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Welcome



11 Est Lane, Ashby

4 Minute s walk to The Ashby Village

3  2  2 

**End Date
Process**

1 Living Area

All offer presented on or before 6pm Tuesday 8th October.
The sellers reserve the right to accept an offer before the end date.

Wake up every day in a place where every detail has been carefully considered and designed to make your life easier and more enjoyable. Why build when all the work here has been done for you to an exceptional standard - Welcome to this family-friendly haven in the Ashby.

Located in a thriving community, surrounded by parks, walking trails, playgrounds, and shopping centres. Less than 300m from your front door is the Carosa Park, Provost Park, Bonvin Park, promising endless fun for your kids and offers a vast open space for your little ones to run, play, and burn off that excess energy. Also at your fingertips is The Ashby Village, ensuring everyday conveniences, including The Ashby Bar and Bistro, cafes, dining, child care centre and medical facilities are right at your fingertips.

Inside, this home is a masterpiece of modern living. With three spacious bedrooms and two bathrooms, it provides ample space for your growing family. The main bedroom is a private retreat with a large walk-in robe and an ensuite bathroom featuring a toilet, shower, and ample storage. The additional bedrooms are generously sized and are positioned in a separate wing of the home, with mirrored built-in robes. The family bathroom provides a luxurious space for family and visiting guests with a corner shower, bath, and a single vanity. A convenient powder room ensures guests always feel welcome, and a massive laundry. The floor plan feels functional with its practical layout and elegant design and finishes. At the

heart of the home, the open-plan living area and kitchen captivate with sheer beauty in its design and finishes. Boasting a spacious stone benchtop that doubles as a breakfast bar for quick bites, complimented by quality appliances, such as the oven (Westinghouse), and generous storage under the countertop, not to mention the fridge recess, this kitchen is one to be proud of.

The lounge is the ultimate setting for treasured family gatherings, accentuated by a seamlessly integrated TV wall niche for your entertainment. To ensure year-round comfort, a split system air conditioning system circulates throughout the living area, making every season a delight. This home is more than just a house; it's a place where your family can make cherished memories and enjoy a convenient and comfortable lifestyle.

Here you will enjoy the modern comforts and family-friendly surroundings right on your doorstep.

SCHOOL CATCHMENT

Spring Hill Primary School (2Km)

Wanneroo Secondary College (4.6Km)

RATES

Council: \$2010.58 Approx.

Water: \$1108.43 Approx.

Currently Tenanted: \$700 P/w

FEATURES

General

- * Build Year 2016 Circa
- * Total Land Area 246 Sqm Approx.
- * Total Built Area 164 Sqm Approx.
- * Master Room (Walk-in-Wardrobe)
- * Modern Ensuite with Single Vanity and Shower
- * Bedroom 2 and 3 (Mirrored Built-in-Wardrobes)
- * Common Bathroom with Shower and Bathtub
- * 1 Powder Room
- * Split System Air Conditioning (LG)
- * Security Alarm System (DSC)
- * 1 Living Spaces Plus Dining Area
- * Large Laundry
- * Tiles in Living Area
- * Carpet in all Bedrooms

Kitchen

- * Stone Benchtop
- * Oven (Westinghouse)
- * 4 Burner Gas Stove (Westinghouse)
- * Rangehood (Westinghouse)

