first national REAL ESTATE Genesis

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Welcome



85 Treetop Avenue, Edgewater

UNDER OFFER

4 2 1

UNDER OFFER

Right in the heart of family-friendly Edgewater, just across the road from the local primary school, this home feels like it's been waiting for a new chapter. The floorplan is clever without being too structured, with multiple living zones that give everyone their own corner to relax or come together. The lounge offers cosy nights in by the fireplace, while quality family time will be spent in the open plan living and dining areas, and your quiet work-from-home days will be enjoyed in the study nook.
The four bedrooms are full of natural light, each with built-in wardrobes and mirrored sliders that give the rooms a sense of calm and openness. Timber floors stretch through the main living areas, bringing warmth, texture, and an easy-care option for those high traffic spaces. Air conditioning keeps things comfortable year-round, and those double-glazed windows and doors provide peace and quiet when you need it most.
Step outside and it just keeps getting better! The vast backyard boasts lush grass for play or pets, mature palms and frangipanis for shade, and a covered alfresco area that's perfect for outdoor dining or hosting friends. The built-in BBQ area offers an additional entertaining space outdoors, perfect for weekends in Summer. Out front, a wide street presence, spacious yard, and double garage finish the home with practicality and presence.
Move in now and add your own style with a couple of finishing touches to complete this wonderful home. With the perfect bones already in place, a few aesthetic enhancements will make this the forever home for your family. This home has heart, flexibility, and room to grow, in a suburb that is sought after for its location, and the family-oriented community.

SCHOOL CATCHMENT
Edgewater Primary School (30m)
Belridge Secondary College (2.7km)

RATES
Council: $
Water: $1210 approx

FEATURES
* Large Main Bedroom With Ensuite and Study
* Built-in Wardrobes
* Multiple Living Spaces
* Hard Timber Floorboards
* 900mm Oven
* 5 Gas Burner Stovetop
* Double Glazed Doors
* Air-Conditioning
* Fireplace
* Shutters
* Massive Undercover Outdoor Area
* Spacious Backyard With Barbeque Area
* Double Garage

LIFESTYLE
260m Edgewater Quarry Park
450m Mater Dei College
1.1km Picnic Cove Park
1.2km Joondalup Square Shopping Centre
1.5km Edith Cowan University
2.3km Heathridge City Shopping Centre
2.7km Edgewater Train Station
3.2km Lakeside Joondalup Shopping Centre


Cornell Parade
Lakeside Dr
Lakevalley Dr
St Clair Cir
Bunnings Joondalup
Garden Play Family Day Care Service Scheme
Regatta Dr
Edgewater Dr
Picnic Cove Park
Outlook Dr
Caridean St
85
2
S
Edgewater
Mater Dei College
Edgewater Mercy Hostel
Lookout Park
The Aussie Bloke Shop
Eddystone Primary School
Ranger Trail
Treetop Ave
Opal Dr
Emerald Way
Littorina Park
Conidae Dr
Marefat
McDonald's Beldon
Revo Fitness - Joondalup
BOUNCE Inc Joondalup
Wedgewood Dr
Edgewater
84
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Floor Plan



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Certificate of Title

Click to download the Certificate of Title
Click to download the Sketch
Click to download Plan
Click to download Plan - Title List
Click to download Transfer

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Comparable Sales



10 SHINGLE GROVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car — Land size: 689
$880,000
Sold ons: 23/02/2025
Days on Market: 13



4 ILLAWARRA MEWS, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 1 Bath | 2 Car — Land size: 692
$890,000
Sold ons: 16/07/2024
Days on Market: 6



10 CRYSTAL CLOSE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car — Land size: 680
$902,000
Sold ons: 12/09/2024
Days on Market: 10



4 SUPERIOR RISE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 3 Car — Land size: 773
$910,500
Sold ons: 02/10/2024
Days on Market: 7



6 WHITECAP COURT, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 1 Car — Land size: 756
$917,500
Sold ons: 04/04/2025
Days on Market: 52



9 SUPERIOR RISE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
Land size: 749
$1,090,000
Sold ons: 31/01/2025
Days on Market: 44



