Guy King
0417900315
gking@genesisrealtygroup.com.au

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Guy King
0417900315
gking@genesisrealtygroup.com.au

Welcome



11 Second Avenue, Woodbridge

**** UNDER OFFER ****

4 1 2

**** UNDER OFFER ****

** UNDER OFFER **

Step through the white picket fence and onto the wide verandah that wraps around the front corner of this captivating 1920s home, where original details tell a story of craftsmanship and care. The handsome brick fa�ade, enhanced by meticulous tuck pointing, immediately signals the historic integrity that defines this highly desirable neighbourhood of similar period homes.

Beyond the front door, rich jarrah floors stretch beneath high ceilings adorned with decorative features that evoke the home's Art Nouveau influences. The warmth of jarrah continues in the door frames and skirting boards, while original windows showcase beautiful pressed glass.

A rear extension demonstrates a perfect harmony between historic charm and contemporary living. This open-plan space flows seamlessly to a substantial decked outdoor area, sheltered beneath a gable roof and enclosed with caf blinds perfect for year-round entertaining. Rear lane access provides practical convenience, while the enviable location places both the train station and the banks of the Swan River just moments from the front door.

It's impossible not to fall in love with this home's enduring character and prime riverside position.

SCHOOLS
280 m Governor Stirling Senior High School
800 m Woodbridge Primary School
1.5 km Guildford Grammar
1.2 km Helena River Steiner School

2.1 km La Salle College

RATES
Council:
Water:

FEATURES
* Original 1920s Features
* Tuckpoint Brickwork
* Wide Jarrah Floorboards
* Ornate High Ceilings
* Jarrah Doorframes & Skirting
* Original Windows
* Pressed Glass
* Leadlight Features
* Wide Corner Verandah
* White Picket Fence
* Modern Open Plan Extension
* Outdoor Living
* Rear Laneway Access
* Carport Single Car
* Zoned Ducted Reverse Cycle AC (Daiken)

General
* Build Year: 1925
* Block: 607 sqm
* Internal living area: 147 sqm
* Total Built Area: 259 sqm

Kitchen
* Modern Extension
* Shaker-style Cabinets
* U-Shaped Benchtop
* Electric Oven (Westinghouse)
* Dishwasher (Bosch)
* Gas Cooktop

Main Bedroom
* High Decorative Ceiling
* Decorative Fireplace
* Built-in robes
* Jarrah Floorboards
* Trio Original Windows with Pressed Glass

Outside
* Gable-covered Alfresco Entertaining with OH Fans and Caf Blinds

* Level Backyard
* Single Carport
* Gated Rear Laneway Access
* Front Picket Fence
* Corner Front Verandah
* Established Deciduous Tree
* Instantaneous Gas Hot Water (Thermann)
* Solar Panels
* Automatic Reticulation (Orbit)

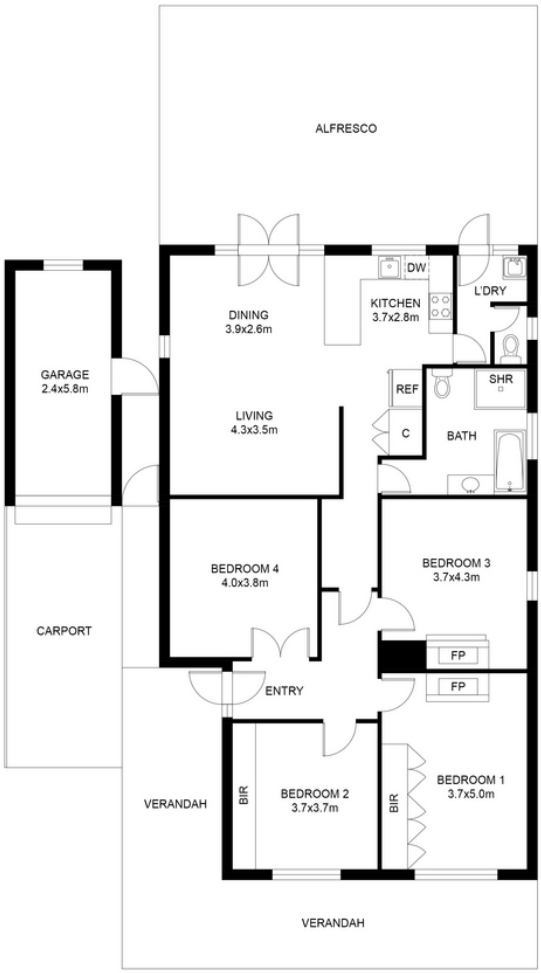
LIFESTYLE
400 m Woodbridge Riverside Park
650 m Ray Marshall Park
950 m Woodbridge Train Station
2.1 km Rose and Crown Hotel
3 km St John of God Hospital
8.7 km Perth Airport (15 min)
10 km Hillview Public Golf Course
15 km Perth CBD (30 min)