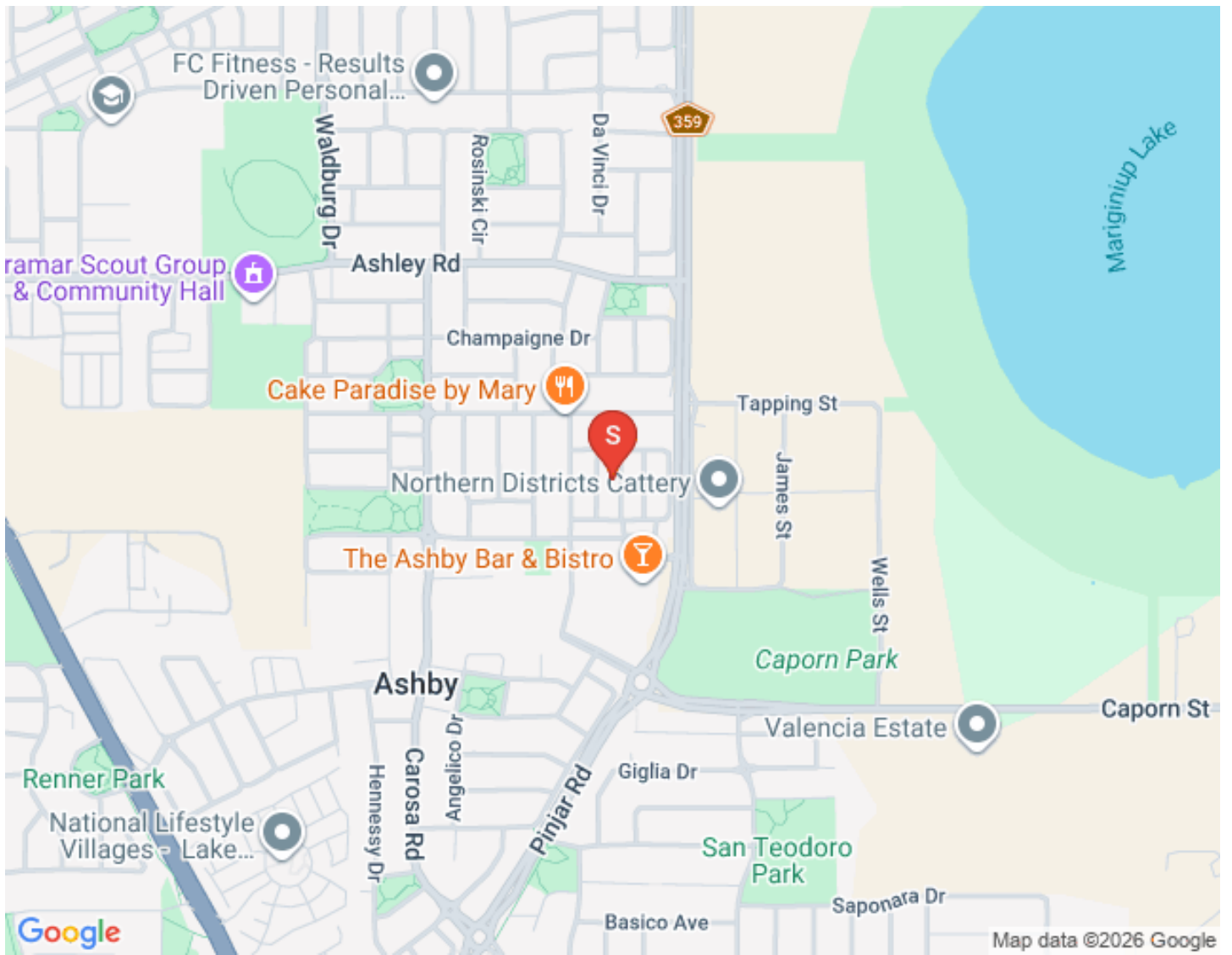
- * Dishwasher (Haier)
- * Pantry Cabinet with Soft Closet

Outside

- * Double Car Garage
- * Gas Storage HWS 190L (Midea)
- * Paved Alfresco and Driveaway

LIFESTYLE

- 300m  The Ashby Village
- 300m  Ashby Coffee House
- 300m  Ashby Nail Salon
- 300m  Farmer Jack Ashby
- 300m  Boost Juice
- 300m  The Ashby Bar and Bistro
- 300m  Awaken Pilates and Yoga Ashby
- 300m  Chemist Warehouse Ashby
- 300m  Clinipath Pathology Ashby
- 300m  Jupiter Health Ashby
- 300m  Sonas Early Learning & Care Ashby
- 600m  Carosa Park
- 650m  Provost Park
- 650m  Bonvin Park
- 1.3Km  Carramar Scout Group & Community Hall
- 3.3Km  Wanneroo Botanic Garden
- 6.6Km  Yellagonga Scenic Lookout
- 6.8Km  Joondalup Private Hospital
- 7.1Km  Joondalup Heath Campus
- 7.8Km  Joondalup Train Station
- 8Km  Edith Cowan University
- 9.9Km  Iluka Coastal Path
- 10.1Km  Iluka Beach
- 11.6Km  Ocean Reef Sea Sports Club
- 26.6Km  Perth CBD
- 33Km  Perth Airport
- 16.9Km  Crown Casino
- 19.8Km  Perth City
- 21.1Km  Perth Airport



Floor Plan



11 Est Lane, Ashby

Residence 110m² | Porch 3m² | Garage 34m² | Alfresco 17m²
Total Area 164m²



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 floor areas do not include or account for wall thickness or roof overhang areas. This 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.cliccreative.com.au

