

## Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [Wooroloo](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Our Recent Local Activity](#)

## Welcome




**1105 Bailup Road, Wooroloo**

**ESCAPE TO THE COUNTRY**


3  1  2 

**End Date  
Process**

A classic farmhouse stands as the heart of this rural property, its generous proportions and high ceilings creating an immediate sense of space and freedom. Multiple living zones flow seamlessly throughout the home, designed to accommodate the natural rhythm of rural life where indoor and outdoor boundaries dissolve with the changing seasons. Whether you're hosting summer gatherings that spill onto the verandahs or creating cosy winter retreats within the home's welcoming embrace, this property adapts to your lifestyle.

At the centre of daily life lies the farmhouse kitchen and meals area  a space that truly captures the essence of country living. The large north-facing window frames an ever-changing canvas of rolling paddocks stretching towards a distant ridge, making every meal a moment to pause and appreciate the natural beauty that surrounds you. Morning coffee becomes a meditation, and evening conversations linger as the sun sets over your private landscape.

Step outside to discover country-style gardens that tell the story of seasons past and present. Established rose bushes perfume the air whilst mature fruit trees promise seasonal harvests that connect you directly to the land. The much-loved gardens, centred around a charming gazebo, create space for quiet contemplation and open-hearted entertainment.

The front porch offers the perfect vantage point to survey your domain, whilst the rear verandah provides a seamless transition to the below-ground pool  your private oasis for those warm country days. A series of farm buildings beyond the home paddock offer endless possibilities.

This lifestyle property rewards you with space to breathe, room to grow, and the daily pleasure of waking up to views that many only experience on holiday. Here, the country dream becomes

your everyday reality, where life moves at your pace and every sunrise brings fresh possibilities across your own slice of rural paradise.

## SCHOOLS

- 1 km 📍📍 Wooroloo Primary School
- 10.1 km 📍 Chidlow Primary
- 15.8 km 📍 Eastern Hills Senior High School

## RATES

Council:

Water: \$283 2023/2024

## FEATURES

- \* Lifestyle Property
- \* Spacious Farmhouse
- \* High Ceilings
- \* Multiple Living Zones
- \* Classic Farmhouse Kitchen/Meals
- \* Sunroom
- \* Formal Lounge
- \* Picture Windows
- \* North-Facing Studio with Separate Entrance
- \* Slow Combustion Fireplace
- \* Split-system Air Conditioners
- \* Ceiling Fans
- \* Jarrah Flooring Throughout
- \* Large multi-use entryway
- \* Gabled Rear Verandah
- \* Below-ground Pool
- \* Various Sheds and Shelters
- \* Scheme Water and Tank

## General

- \* 3 bedrooms, 1 bathroom
- \* Build Year: 1950's Approx
- \* Block: 2.2 Ha
- \* Internal Living: 195 sqm
- \* Combines Built Area Including outbuildings: 1086 sqm











