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Welcome



52 Langley Road, Embleton

**** UNDER OFFER ****






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**** UNDER
OFFER ****

**** UNDER OFFER ****

Unlock the future with a property that's all about opportunity. Set behind a high boundary fence, complete with a carport and additional off-street parking, this 731 sqm block is Zoned R25. The 1960s home sits towards the middle of the lot capturing easterly views of Darling Range. The location is a dream: a bus stop at the front gate, Embleton Golf Course a short stroll away, Morley Shopping Precinct, Bayswater train station, the Perth CBD, and the airport a short drive away. This is a prime opportunity.

SCHOOL CATCHMENT

- 850 m  Embleton Primary School
- 1.4 km  Hillcrest Primary School
- 1.5 km  John Forrest Secondary College
- 1.7 km  Chisholm Catholic College
- 6.1 km  Edith Cowan University

RATES

- Shire - \$1770
- Water - \$1060

FEATURES

- * Zoned R25
- * Vacant Possession
- * Elevated with Darling Range views
- * Develop and Retain Existing House

- * Jarrah Floors
- * Crisp, Modern Kitchen
- * Open Plan Living
- * Ceiling Fan in Main Bedroom
- * Reverse Cycle Air Conditioner (Kelvinator)
- * Updated Fully Tiled Family Bathroom

General

- * Build Year: 1960
- * Block: 731 sqm
- * Built Area: 90 sqm

Kitchen

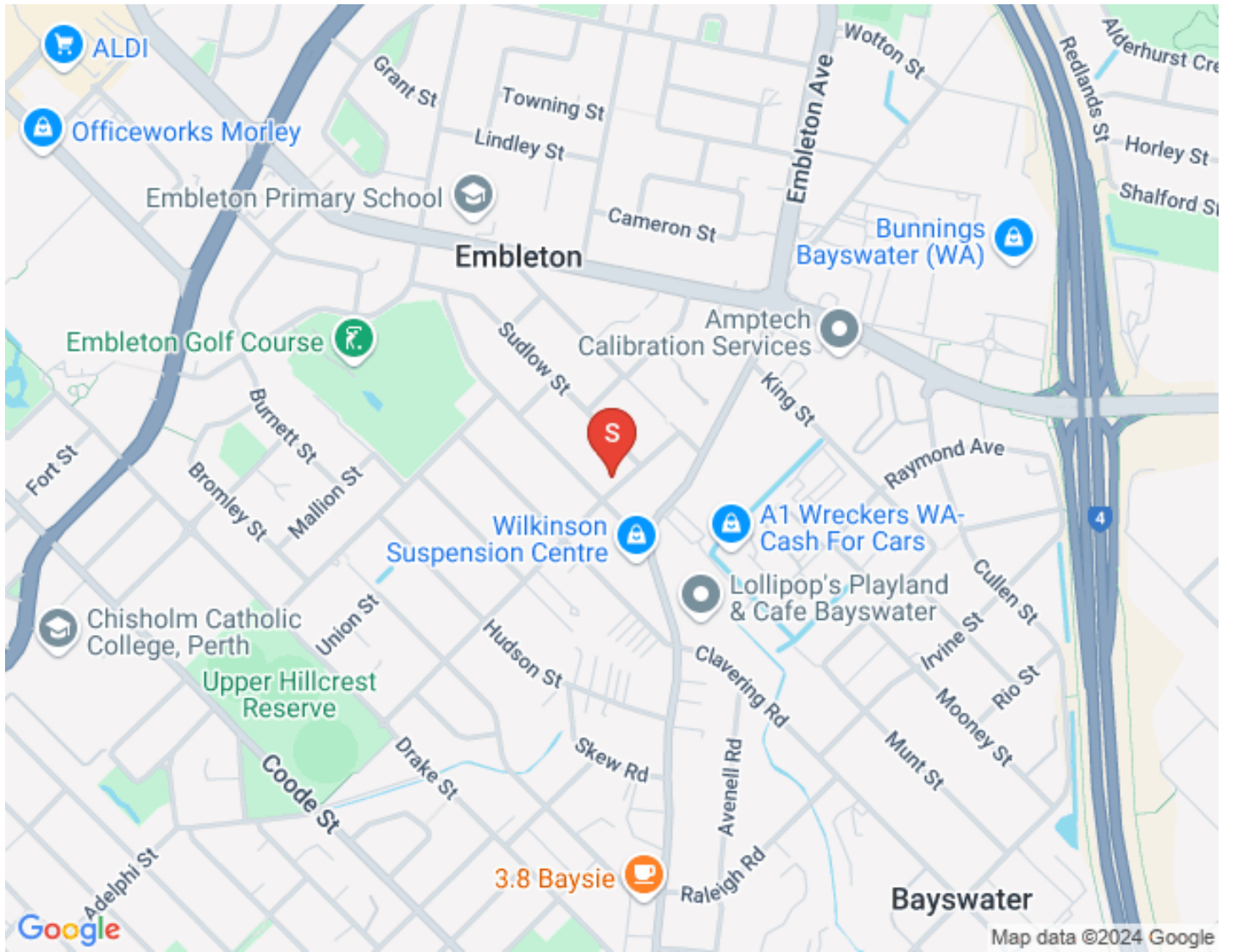
- * Fresh Modern Finish
- * Laminate Benchtops
- * Subway Tile Backsplash
- * Corner Pantry
- * Electric Wall Oven (Chef)
- * 4-burner Gas Hob
- * Rangehood
- * Walk-in Pantry
- * Backyard Views