Riverbank Estate Winery
Olive River Estate
Elvire Park
City of Swan
Permit Parking
Dudley St
Swan River
Governor Stirling
Senior High School
Woodbridge
Riverside Park
The 7th Ave Bar
& Restaurant
Pharmacy 777 Midland
Woodbridge
Woodbridge
Amherst Rd
Midland
Coal Dam Park
Yelverton Dr
Foundry Rd
Guildford
Grammar School
Montreal Rd
Amherst Rd
Terrace Rd
Allpike St
East Guildford
Water St
Bushmead Rd
Helena River Waldorf
(Steiner) School
Helena River
Stirling Cres
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Guy King
0417900315
gking@genesisrealtygroup.com.au

Floor Plan

firstnational REAL ESTATE
We put you first



FLOOR PLAN

INTERNAL	147m²
VERANDAH	17m²
GARAGE	18m²
ALFRESCO	58m²
CARPORT	19m²
TOTAL	259m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

11 Second Avenue, Woodbridge

N

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Comparable Sales



6 BAYLEY STREET, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 2 Bath | 1 Car — Land size: 401
$835,000
Sold ons: 05/05/2025
Days on Market: 30



7 AMHERST ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

3 Bed | 2 Bath | 1 Car — Land size: 506
Sold ons: 30/04/2025 — **sale - sold**
Days on Market: 90



13 WYVERN LANE, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 2 Bath | 2 Car — Land size: 274
$910,000
Sold ons: 22/01/2025
Days on Market: 78



18 CHATHAM ROAD, WOODBRIDGE

3 Bed | 1 Bath | 1 Car
$1,015,000
Sold on: 01/05/2025
Days on Market: -101



14 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 3 Bath | 2 Car — Land size: 334
$1,025,000
Sold ons: 04/03/2025
Days on Market: 68



14 HARPER STREET, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 2 Bath | 2 Car
Land size: 642
$1,085,000
Sold ons: 01/12/2024
Days on Market: 40



28 BAYLEY STREET, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 2 Bath | 4 Car
Land size: 525
$1,100,000
Sold ons: 19/07/2024
Days on Market: 79



2/23 AMHERST ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 2 Bath | 2 Car
Land size: 332
$1,100,000
Sold ons: 28/08/2024
Days on Market: 7



2 MARTHA STREET, GUILDFORD, WA 6055, GUILDFORD

3 Bed | 2 Bath | 6 Car
Land size: 1012
$1,140,000
Sold ons: 02/08/2024
Days on Market: 32



57 HARPER STREET, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 2 Bath | 2 Car
Land size: 956
$1,150,000
Sold ons: 03/02/2025
Days on Market: 75



21A CHATHAM ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 3 Bath | 2 Car
Land size: 506
$1,175,000
Sold ons: 11/12/2024
Days on Market: 16



25B HOLMESDALE ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

4 Bed | 3 Bath | 4 Car

Land size: 1012

$1,220,000

Sold ons: 15/11/2024

Days on Market: 25

Powered by PropTrack

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Guy King
0417900315
gking@genesisrealtygroup.com.au