## Kitchen

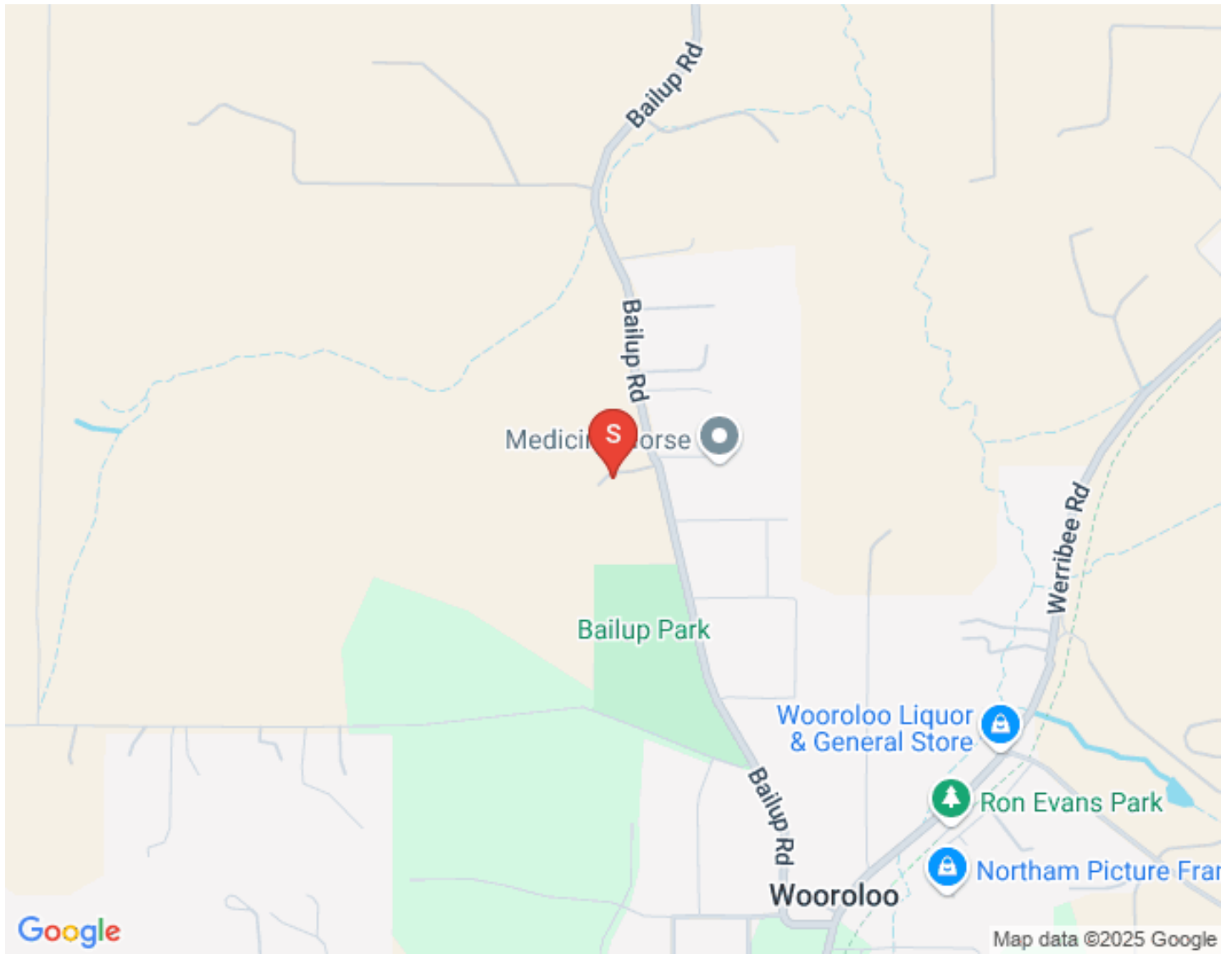
- \* Laminated Benchtops
- \* Integrated Breakfast Bar
- \* Westinghouse Oven and Hob
- \* Good Storage
- \* Bushman Wood Oven
- \* North-facing Picture Window

## Outside

- \* Fenced Home Paddock
- \* Established Farmhouse Gardens
- \* Rose Bushes
- \* Fruit Trees (Pear, plum. Apricot, Apple, Citrus)
- \* 300,000 - litre Rainwater Tank
- \* Multi-station Bushman Reticulation
- \* Grape-covered Archway
- \* Powered Garage
- \* Carport
- \* Woodshed
- \* Garden Shed
- \* Hay Shed/ Machinery Shelter
- \* Shearing Shed
- \* Sheep Yards
- \* Rinnai Instantaneous HWS
- \* Panasonic and Daiken Air Conditioning

## LIFESTYLE

- 270 m  Pony Club
- 1.2 km  Heritage Trail
- 1.6 km  Wooroloo Town Centre
- 4.2 km  Wooroloo Swimming Pool
- 6.9 km  El Caballo Golf Course
- 14.5 km  Gidgegannup
- 25.7 km  Mundaring
- 46.6 km  Perth Airport
- 57.7 km  Perth CBD 30 km  Perth CBD (50-60 minutes)



## Floor Plan



### 1105 Bailup Road, Wooroloo

Residence 195m<sup>2</sup> | Garage 23m<sup>2</sup> | Porch 13m<sup>2</sup> | Alfresco 46m<sup>2</sup> | Shed 52m<sup>2</sup> | Shed 2 43m<sup>2</sup> | Shed 3 36m<sup>2</sup> | Double Carport 55m<sup>2</sup> | Storage 22m<sup>2</sup> | Machinery Shed 77m<sup>2</sup> | Shearing Shed 121m<sup>2</sup> | Hay Shed 2 70m<sup>2</sup> | Hay Shed 216m<sup>2</sup> | Work Shop 117m<sup>2</sup>

**Total Area 1086m<sup>2</sup>**



This floor plan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements and any other information shown are an approximate representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Citi 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.citicreative.com.au

