Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Table of Contents

- Welcome
- Floor Plan
- Comparable Sales
- Offer Documents
- Certificate of Title
- Local Schools
- Darlington
- Joint Form of General Conditions
- Team Genesis
- Recent Sales in the Area

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Welcome



18 Dryandra Crescent, Darlington

Views Forever

3 2 2

**** UNDER OFFER ****

1 Living Area

Step into luxury living with this stunningly renovated 3-bedroom, 2-bathroom home, where every detail has been carefully curated for comfort and style. Enjoy a brand-new designer kitchen and a beautifully appointed main bathroom featuring a freestanding bath. The master suite is a true retreat, boasting a new ensuite with a separate toilet and a custom-fitted dressing room, offering both elegance and functionality.

Perfect for entertaining, this property features multiple outdoor entertaining areas with breathtaking city views. A spacious lower alfresco area includes a built-in outdoor kitchen, ambient lighting, and the convenience of a third toilet. The manicured, landscaped gardens are designed for relaxation and entertaining, complete with a cozy fire pit and fully automated reticulation. This is the perfect blend of luxury, lifestyle, and low-maintenance living.

LOCAL SCHOOLS
Greenmount primary school (1.85km)
Swan view Senior High (2.6km)
Helena College (2.5Km)

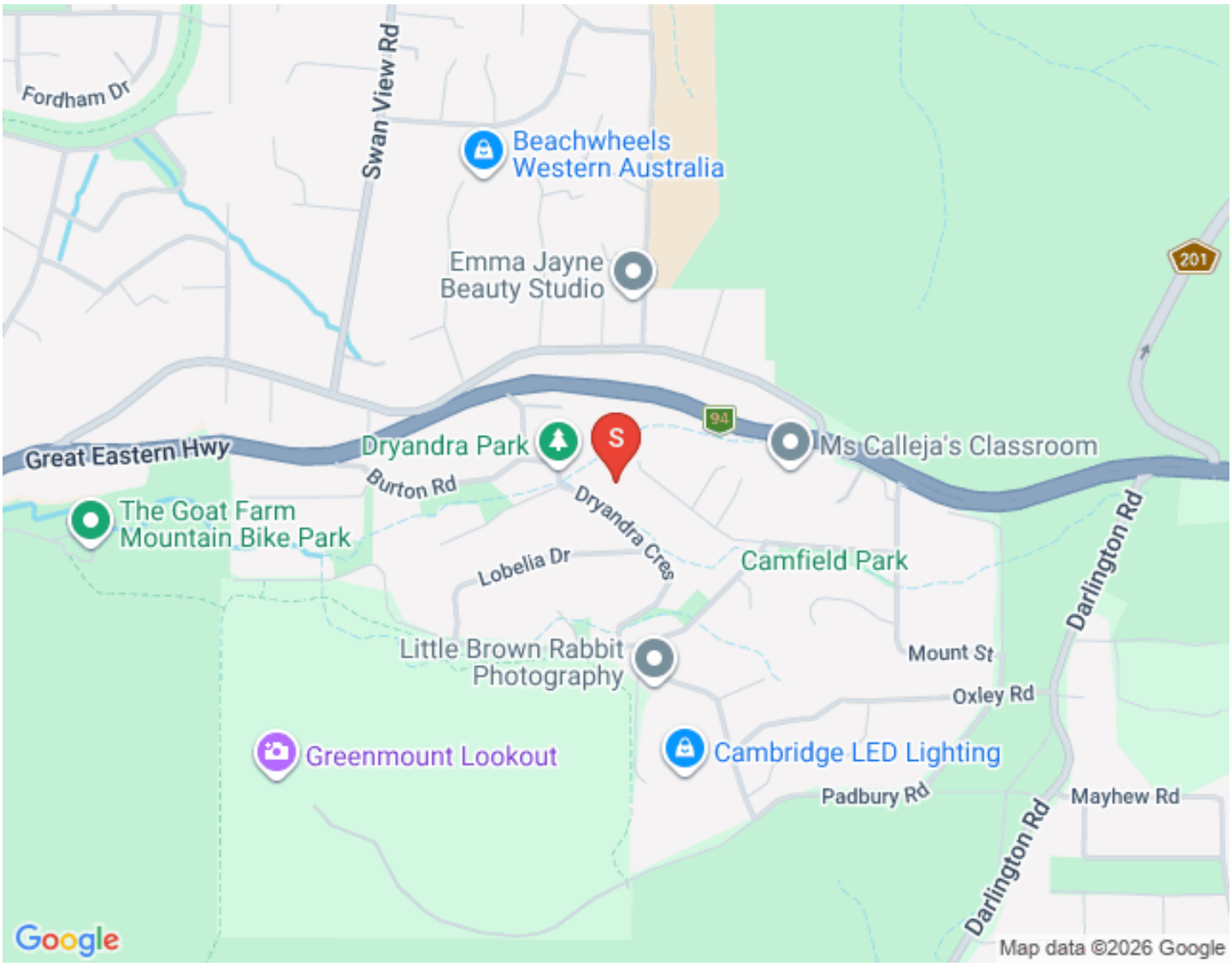
RATES
Council:
Water: $283

FEATURES

General
* Build Year 2003
* Construction: Hardi board and Colorbond roof
* Fully renovated property
* New kitchen, ensuite and bathroom
* Wir and dressing room to double as nursery or study
* Raking ceilings to kitchen, meals and family room
* Ducted Panisonic reverse cycle Airconditioning
* Stone bench tops to kitchen
* 900mm Ilve freestanding electric oven and gas hot
* 900mm Ilve rangehood

Outside
* Multiple outdoor entertaining areas