Offer Documents

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

Guy King
0417900315
gking@genesisrealtygroup.com.au

Certificate of Title

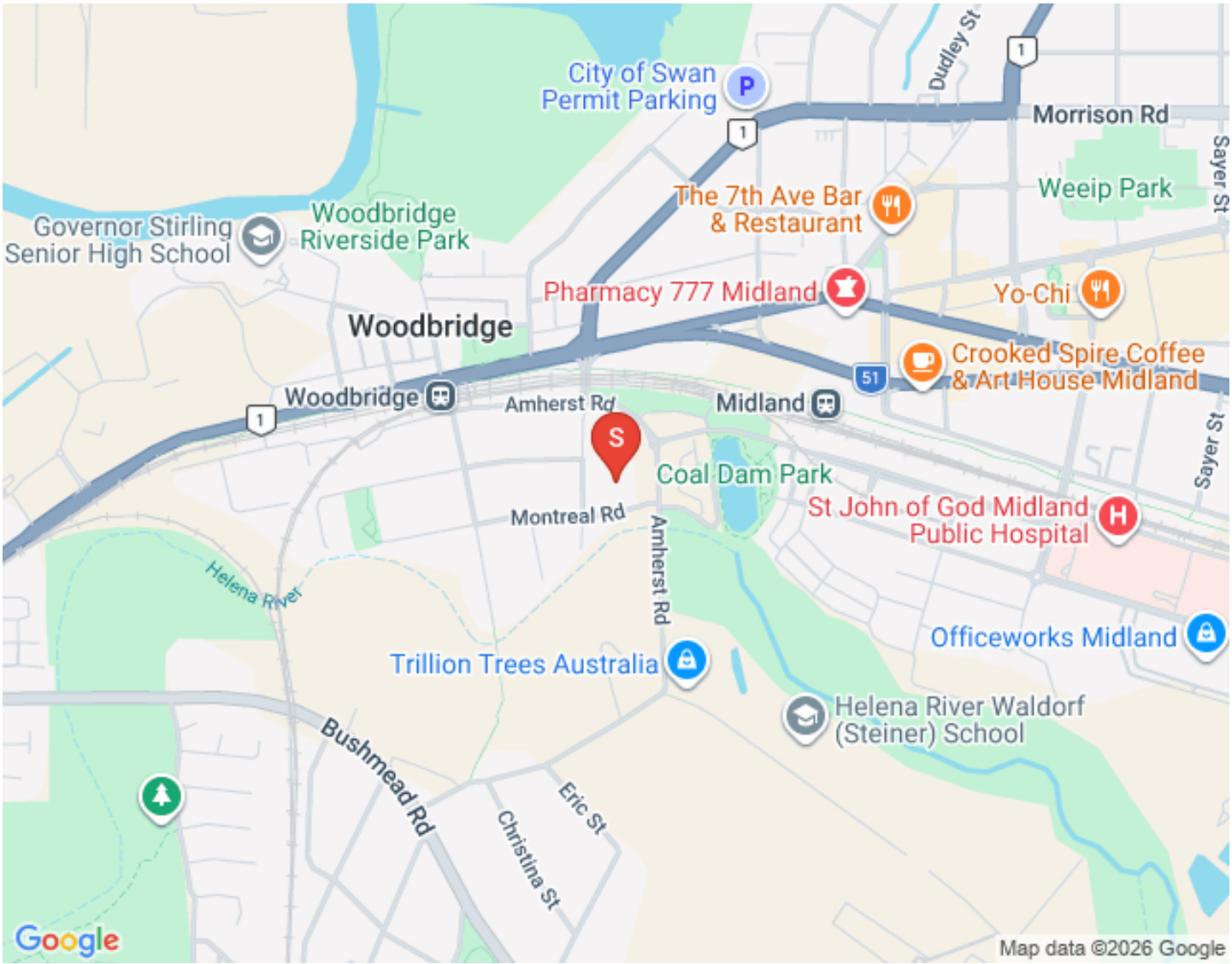
Click to download the Certificate of Title
Click to download the Sketch
Click to download the Plan
Click to download the Plan - Title List

Guy King
0417900315
gking@genesisrealtygroup.com.au

Local Schools

Woodbridge Primary School
An Independent Public School
Courtesy & Pride
FOUNDED 1934

[Click here to view Catchment Area]