## Comparable Sales



### 240 STOKES CLOSE, WOOROLOO, WA 6558, WOOROLOO

3 Bed | 1 Bath | 6 Car  
\$740,000  
Sold ons: 25/10/2024  
Days on Market: 30

Land size: 20234.3  
**sale - sold**



### 2465 BAILUP ROAD, WOOROLOO, WA 6558, WOOROLOO

3 Bed | 1 Bath | 6 Car  
\$800,000  
Sold ons: 03/02/2025  
Days on Market: 60

Land size: 63211.9  
**sale - sold**



### 1330 NEEDHAM ROAD, WOOROLOO, WA 6558, WOOROLOO

4 Bed | 1 Bath | 5 Car  
\$990,000  
Sold ons: 31/03/2025  
Days on Market: 84

Land size: 33000  
**sale - sold**



### 1525 NEEDHAM ROAD, WOOROLOO, WA 6558, WOOROLOO

5 Bed | 2 Bath | 6 Car  
\$990,000  
Sold ons: 18/10/2024  
Days on Market: 32

Land size: 25373.8  
**sale - sold**



### 1455 GOVERNMENT ROAD, WOOROLOO, WA 6558, WOOROLOO

3 Bed | 2 Bath | 8 Car  
\$1,030,000  
Sold ons: 10/01/2025  
Days on Market: 57

Land size: 40500  
**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

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

[Click to Download the Plan](#)

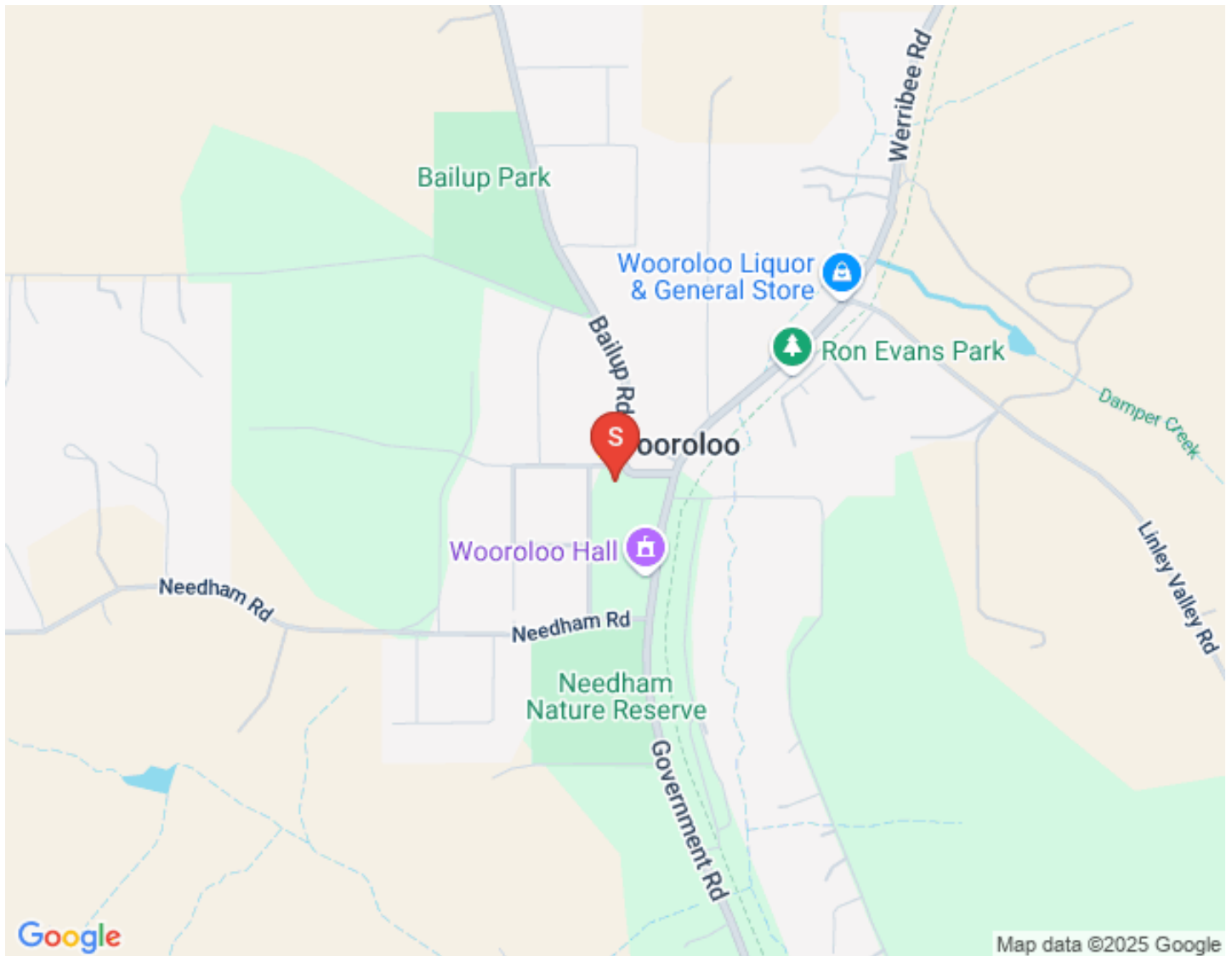
[Click to Download the Notification](#)