Outside

- * High Boundary Fencing
- * Single Carport Plus Off-street Parking
- * Darling Range Views
- * Good-sized Level Backyard
- * Lean-to Shed
- * Instantaneous Gas Hot Water (Thermann20)

LIFESTYLE

- 9 m 📍 Bus Stop
- 550 m 📍 Embleton Golf Course
- 1.2 km 📍 Upper Hillcrest Reserve
- 1.3 km 📍 Bayswater Train Station
- 1.3 km 📍 Bunnings Bayswater
- 2.2km 📍 Galleria Shopping Centre
- 6.6 km 📍 St John of God Hospital Mt Lawley
- 6.8 km 📍 Perth Airport (10-15 minutes)
- 7.8 km 📍 Perth CBD (15-20 minutes)



Floor Plan

Comparable Sales



108 COLLIER ROAD, EMBLETON, WA 6062, EMBLETON

2 Bed | 1 Bath | 1 Car
\$708,000
Sold ons: 21/04/2024
Days on Market: 34

Land size: 761
sale - sold



29 HOLMWOOD WAY, EMBLETON, WA 6062, EMBLETON

4 Bed | 2 Bath | 2 Car
\$751,000
Sold ons: 26/07/2024
Days on Market: 53

Land size: 728
sale - sold



34 CAMERON STREET, EMBLETON, WA 6062, EMBLETON

4 Bed | 1 Bath | 3 Car
\$830,000
Sold ons: 06/07/2024
Days on Market: 38

Land size: 1037
sale - sold



59 EMBLETON AVENUE, EMBLETON, WA 6062, EMBLETON

3 Bed | 1 Bath | 1 Car
\$852,000
Sold ons: 21/05/2024
Days on Market: 35

Land size: 728
sale - sold



75 DRAKE STREET, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 1 Bath | 1 Car
\$888,000
Sold ons: 28/06/2024
Days on Market: 40

Land size: 769
sale - sold

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 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Certificate of Title