* Outdoor living with kitchen and third toilet
* 4.5Kw Pv system
* Double carport
* Large workshop to lower level of property
* Electric entry gate to property
* Incredible elevated city views
* Automatic reticulation off mains

LOCATION
1.9km • Greenmount look out
3.3km • The Hive
3.4km • The Little Nook
3.4km • Darlington Hall
3.8km • The Heritage Trail
13.3km - Perth Airport


Fordham Dr
Swan View Rd
Beachwheels Western Australia
Emma Jayne Beauty Studio
201
94
Great Eastern Hwy
Dryandra Park
S
Ms Calleja's Classroom
Burton Rd
Dryandra Cres
The Goat Farm Mountain Bike Park
Lobelia Dr
Camfield Park
Darlington Rd
Little Brown Rabbit Photography
Mount St
Oxley Rd
Greenmount Lookout
Cambridge LED Lighting
Padbury Rd
Mayhew Rd
Darlington Rd
Google
Map data ©2026 Google

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Floor Plan



18 Dryandra Crescent, Darlington

Residence 140m² | Patio 28m² | Porch 7m² | Balcony 36m² | Carport 35m² | Wooodshed 6m² | Workshop 66m²

Total Area 318m²

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

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Comparable Sales



5A MASLIN CRESCENT, DARLINGTON, WA 6070, DARLINGTON

3 Bed | 2 Bath | 4 Car — Land size: 2064
$1,310,000
Sold ons: 03/12/2024
Days on Market: 85



24 CAMFIELD ROAD, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath | 4 Car — Land size: 2049
$1,350,000
Sold ons: 13/12/2024
Days on Market: 32



219 RYECROFT ROAD, DARLINGTON, WA 6070, DARLINGTON

3 Bed | 2 Bath | 3 Car — Land size: 3719
$1,375,000
Sold ons: 25/09/2024
Days on Market: 15



11 COOK STREET, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath | 2 Car — Land size: 2241
$1,422,000
Sold ons: 15/08/2024
Days on Market: -41



2 CONSTANCE STREET, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath | 2 Car — Land size: 2405
$1,450,000
Sold ons: 04/10/2024
Days on Market: 59

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.

