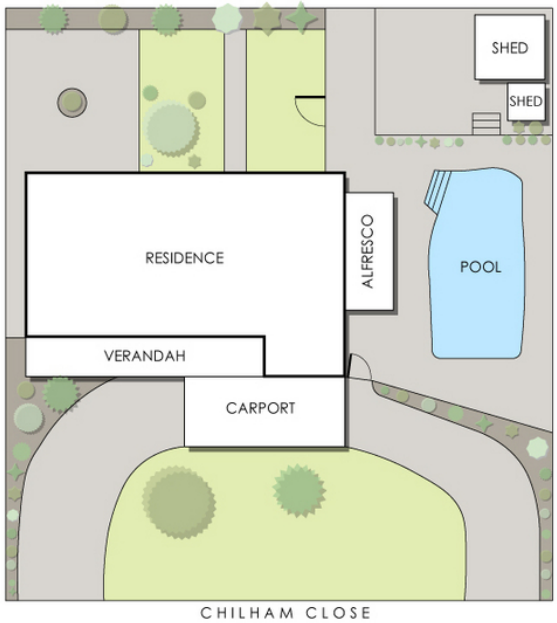
LIFESTYLE
20 m - Lenham Park
350 m - Public Transport
650 m - Marangaroo Park
900 m - Marangaroo Golf Course
950 m - Kingsway City Shopping Centre
1.1 km - Kingsway Sporting Complex
2.6 km - Landsdale Farm
4.5 km - Greenwood Train Station
9 km - Hillarys Boat Harbour
16 km - Perth CBD


Bindaree Rotary Park
Lake Goollelal
Woodlake Retreat
The Oval
Goal Way
Kingsway Football & Sporting Club
Kingsway City Shopping Centre
Spectator Dr
Hartman Dr
60
82
82
Salvos Stores
Cockman Rd
Napier Rd
Hester Way
Marangaroo Transitional...
ALL ABOUT BREAD
Reilly Way
Mulligan Dr
Hazelbury St
Parin Rd
Marangaroo Golf Course
Decourcey Way
Sandgate Way
Giralt Rd
Cockman Park
Sherington Rd
Kent Rd
Addington Way
Le Grand Gardens
Mulligan Dr
81
York Rd
Giralt Rd
Swanley St
Google
Map data ©2026 Google

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

Floor Plan





4 Chilham Close, Marangaroo

Residence 115m² | Carport 23m² | Verandah 19m² | Alfresco 12m² | Shed 12m²

Total Area 181m²

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



19 GAZELLE PLACE, MARANGAROO, WA 6064, MARANGAROO

3 Bed | 1 Bath | 1 Car
$790,000
Sold ons: 14/10/2026
Days on Market: 107

Land size: 680
sale - sold



1 ENVALL RISE, MARANGAROO, WA 6064, MARANGAROO

3 Bed | 1 Bath | 2 Car
$850,100
Sold ons: 18/09/2026
Days on Market: 50

Land size: 684
sale - sold



15 GIRALT ROAD, MARANGAROO, WA 6064, MARANGAROO

3 Bed | 1 Bath | 3 Car
$870,000
Sold ons: 20/07/2026
Days on Market: 60

Land size: 684
sale - sold



1 CAPSTONE WAY, MARANGAROO, WA 6064, MARANGAROO

3 Bed | 1 Bath | 1 Car
$860,000
Sold ons: 13/11/2026
Days on Market: 67

Land size: 847
sale - sold



45 MARANGAROO DRIVE, MARANGAROO, WA 6064, MARANGAROO

3 Bed | 1 Bath | 1 Car
$955,000
Sold ons: 08/04/2026
Days on Market: 28

Land size: 783
sale - sold

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 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