Comparable Sales



13 SHIPTON LOOP, ASHBY, WA 6065, ASHBY

3 Bed | 2 Bath | 2 Car
\$600,000
Sold ons: 07/06/2024
Days on Market: 24

Land size: 285



3/15 TITIAN WAY, TAPPING, WA 6065, TAPPING

3 Bed | 2 Bath | 2 Car
\$600,000
Sold ons: 11/06/2024
Days on Market: 21

Land size: 242



13 EST LANE, ASHBY, WA 6065, ASHBY

3 Bed | 2 Bath | 2 Car
\$600,000
Sold ons: 05/06/2024
Days on Market: 24

Land size: 246



5 EST LANE, ASHBY, WA 6065, ASHBY

3 Bed | 2 Bath | 2 Car
\$615,000
Sold on: 27/06/2024
Days on Market: 10

Land size: 246



16 VITIS CHASE, ASHBY, WA 6065, ASHBY

3 Bed | 2 Bath | 2 Car
\$620,000
Sold ons: 08/07/2024
Days on Market: 4

Land size: 266



4 BERLOTTO DRIVE, ASHBY, WA 6065, ASHBY

3 Bed | 2 Bath | 2 Car

Land size: 384

\$660,000

Sold ons: 24/04/2024

Days on Market: 43

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Offer Documents

[Click to Download the Offer Pack](#)

[Click to Download the Multiple Offers form](#)

Certificate of Title

[Click to Download the Certificate of Title](#)

[Click to Download the Survey Strata Plan](#)

[Click to Download the Easement](#)

[Click to Download the Notification](#)

[Click to Download the Notification](#)

Strata Disclosure

[Click to Download Precontractual Disclosure](#)

[Click to Download ATT 1 & ATT 2 - Strata Plan](#)

[Click to Download ATT 3 - Strata Bylaws Schedules](#)

[Click to Download ATT 4, 5 & 6 - Annual General Meeting Minutes](#)