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Offer Documents

Click to Download the Offer Pack
Click to Download the Multiple Offers form

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Certificate of Title

Click to download the Certificate of Title
Click to download the Sketch
Click to download the Diagram
Click to download the Diagram - Title List

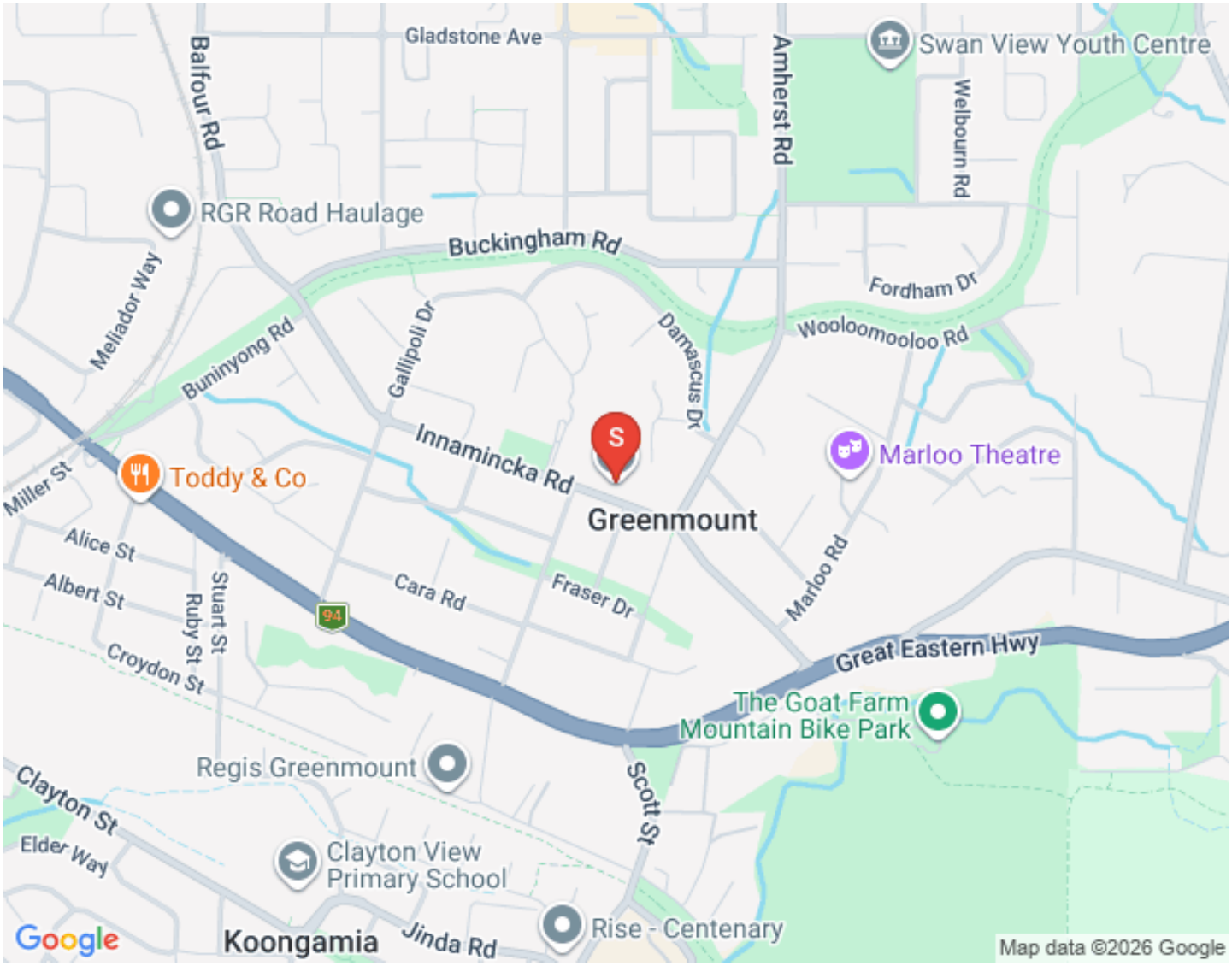
Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Local Schools

[Click here to view Intake Area]