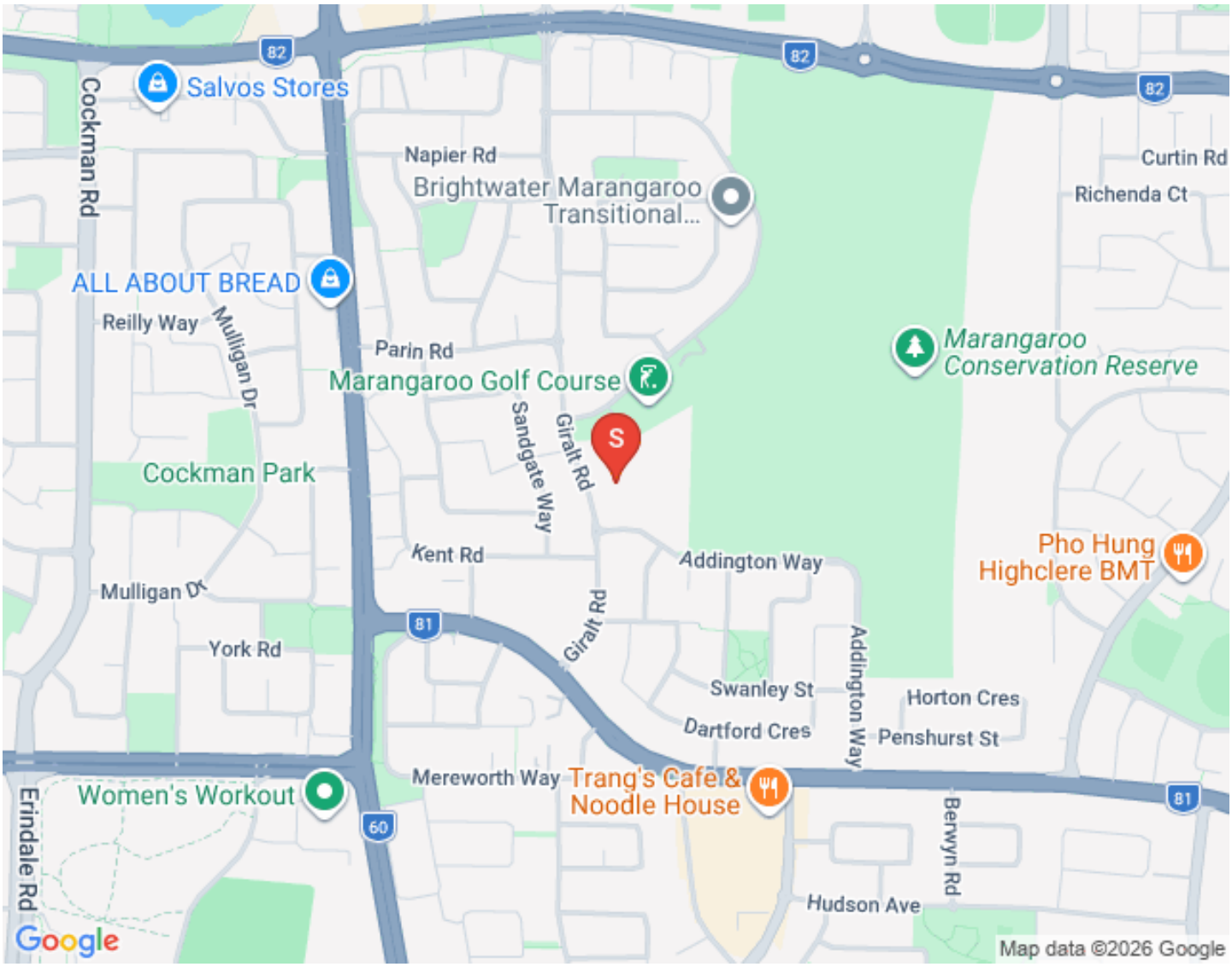
Click here to download The Certificate of Title
Click here to download the Certificate of Title with Sketch
Click here to download the Plan
Click here to download the Plan - Title List