8 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

6 Bed | 3 Bath | 4 Car
Land size: 781
$1,330,000
Sold ons: 22/04/2025
Days on Market: 54

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Offer Documents

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

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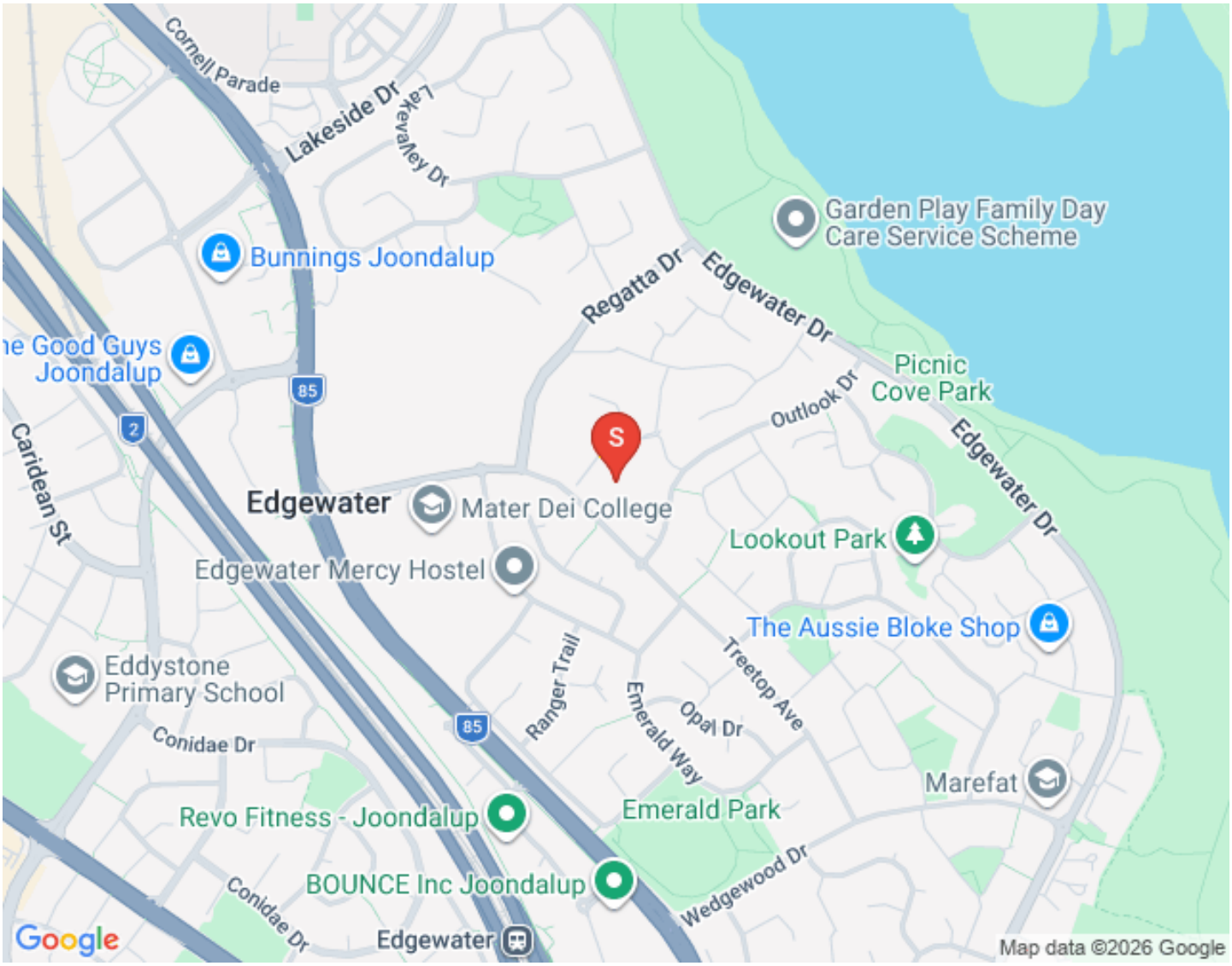
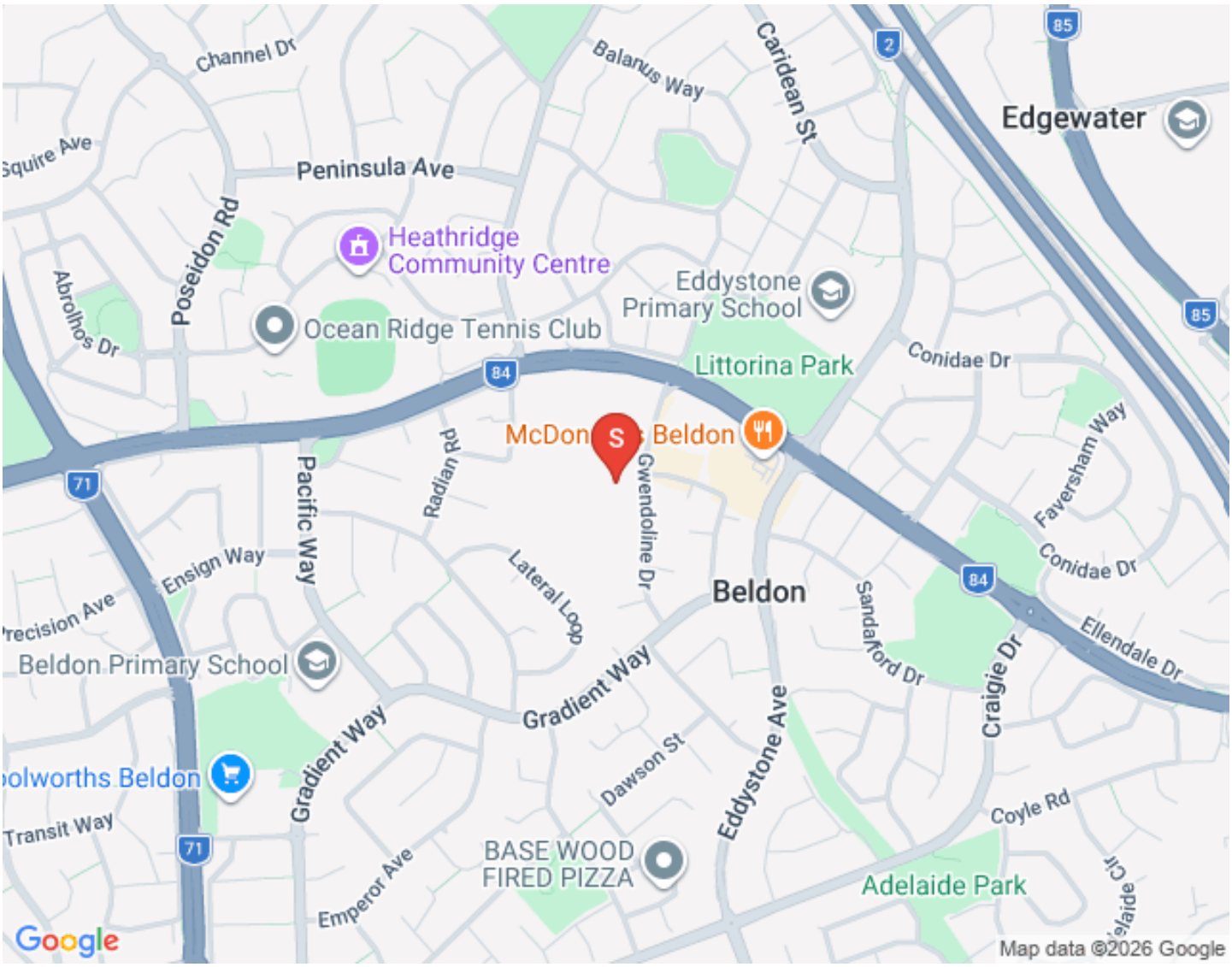
Local Schools