Local Schools

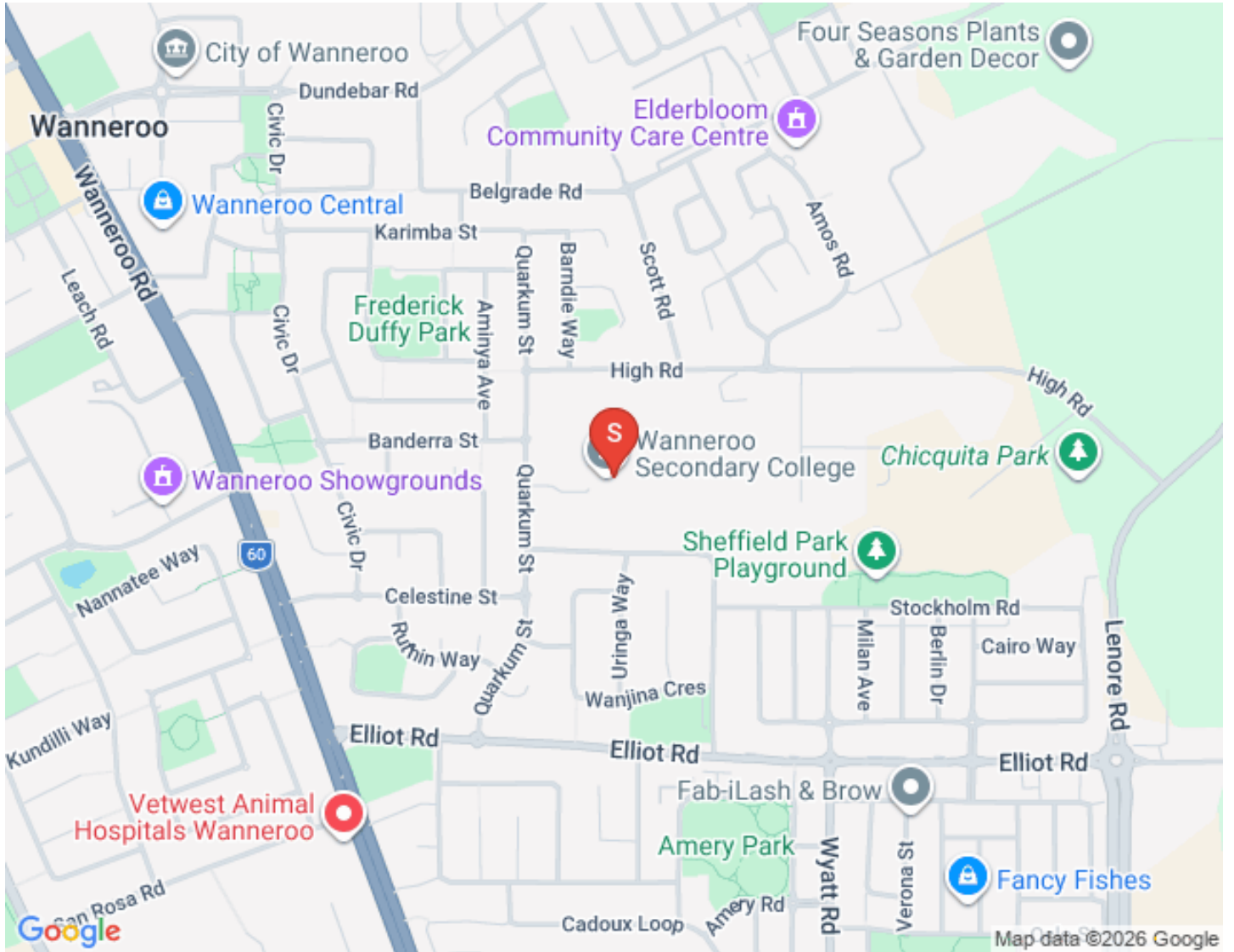


[Click Here to view Spring Hill Primary School](#)





[Click Here to view Wanneroo Secondary College](#)



Ashby

Ashby Shopping Centre



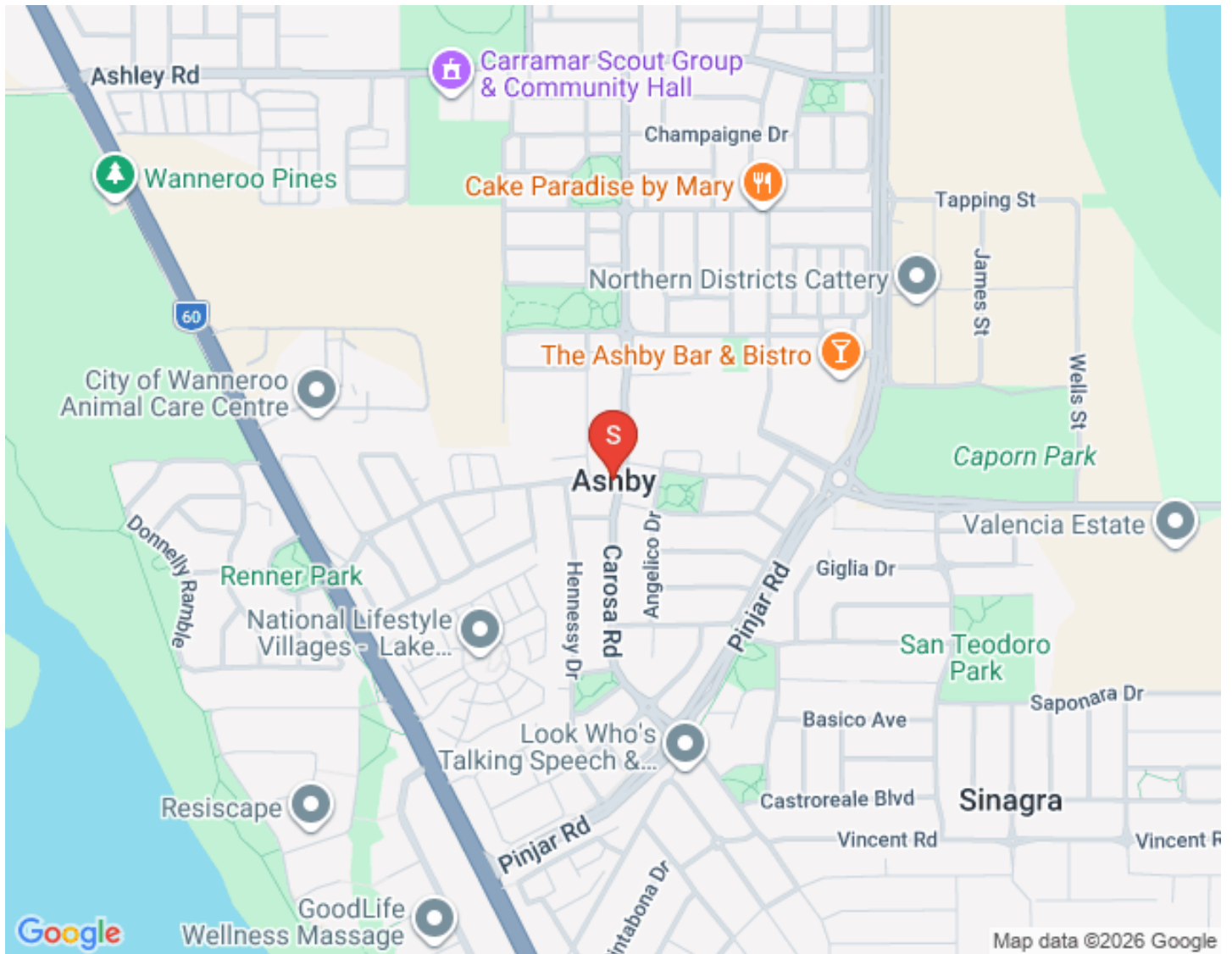
Carramar Village Shopping Centre

[Home - Carramar Village](#)