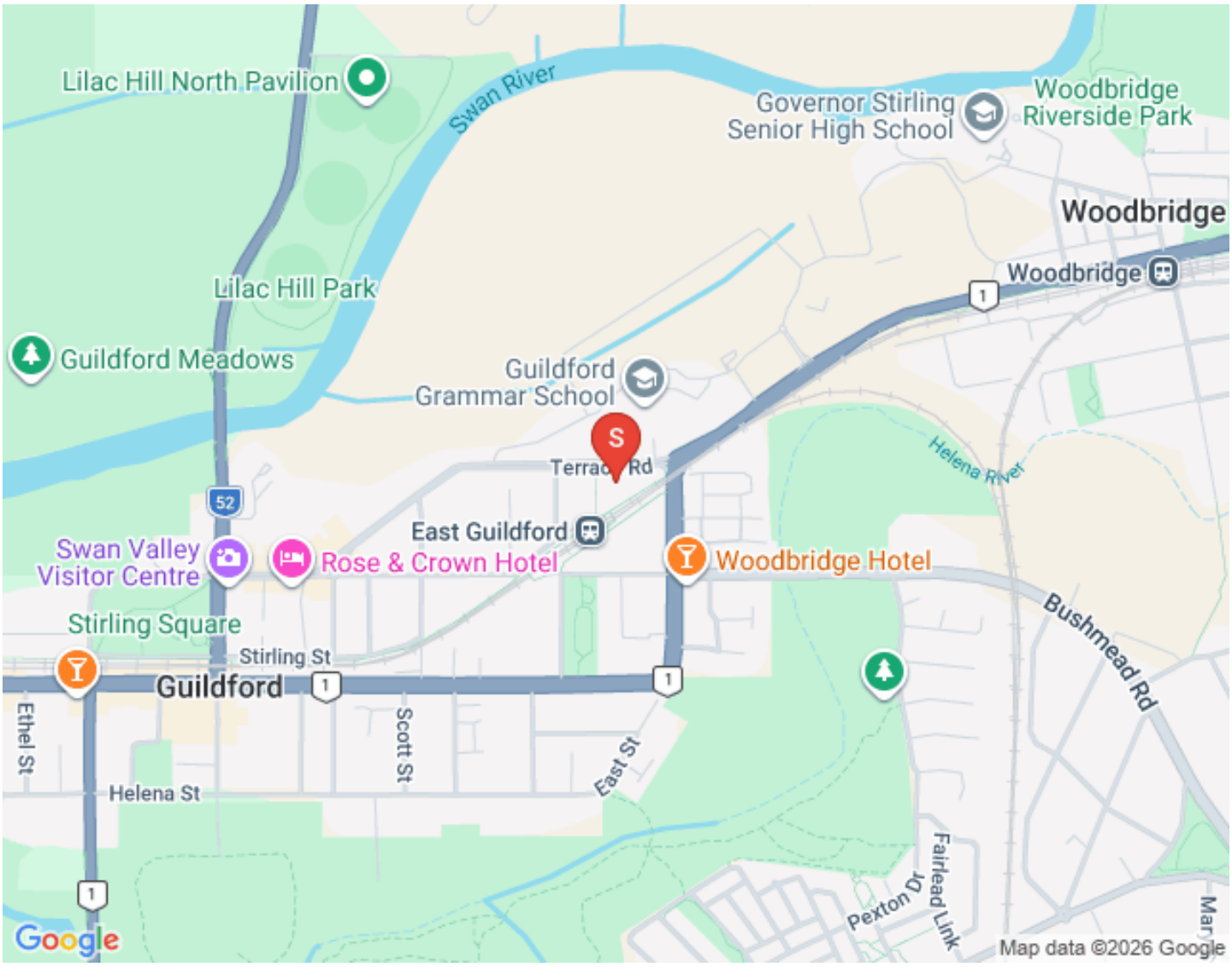


GOVERNOR STIRLING
SENIOR HIGH SCHOOL

[Click here to view Catchment Area]



[Click to view School Website]


Lilac Hill North Pavilion
Swan River
Governor Stirling Senior High School
Woodbridge Riverside Park
Woodbridge
Woodbridge
Lilac Hill Park
Guildford Meadows
Guildford Grammar School
Terrace Rd
Helena River
52
East Guildford
Swan Valley Visitor Centre
Rose & Crown Hotel
Woodbridge Hotel
Stirling Square
Stirling St
Guildford
Bushmead Rd
Ethel St
Scott St
East St
Helena St
Fairlead Link
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Guy King
0417900315
gking@genesisrealtygroup.com.au