Edgewater Primary
caring

[Click here to view Intake Area]



[Click here to view Intake Area]



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Edgewater

Hiltop Park



Picnic Cove Park



Lake Joondalup



Lake Joondalup Walking Trail



Joondalup Gate

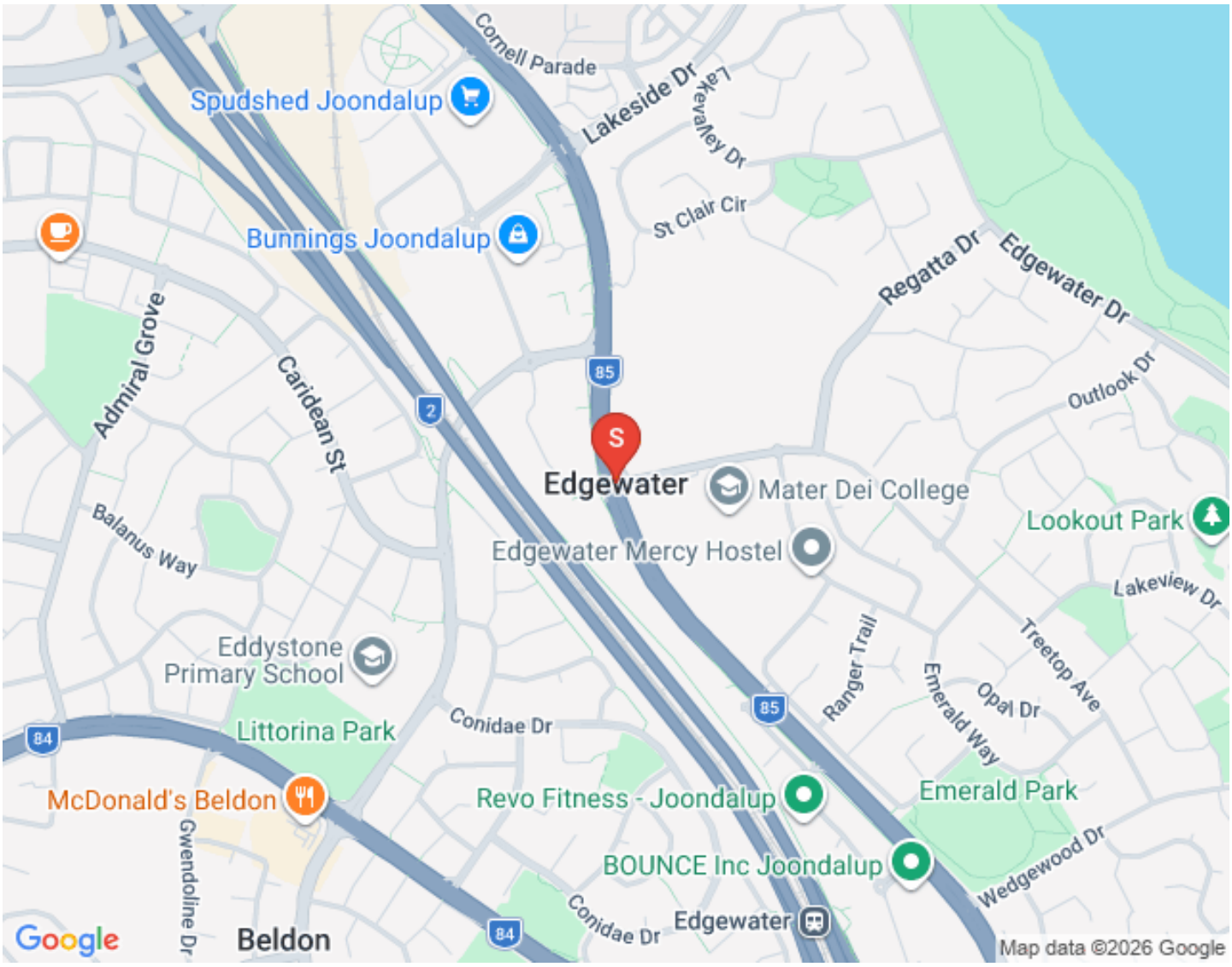


Lakeside Joondalup



X Golf




Cornell Parade
Spudshed Joondalup
Lakeside Dr
Lakevalley Dr
St Clair Cir
Bunnings Joondalup
Regatta Dr
Edgewater Dr
Admiral Grove
Caridean St
85
2
Outlook Dr
S