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

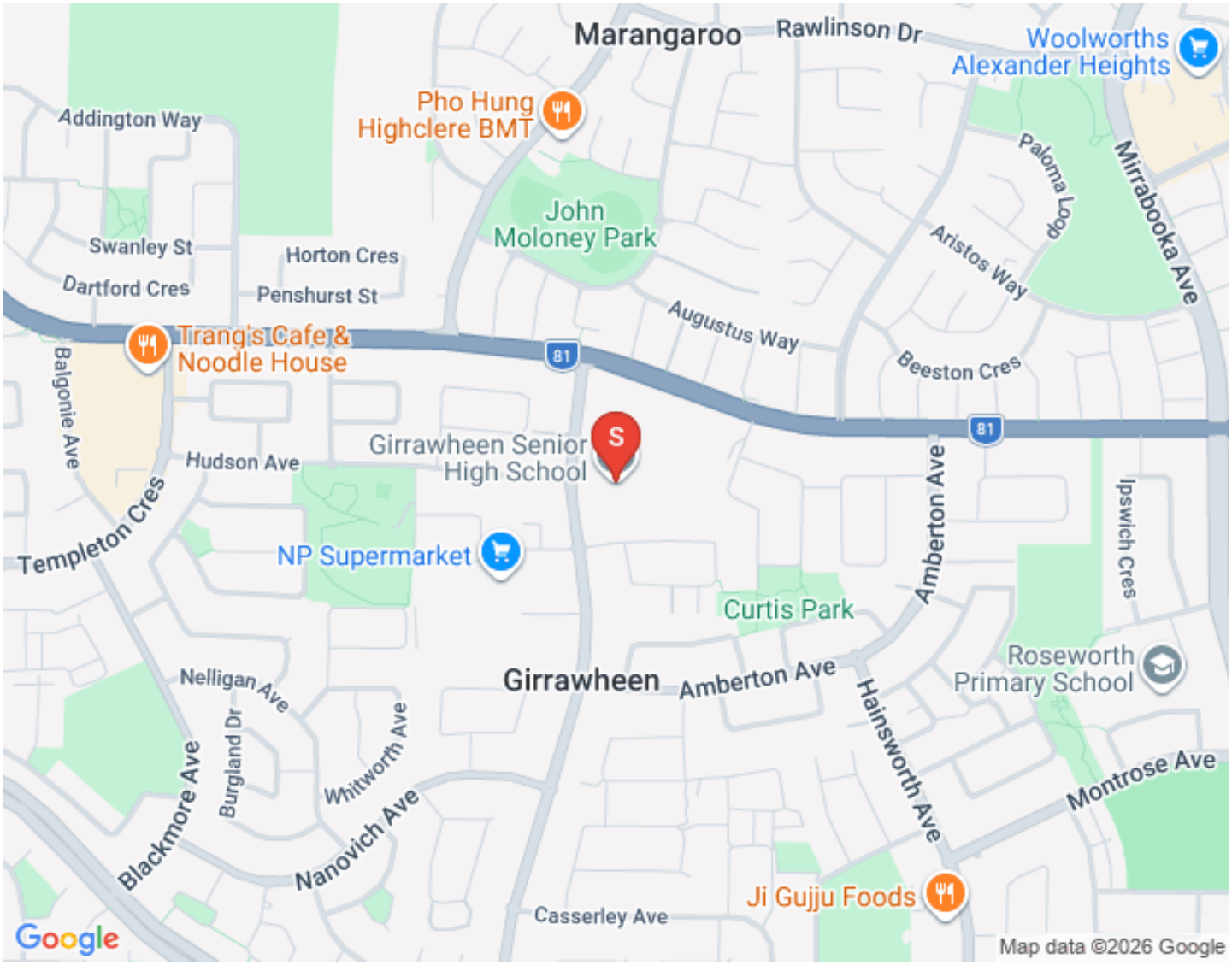
Local Schools

Marangaroo Primary School

[Click here to view Intake Area]



[Click here to view Intake Area]