Woodbridge

Woodbridge Riverside Park and Playground



Swan River



Woodbridge Hotel



The Westie Cafe

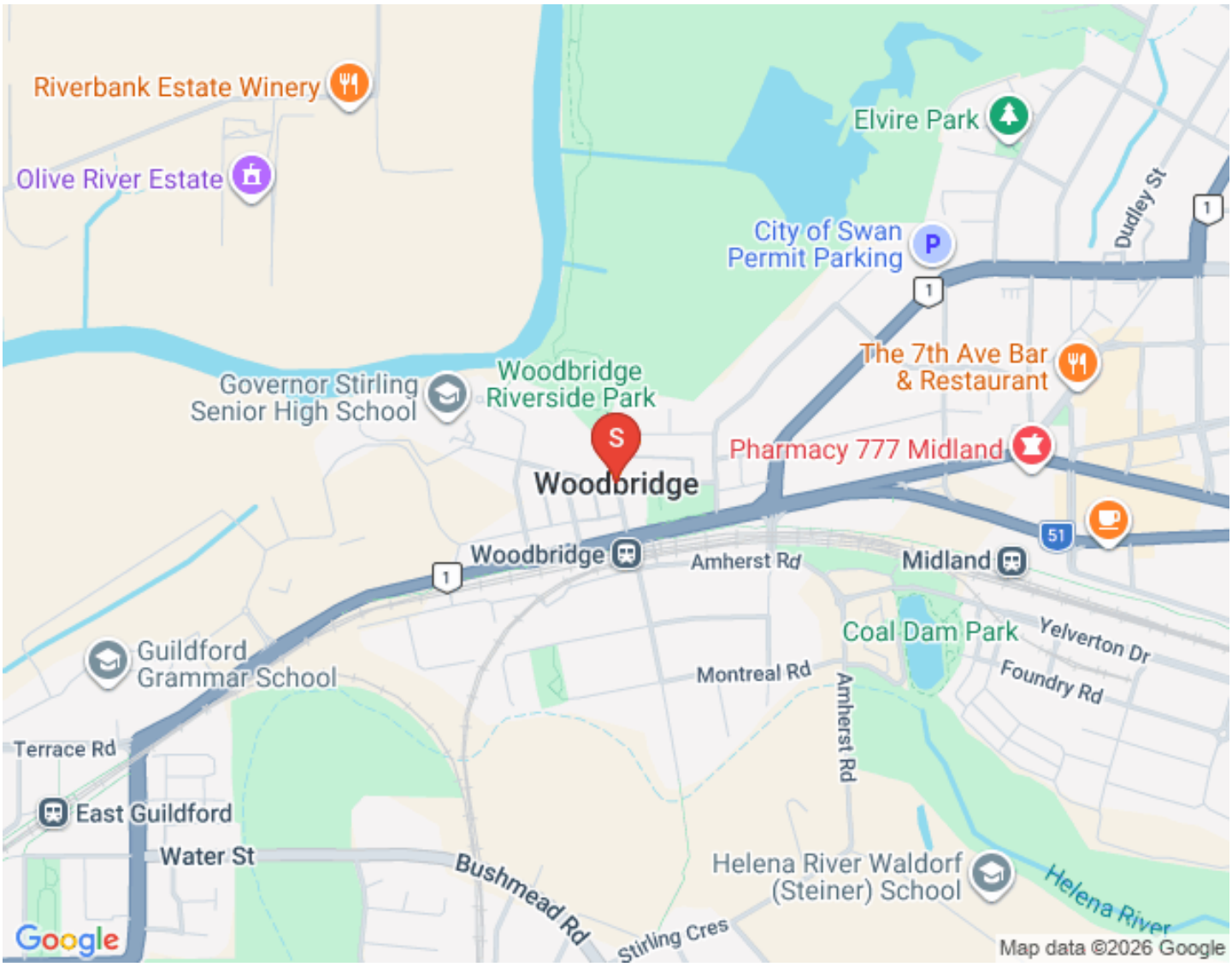


Centrepoint Shopping Centre



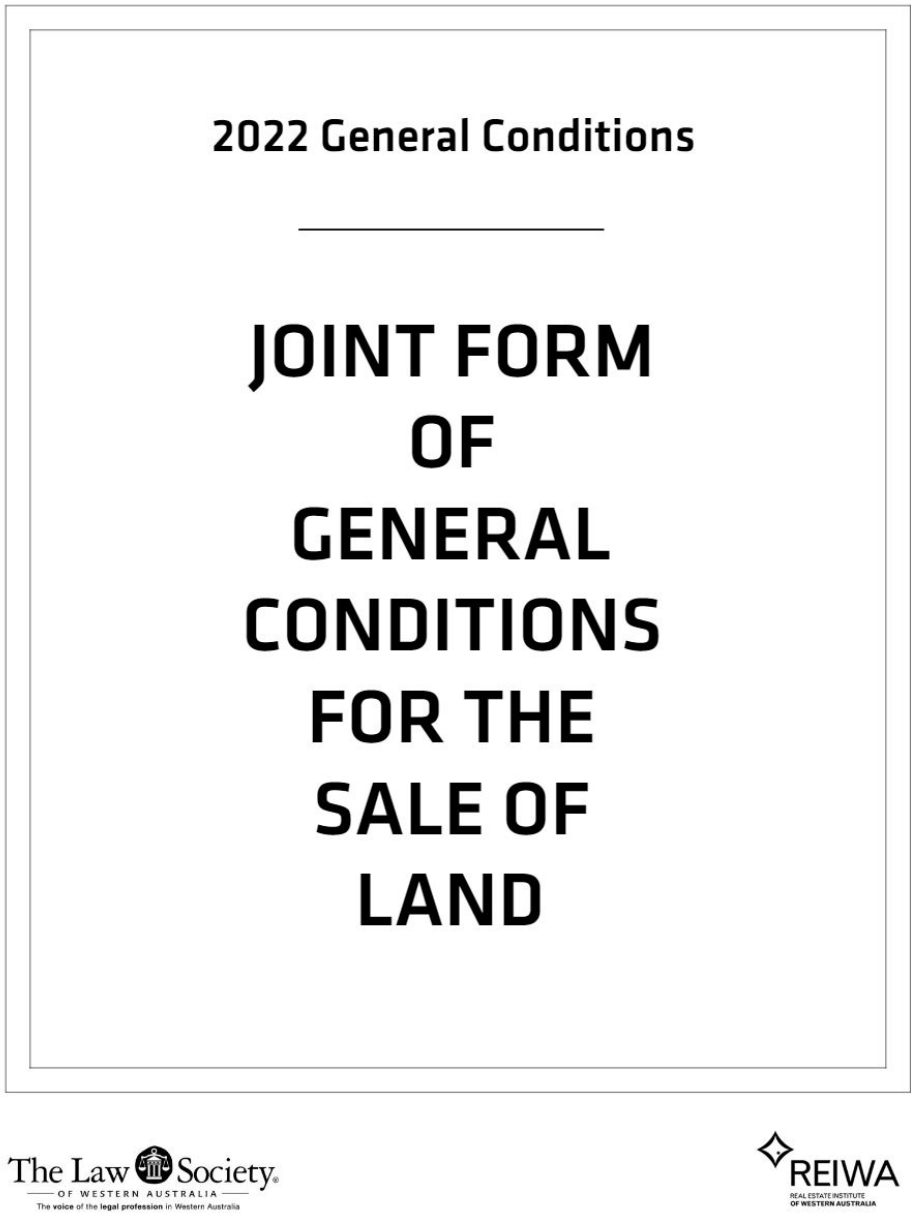
Woodbridge Train Station




Riverbank Estate Winery
Olive River Estate
Elvire Park
Dudley St
City of Swan
Permit Parking
The 7th Ave Bar
& Restaurant
Governor Stirling
Senior High School
Woodbridge
Riverside Park
Pharmacy 777 Midland
Woodbridge
Woodbridge
Amherst Rd
Midland
Coal Dam Park
Yelverton Dr
Foundry Rd
Guildford
Grammar School
Montreal Rd
Amherst Rd
Terrace Rd
East Guildford
Water St
Bushmead Rd
Stirling Cres
Helena River Waldorf
(Steiner) School
Helena River
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Guy King
0417900315
gking@genesisrealtygroup.com.au