Edgewater
Mater Dei College
Lookout Park
Balanus Way
Edgewater Mercy Hostel
Lakeview Dr
Eddystone
Primary School
Ranger Trail
Treetop Ave
Emerald Way
Opal Dr
85
84
Littorina Park
Conidae Dr
McDonald's Beldon
Revo Fitness - Joondalup
Emerald Park
Gwendoline Dr
BOUNCE Inc Joondalup
Wedgewood Dr
Conidae Dr
Edgewater
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Beldon
84
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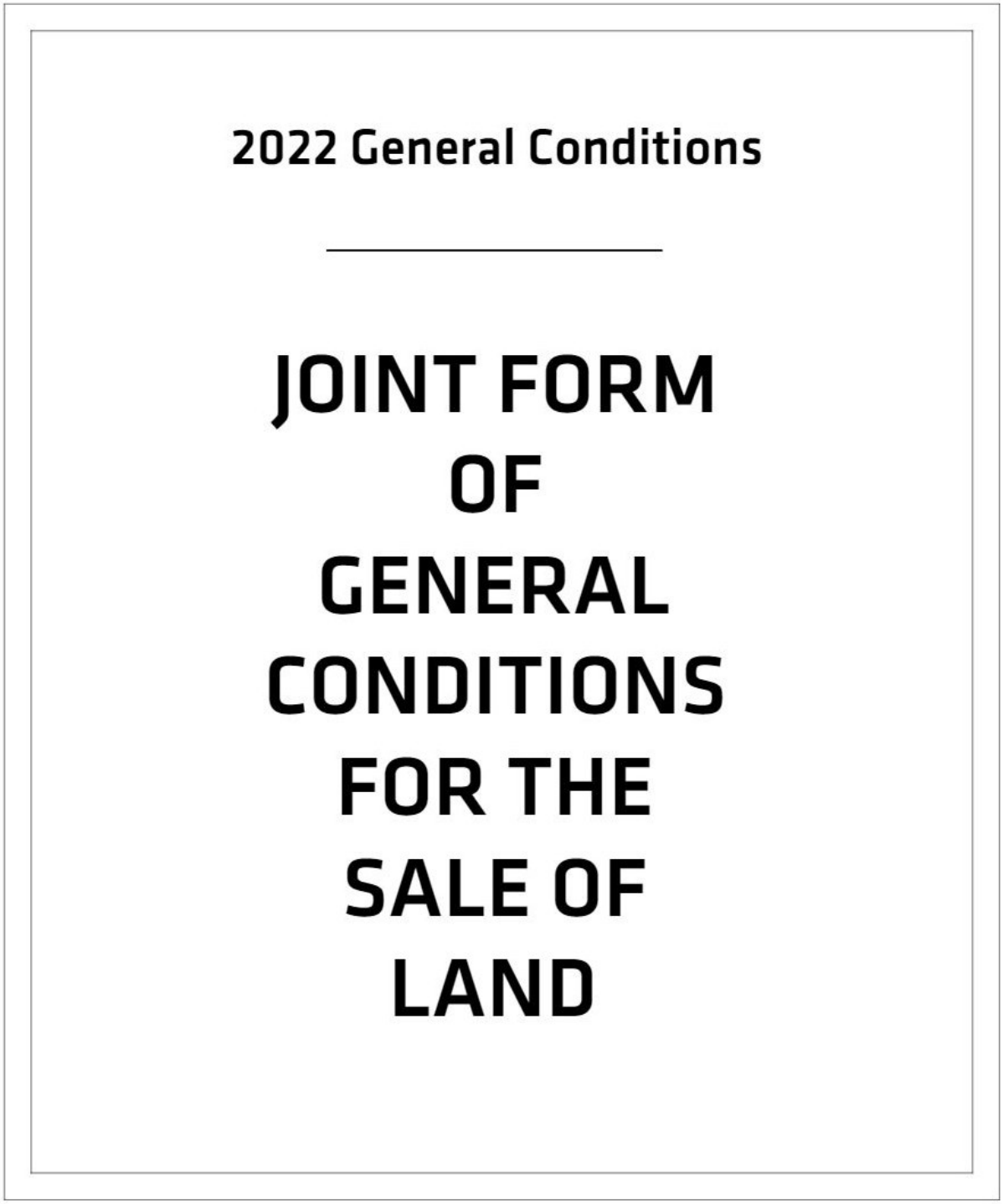
Joint Form of General Conditions