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

Marangaroo Lifestyle

Marangaroo Golf Course

Course Overview - Marangaroo Golf Course

New Canton BBQ Restaurant



Paloma Park

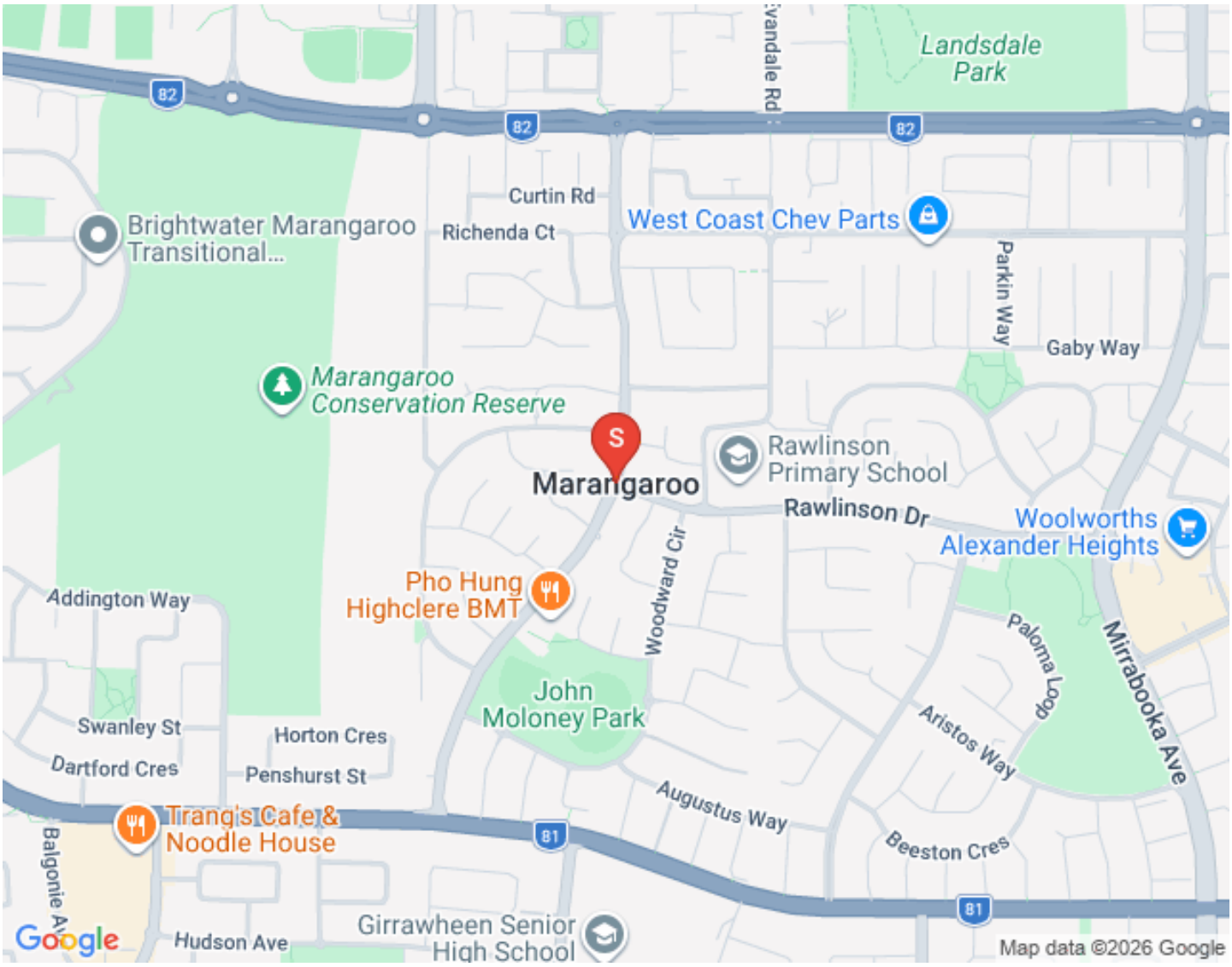


Alexander Heights Shopping Centre



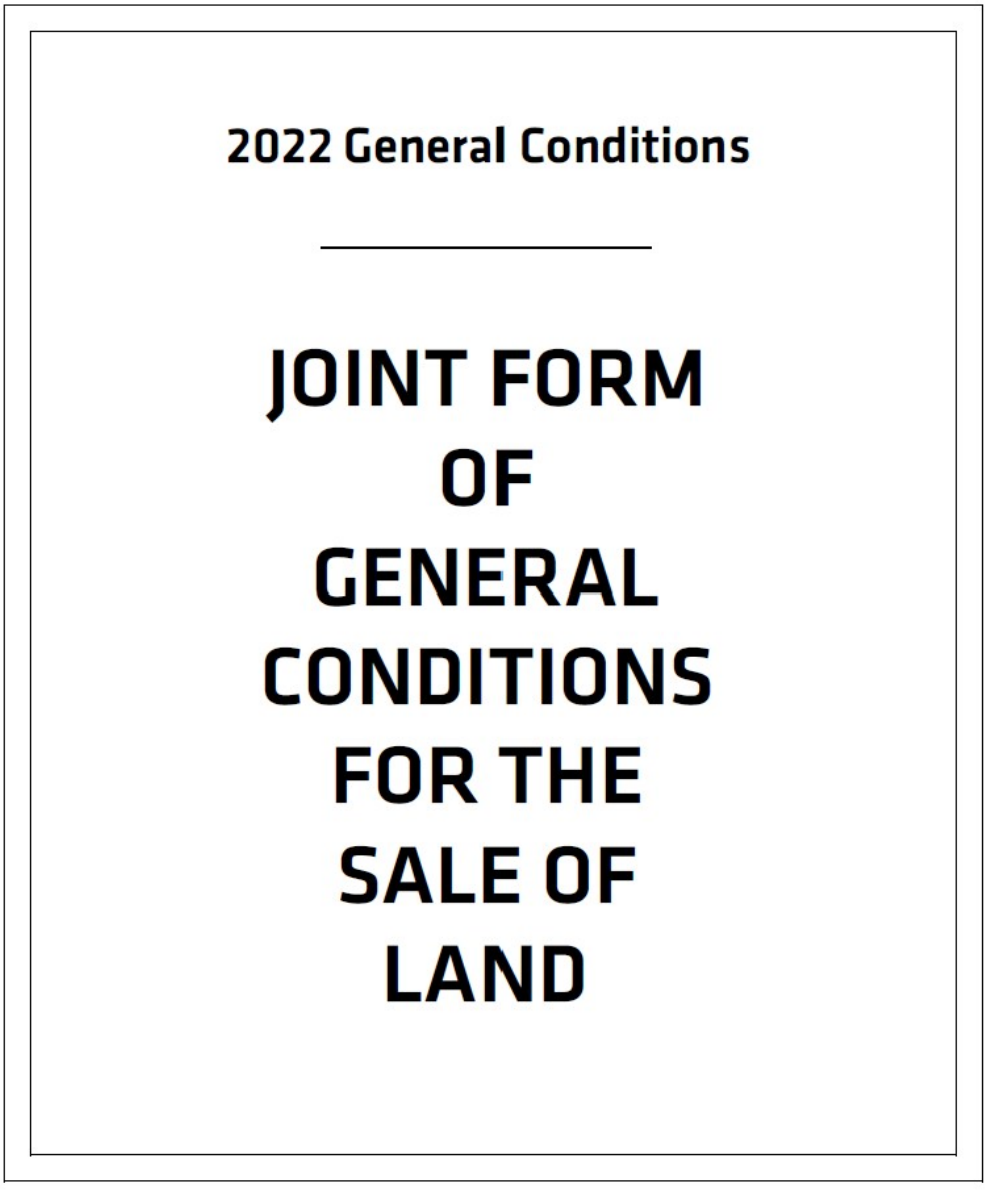
Alexander Heights Community Centre




Landsdale Park
82
Curtin Rd
Richenda Ct
Brightwater Marangaroo Transitional...
West Coast Chev Parts
Parkin Way
Gaby Way
Marangaroo Conservation Reserve
S
Marangaroo
Rawlinson Primary School
Rawlinson Dr
Woolworths Alexander Heights
Addington Way
Pho Hung Highclere BMT
Woodward Cir
Paloma Loop
Mirrabooka Ave
John Moloney Park
Swanley St
Horton Cres
Dartford Cres
Penshurst St
Aristos Way
Augustus Way
Trang's Cafe & Noodle House
81
Beeston Cres
Balgonie Ave
Google
Hudson Ave
Girrawheen Senior High School
Map data ©2026 Google