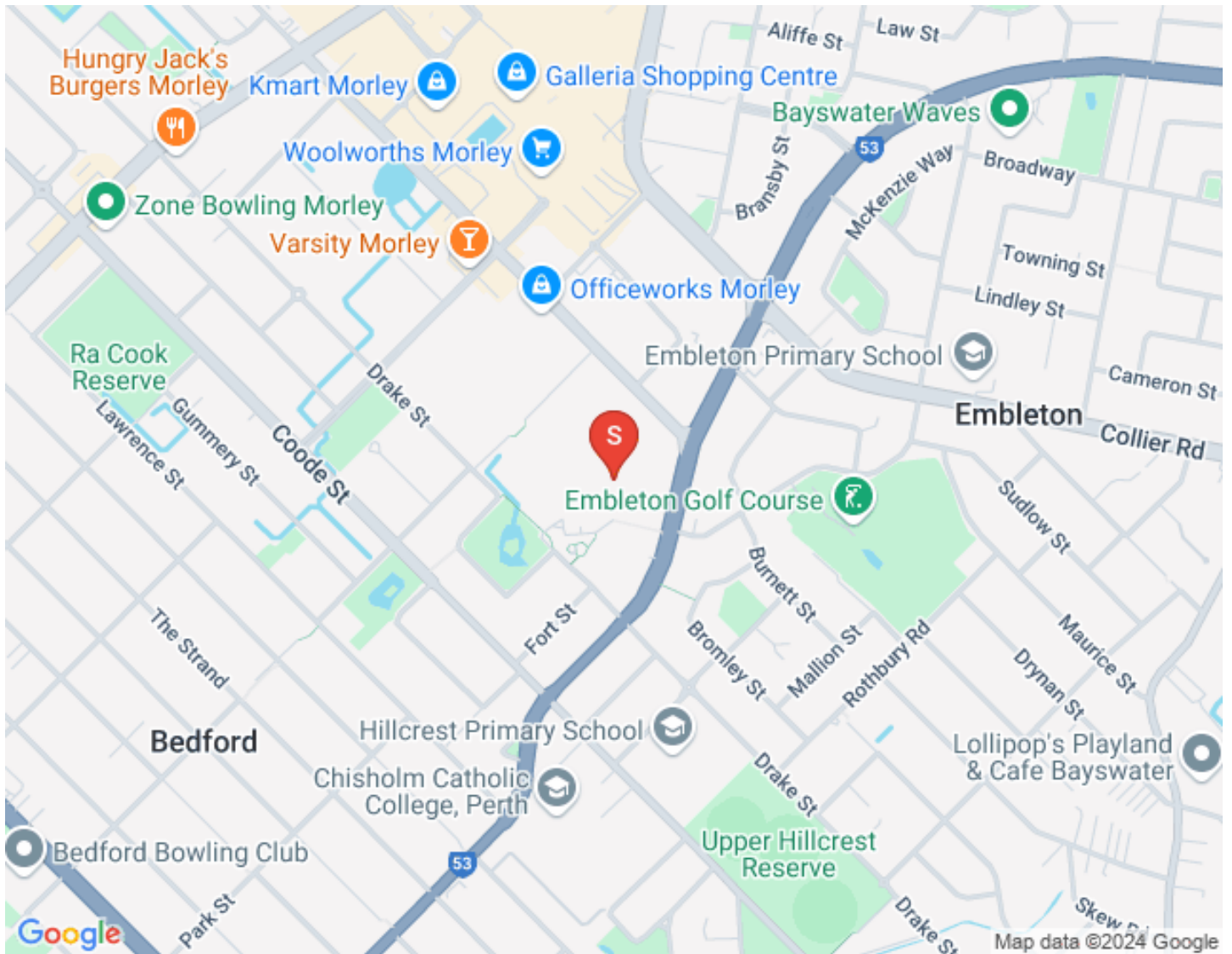
[Please Download Certificate of Title Here](#)

[Please Download Plan Here](#)

Local Schools



[Click Here to view John Forrest Secondary College](#)