View Joint Form Here

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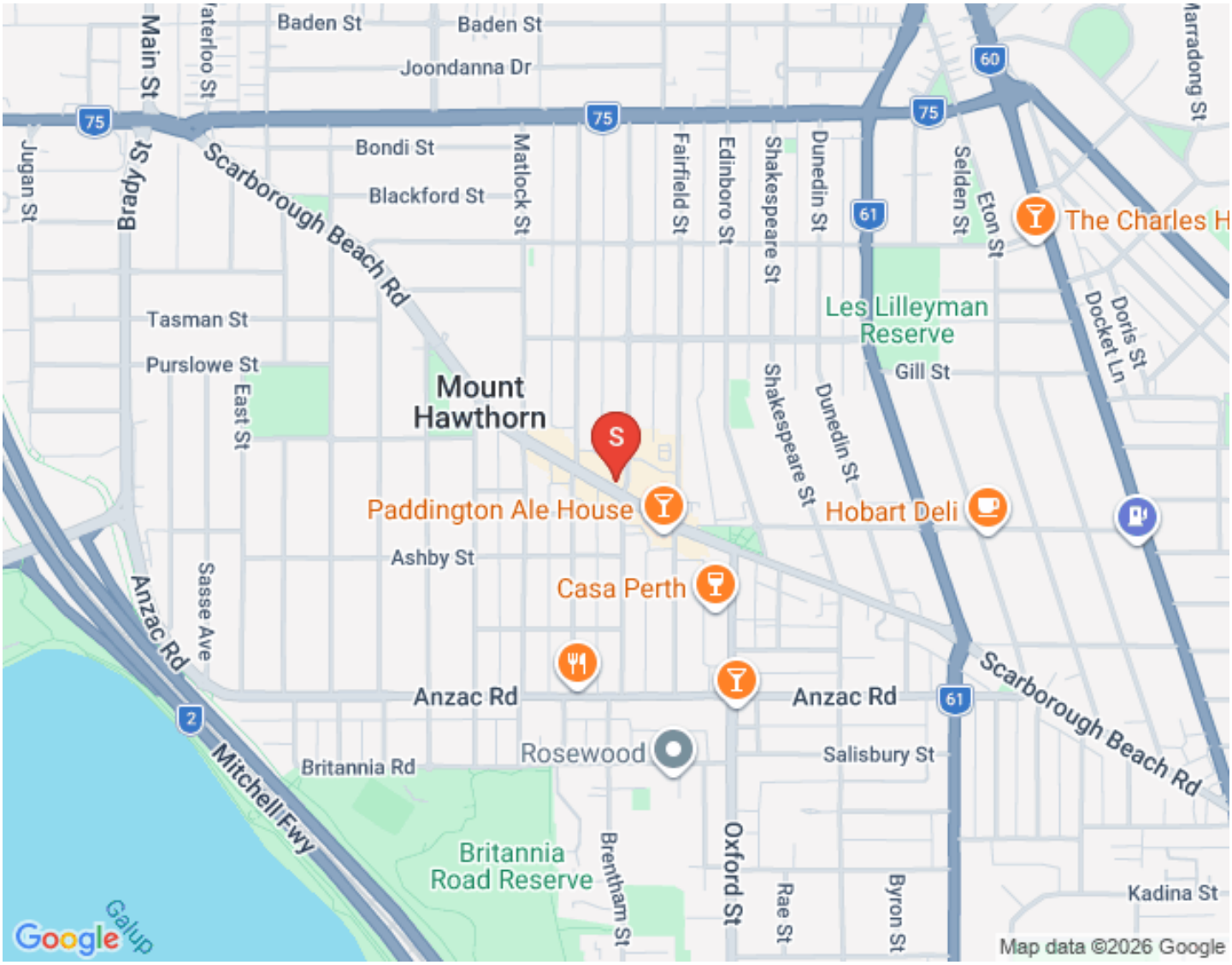
Team Genesis





DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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"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

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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.



RONNIE SINGH

SALES CONSULTANT

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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.



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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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.



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.

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Our Local Sales



21 Swansea Promenade, Mindarie

3 Bed | 2 Bath | 2 Car

Land size: 358sqm

Offers



11A Simeon Rise, Pearsall

4 Bed | 2 Bath | 2 Car

Land size: 305sqm

UNDER OFFER



8 Osprey Grove, Edgewater

6 Bed | 3 Bath | 4 Car

Land size: 781sqm

End Date Process



4B Shadyglen Mews, Edgewater

3 Bed | 1 Bath | 1 Car

Land size: 577sqm

End Date Process