Joint Form of General Conditions

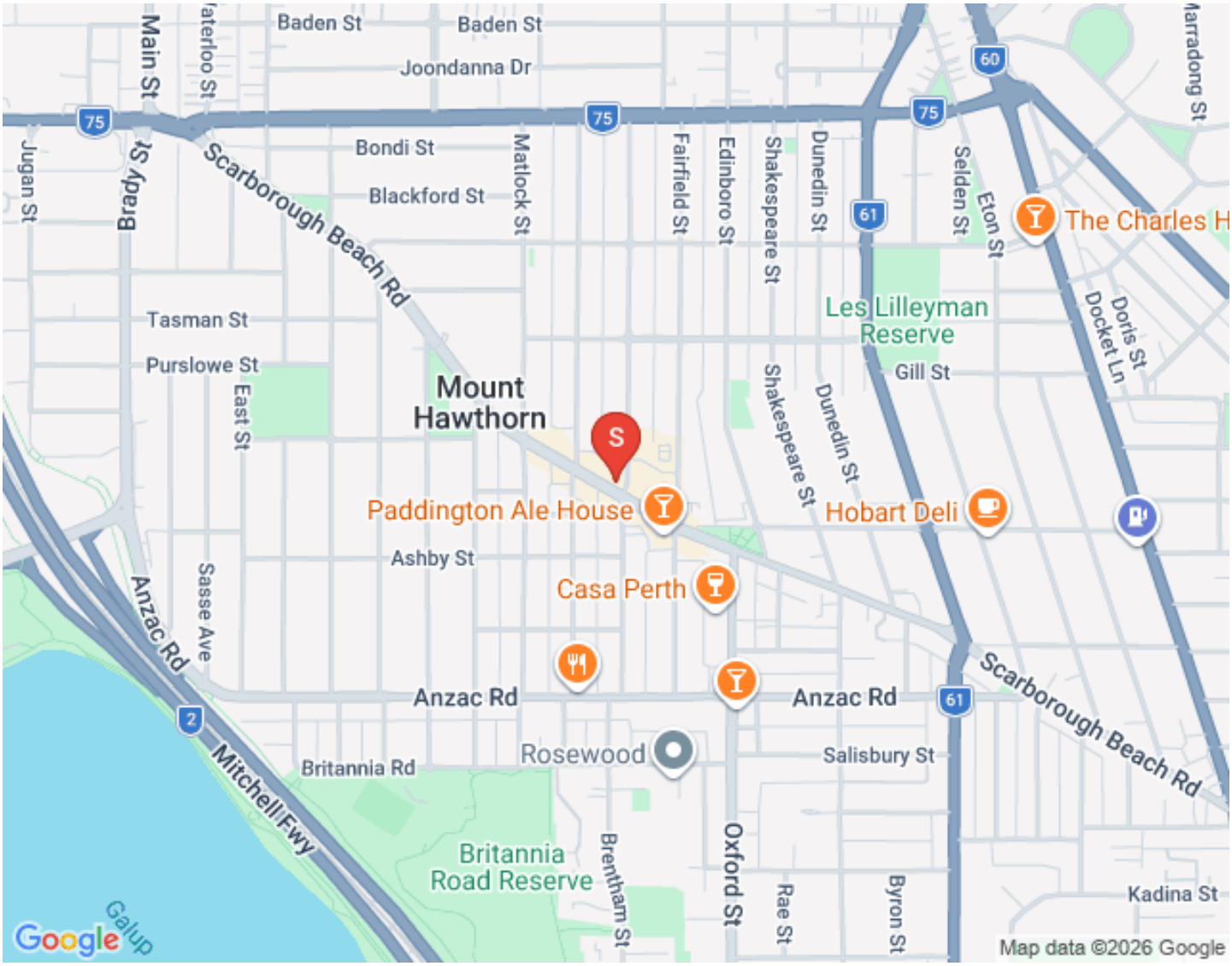


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View Joint Form Here

Guy King
0417900315
gking@genesisrealtygroup.com.au

Team Genesis





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.



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.



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.

Guy King
0417900315
gking@genesisrealtygroup.com.au

Our Recent Sales



3/26 The Crescent, Midland

2 Bed | 1 Bath | 1 Car

** UNDER OFFER **



11B Clarke Way, Bassendean

3 Bed | 1 Bath | 2 Car

Land size: 639sqm

** UNDER OFFER **



79 Bishop Road, Middle Swan

4 Bed | 2 Bath | 1 Car

Land size: 2031sqm

End Date Process



93 Talbot Road, Swan View

3 Bed | 1 Bath | 3 Car

Land size: 686sqm

** UNDER OFFER **



93/1 Kennedy Street, Maylands

2 Bed | 1 Bath | 1 Car

Land size: 100sqm

End Date Process