## Local Schools



Wooroloo Primary School

Click to view [Intake Area](#)

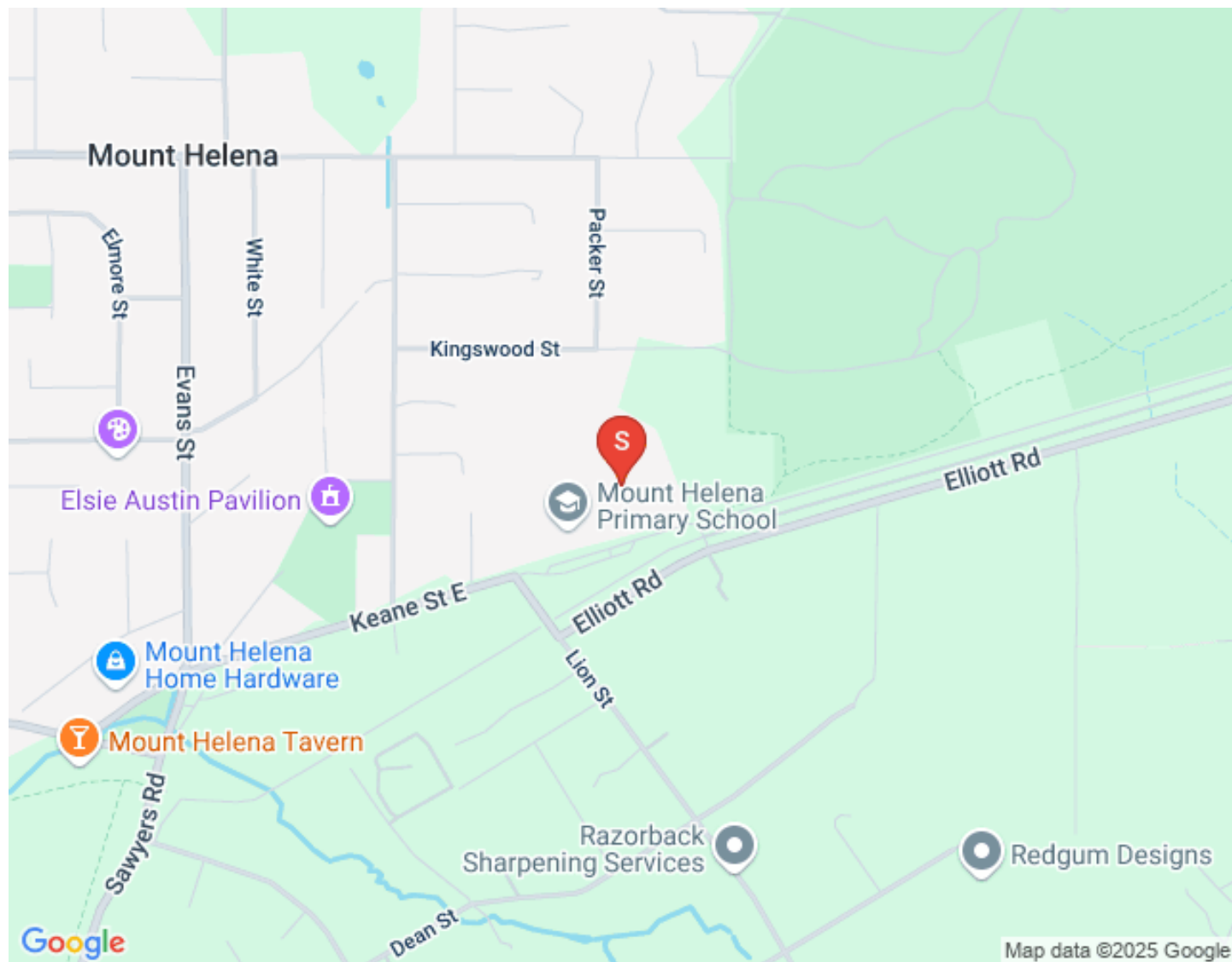




Click to view [Intake Area](#)



Click to view [Intake Area](#)