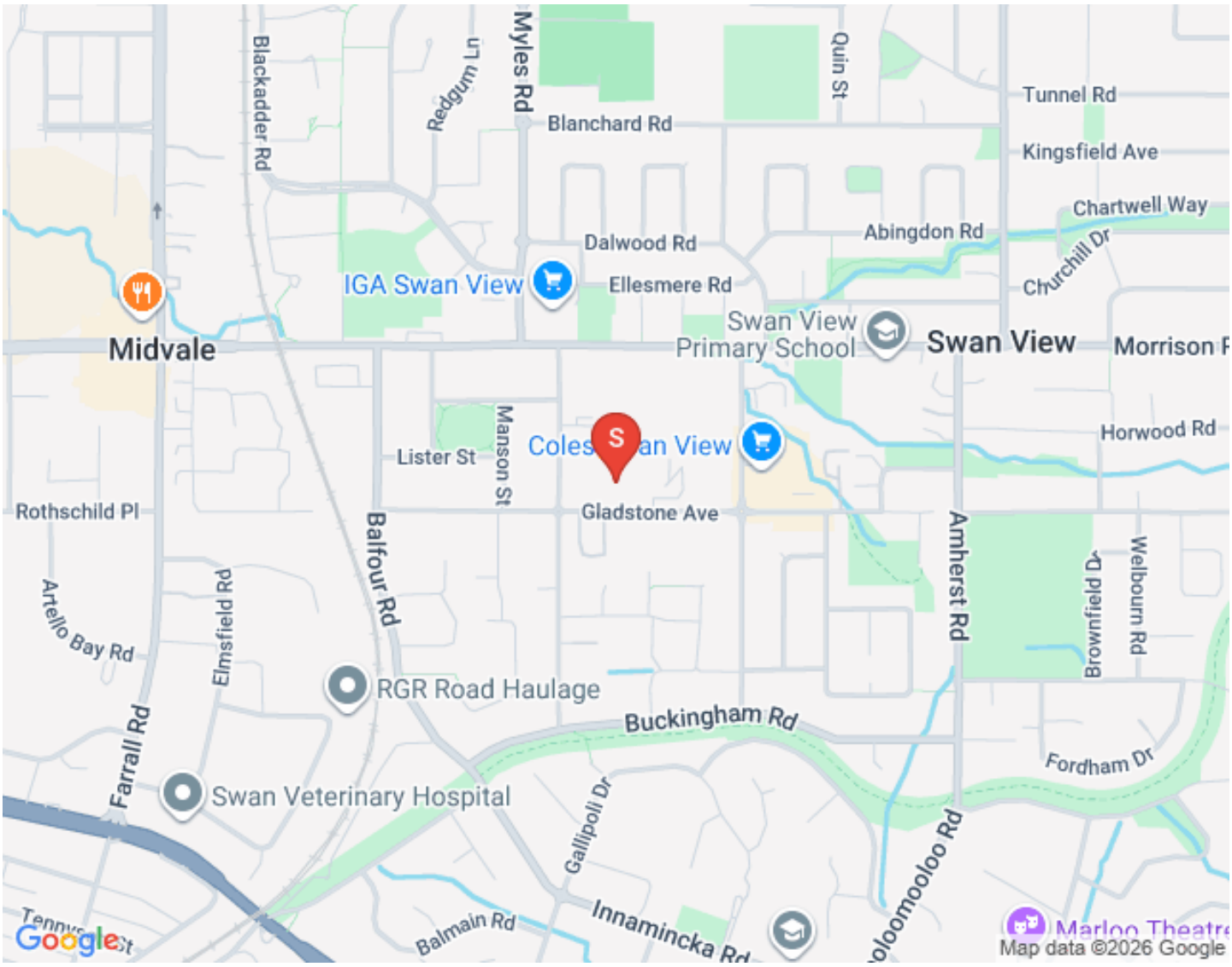


Click here to view Intake Area



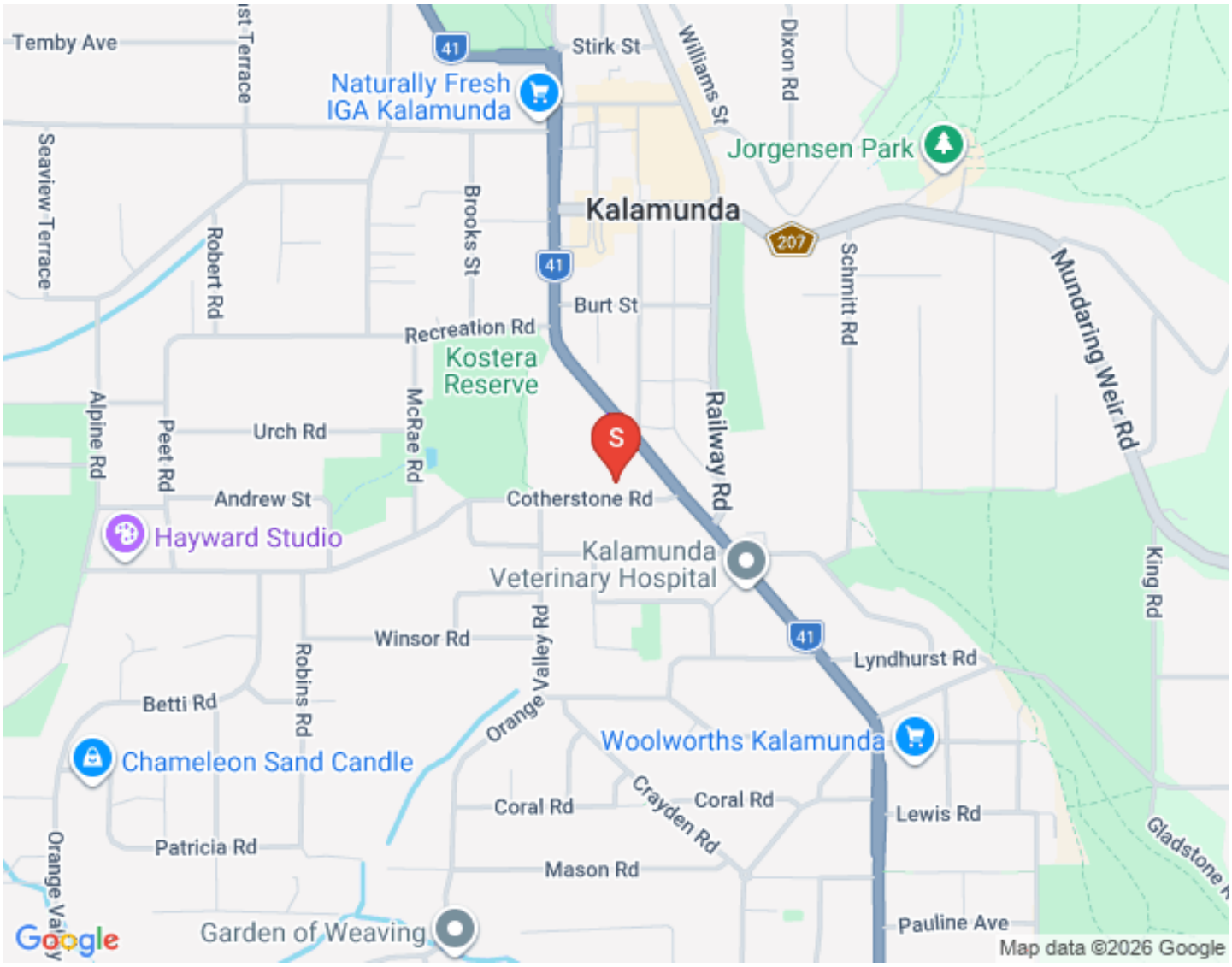
Swan View
SENIOR HIGH SCHOOL

Click here to view Intake Area



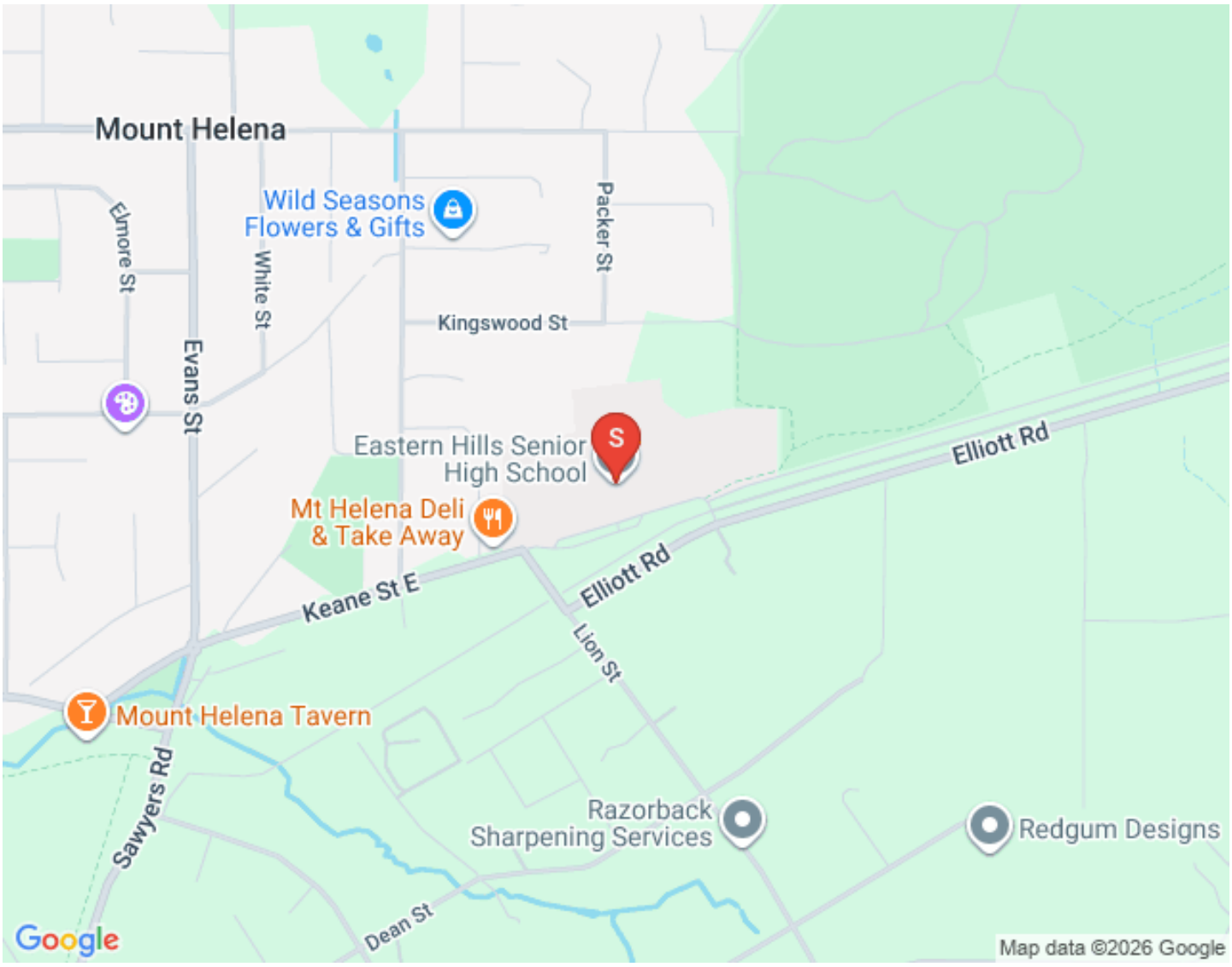
WISDOM & COURAGE

[Click here to view Intake Area]



ENRICHED BY EFFORT

[Click here to view Intake Area]


Mount Helena
Wild Seasons Flowers & Gifts
Elmore St
White St
Packer St
Kingswood St
Evans St
Eastern Hills Senior High School
Elliott Rd
Mt Helena Deli & Take Away
Keane St E
Elliott Rd
Lion St
Mount Helena Tavern
Sawyers Rd
Razorback Sharpening Services
Redgum Designs
Dean St
Google
Map data ©2026 Google