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

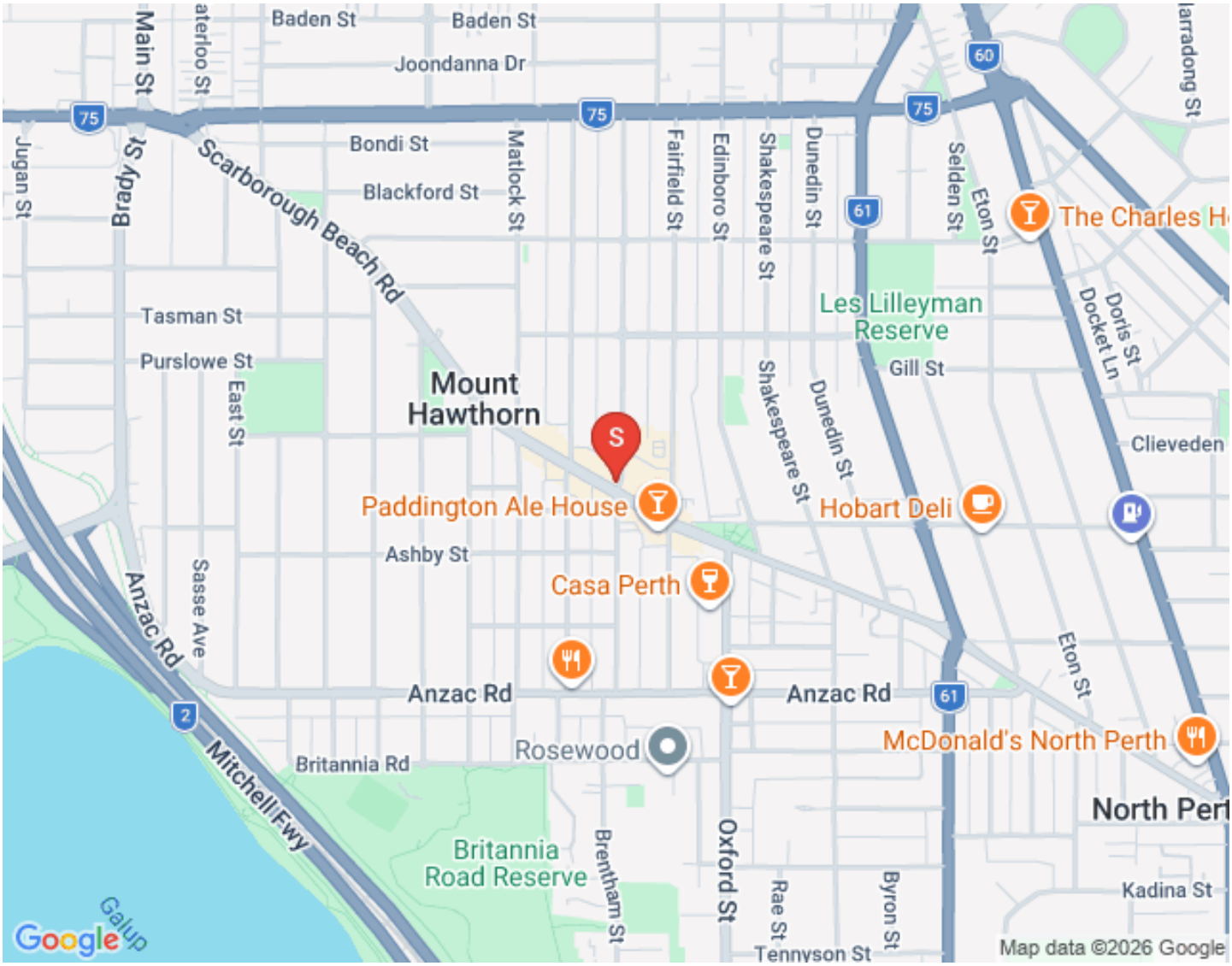
Joint Form of General Conditions



View Joint Form Here

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

Team Genesis





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.



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.



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.



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.



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.



DANIELLE VASIC

SALES CONSULTANT

dvasic@genesisrealtygroup.com.au

Danielle Vasic brings a lifetime of sales experience, genuine care, and a results-driven approach to every client she works with. Known by some of her clients as the “lucky charm,” she has built a reputation for achieving exceptional results while making the process seamless and stress-free.

Originally from Ireland, Danielle began her real estate journey at just 15 before going on to study Equine Science at the University of Limerick. She has worked in elite environments including Godolphin, preparing yearlings for sale, and later in luxury sales with diamonds and fine jewellery at Weir & Sons, experiences that shaped her attention to detail and strong negotiation skills.

Now based in Perth, Danielle works across the metropolitan area, from the Hills to the coast and everywhere in between. With over a decade of real estate experience, she is known for her honest advice, strong work ethic, and commitment to achieving the best possible outcome for her clients.



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.



KRISTEN COLE

reception@fngenesis.com.au

Kristen comes from a background of customer service, administration and management, she brings a warm, bubbly personality and a genuine love for connecting with people to the Genesis Team. Having spent several years in leadership and customer-facing roles, Kristen understands the importance of clear communication, organisation and making people feel welcome and valued. Never one to shy away from a good conversation or a bit of friendly banter, she enjoys getting to know those around her and make people feel welcome and valued. Outside of work, Kristen is happiest by the ocean either fishing, snorkelling or soaking up the sun. She also enjoys spending time with family and friends, keeping active by either playing basketball, volleyball or going to the gym.