Yellagonga Regional Park



Lake Joondalup



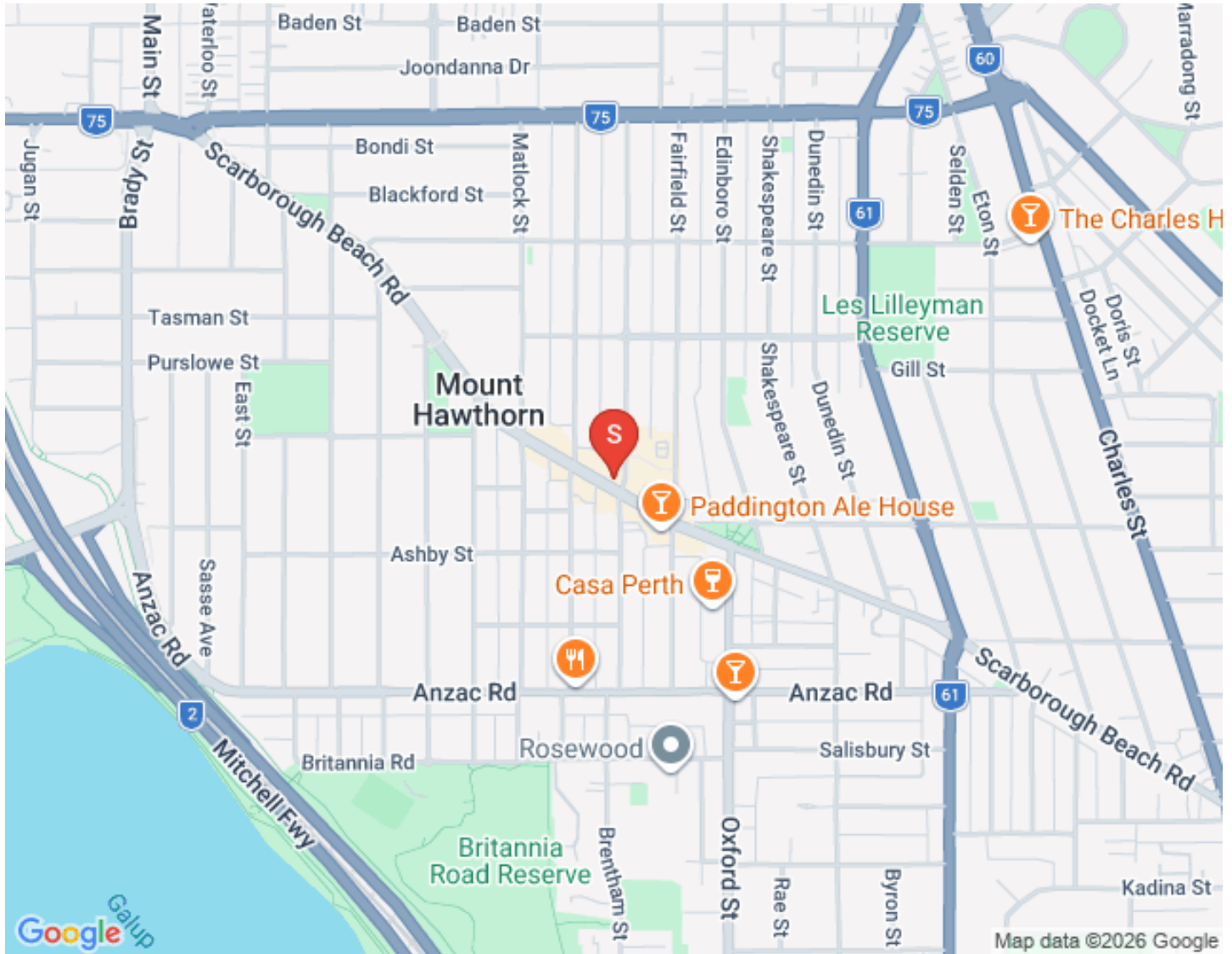
Joint Form of General Conditions

2022 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**

[View Joint Form Here](#)

Team Genesis



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.



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.



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

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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

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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@fngenesisis.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.