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Darlington

Greenmount Lookout



The Hive



The Little Nook



Darlington Hall



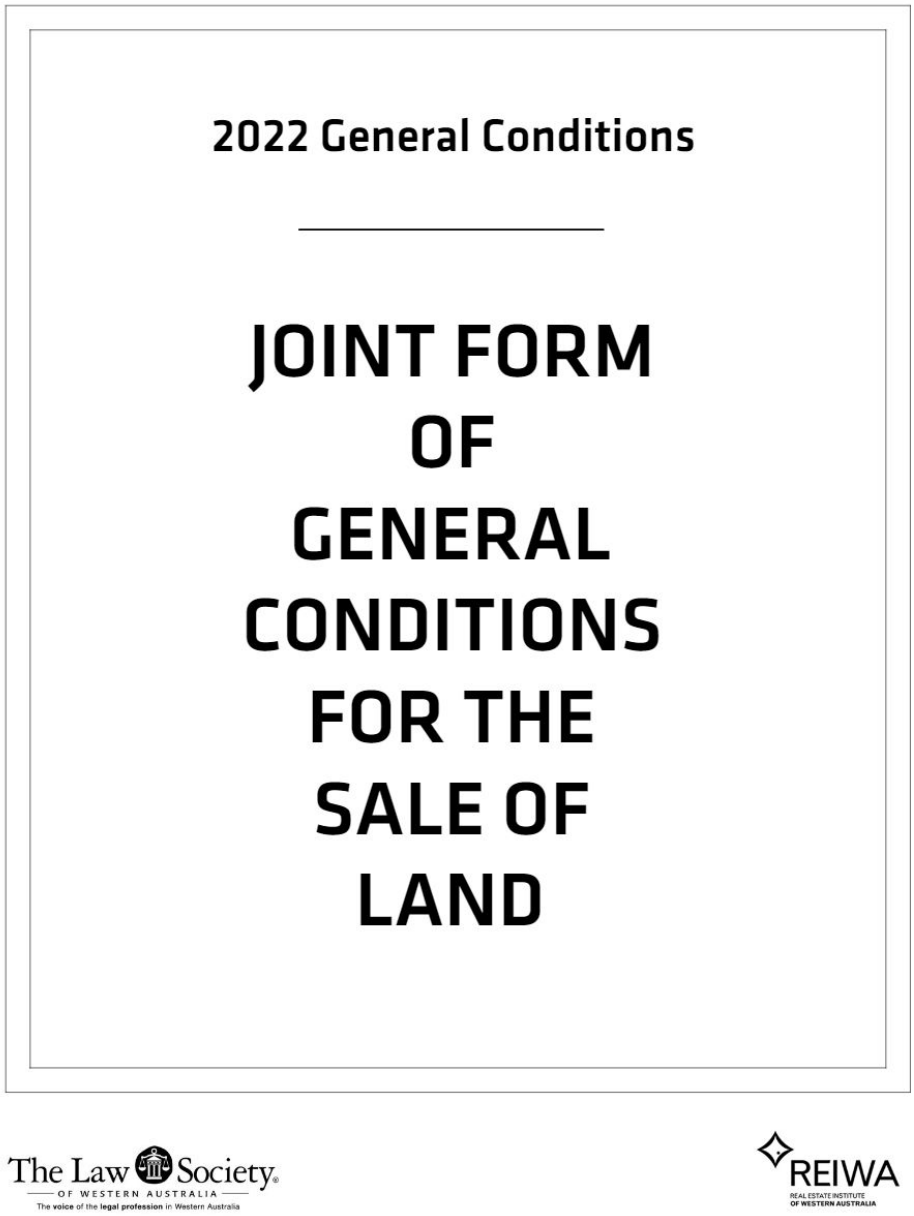
Heritage Trail




Stone Cres
Body Agility Telehealth
Within Reach for Brides
JUNIPER GALLERIES
Hillsden Rd
Dalry Rd
Coulston Rd
Pine Terrace
Allestree Rd
Binbrook Park
The Hive Darlington
S
Darlington
Treetops Montessori School
Darlington Primary School
Beenong Rd
Helena College - Junior School...
Ryecroft Rd
Boya Quarry Reserve
Glen Rd
Leithdale Rd
Leithdale
Constance St
Cook St
Daisy Beauty
Graeme Pages-Oliver
Victor Rd
Google
Map data ©2026 Google

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Joint Form of General Conditions