Embleton

Embleton Golf Course



Bayswater Waves Recreation Centre

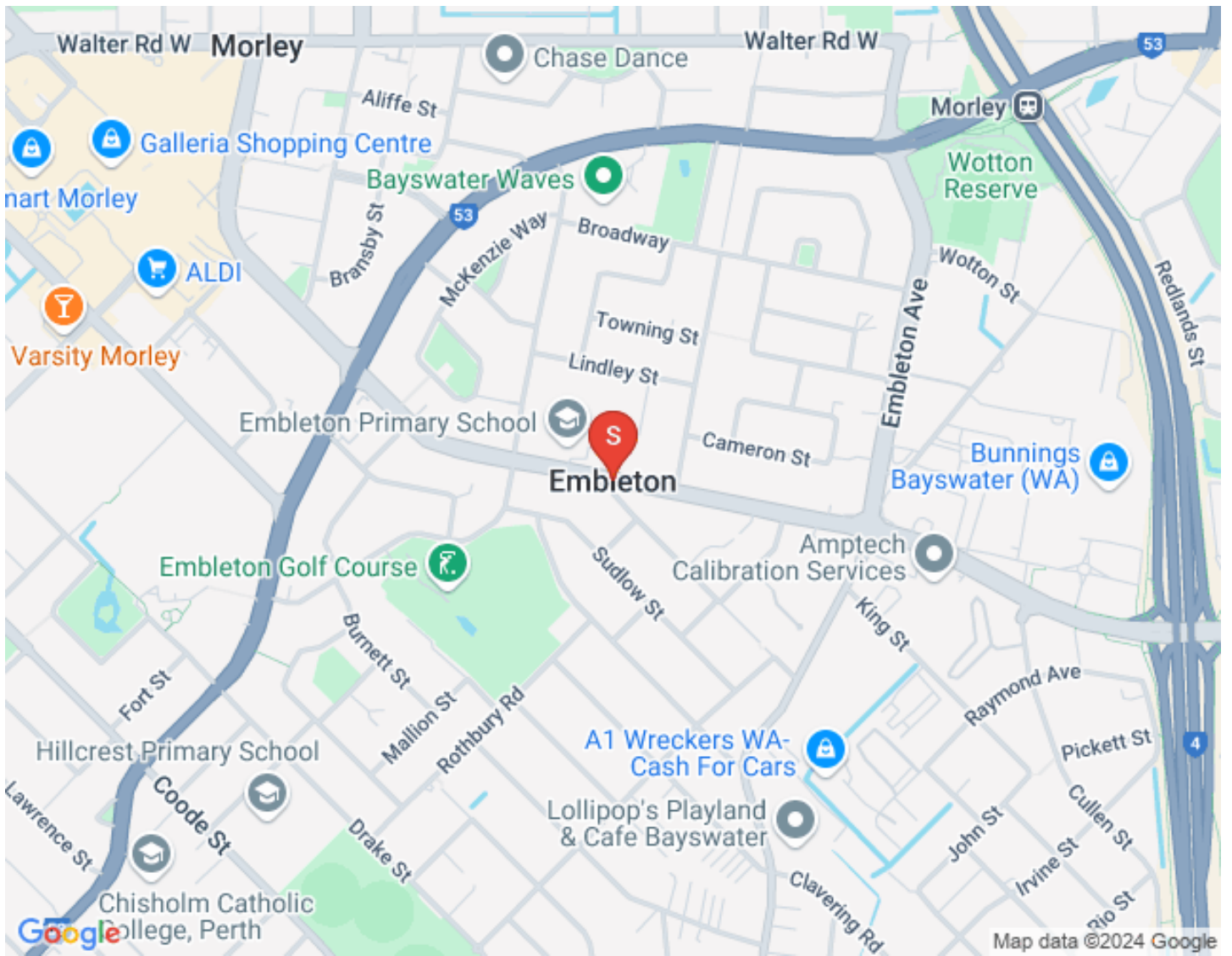


Wotton Reserve Skate Park



Morley Galleria Shopping Centre



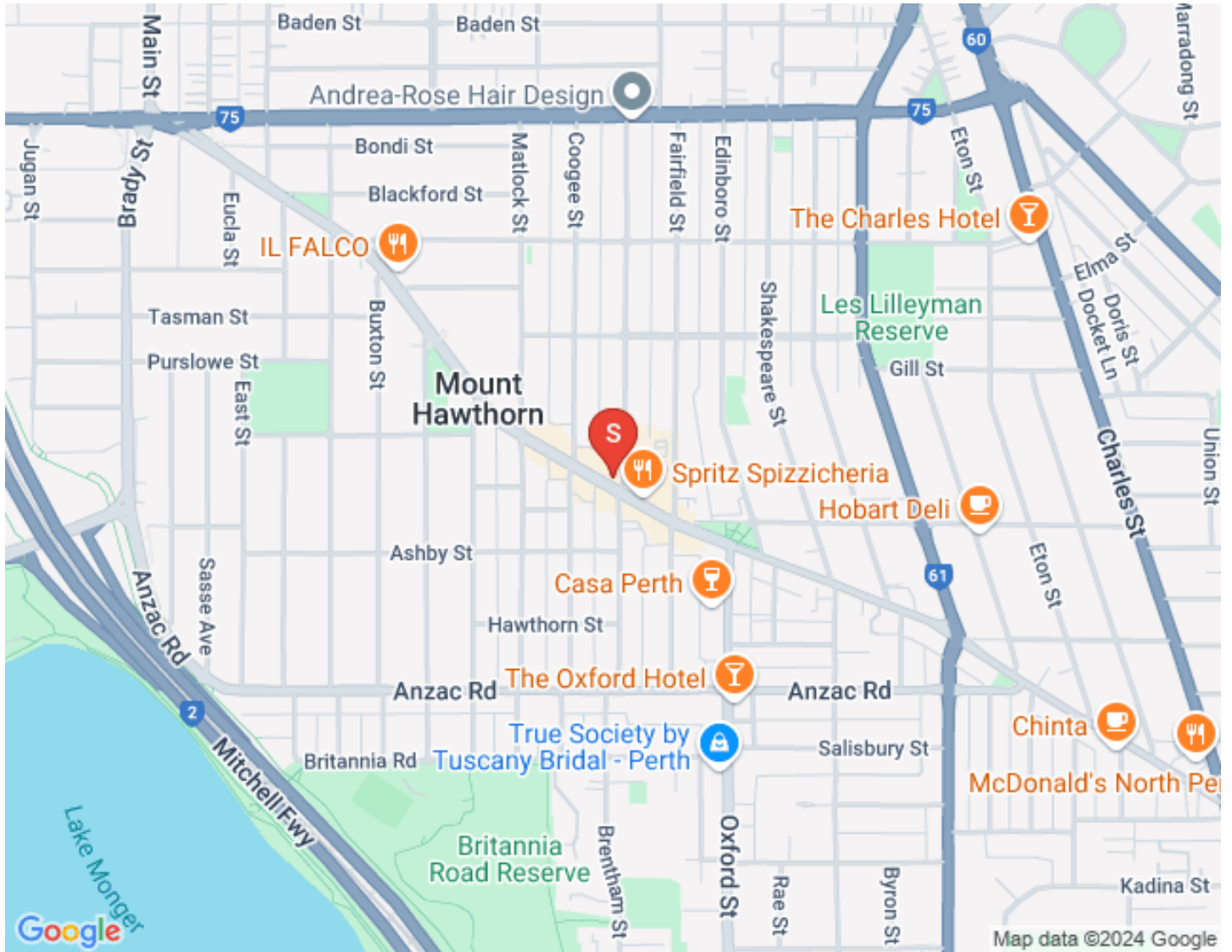


Joint Form of General Conditions

2018 General Conditions

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

Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.com.au

Guy brings more than ten 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

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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

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

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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.



NISTHA JAYANT

PERSONAL ASSISTANT

njayant@fngenesis.com.au

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesis.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.

GARY SINGH

SALES CONSULTANT

gsingh@fn genesis.com.au

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset – welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

rentals@fn genesis.com.au

Ilena found her true calling in the real estate industry in 2019, transitioning from a background in administration, reception, and real estate marketing. Now, as a dedicated Assistant Property Manager at First National Genesis, she thrives in the dynamic world of real estate. She brings a