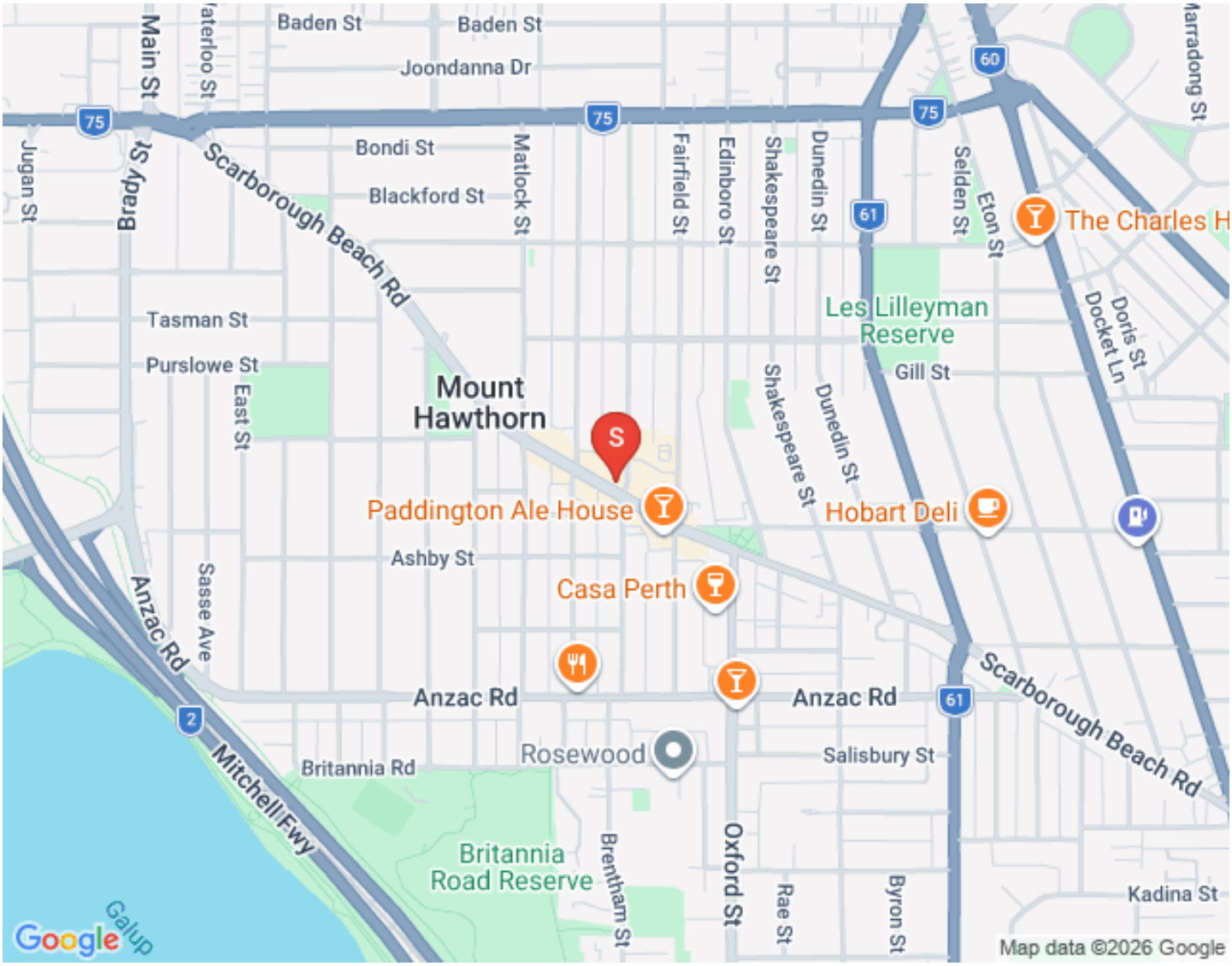


000008453355

[View Joint Form Here]

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.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.



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.



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.



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.

Jonathan Clover
0439 688 075
jclover@genesisrealtygroup.com.au

Recent Sales in the Area



655 Warrigal Way, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.01ha

UNDER OFFER



81 Hargraves Crescent, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.65ha

** UNDER OFFER **



12 Draper Road, Mahogany Creek

3 Bed | 1 Bath | 2 Car

Land size: 2047sqm

** UNDER OFFER **



12 Brook Road, Darlington

3 Bed | 2 Bath | 1 Car

Land size: 2188sqm

UNDER OFFER



11 Innamincka Road, Greenmount

3 Bed | 2 Bath | 2 Car

Land size: 1191sqm

UNDER OFFER



500 Homestead Road, Mahogany Creek

5 Bed | 2 Bath | 0 Car

Land size: 3565sqm

UNDER OFFER



3 McPhee Court, Mundaring

4 Bed | 2 Bath | 2 Car

Land size: 2020sqm

UNDER OFFER



15 Vista Drive, Parkerville

4 Bed | 2 Bath | 2 Car

Land size: 1800sqm

** UNDER OFFER **



165 Martin Road, Mundaring

5 Bed | 3 Bath | 2 Car

Land size: 2226sqm

UNDER OFFER