willingness to listen, understand, and work alongside you to achieve your real estate goals. Her strong ties to the local community inspire her commitment to delivering exceptional service. Whether you're a tenant or property owner, Ilena invites you to our Mount Hawthorn office for a friendly chat and valuable insights into the Genesis approach to property management. Outside of the office, Ilena enjoys her time spent in nature, hiking, photography, and the outdoors, moments of tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.



KAHLA PURVIS

RECEPTIONIST/MARKETING OFFICER

reception@fngenesis.com.au

Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.

Recent Sales in the Area



15A Lindley Street, Embleton

4 Bed | 2 Bath | 2 Car

Land size: 446sqm

End Date Process



9 (Proposed lot) Gatton Way, Embleton

3 Bed | 1 Bath | 2 Car

Land size: 337sqm

UNDER OFFER



9 Barker Street, Bedford

3 Bed | 1 Bath | 2 Car

Land size: 842sqm

UNDER OFFER



226a The Strand, Bedford

1 Bed | 2 Bath | 0 Car

Land size: 492sqm

Contact agent



160 Crimea Street, Morley

5 Bed | 2 Bath | 4 Car

Land size: 825sqm

All Offers Presented



1 Marconi Street, Morley

5 Bed | 3 Bath | 2 Car

Land size: 352sqm

End Date Process



6 Puttenham Street, Morley

4 Bed | 2 Bath | 2 Car

Land size: 401sqm

End Date Process



29 Wattle Drive, Morley

4 Bed | 2 Bath | 2 Car

Land size: 705sqm

UNDER OFFER