## Wooroloo

### Wooroloo Post Office



### Wooroloo Store





**Wooroloo Town Hall**



# Wooroloo Regional Park

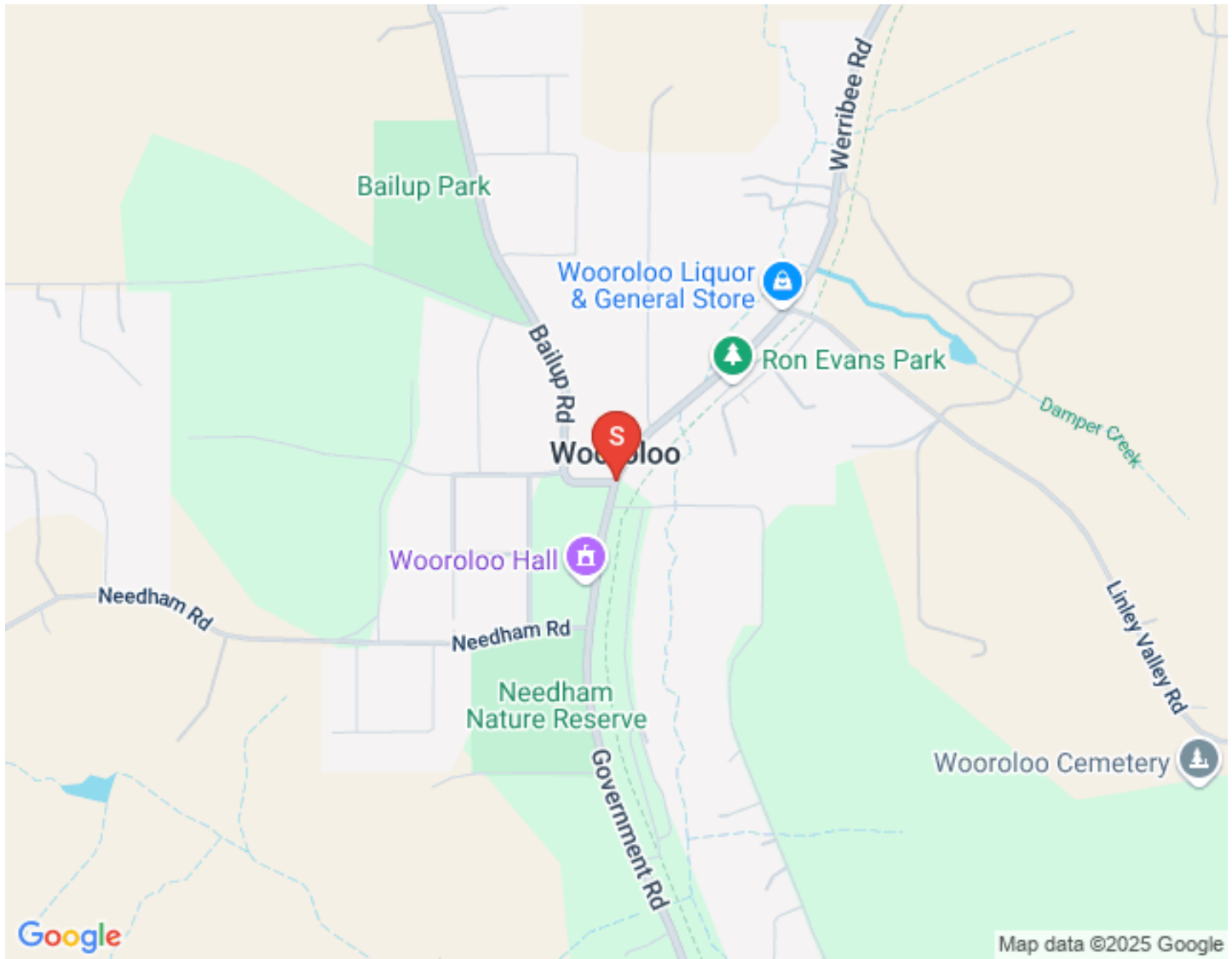
---

## El Caballo Golf Course



## Lake Leschenaultia

---





## Joint Form of General Conditions

## 2022 General Conditions

---

# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



### **GUY KING**

SALES CONSULTANT

---

0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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@fngenesisis.com.au](mailto:jclover@fngenesisis.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](mailto: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.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

---

0416304650

[mhutchings@fngenesis.com.au](mailto: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.



## **RONNIE SINGH**

### **SALES CONSULTANT**

---

0430161765

[rsingh@fnogenesis.com.au](mailto:rsingh@fnogenesis.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.



## **KEN WIGGINS**

### **SALES AGENT**

---

0403012950

[kwiggins@fnogenesis.com.au](mailto:kwiggins@fnogenesis.com.au)

Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills





## **NISTHA JAYANT**

PERSONAL ASSISTANT

---

[njayant@fngenesisis.com.au](mailto:njayant@fngenesisis.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.



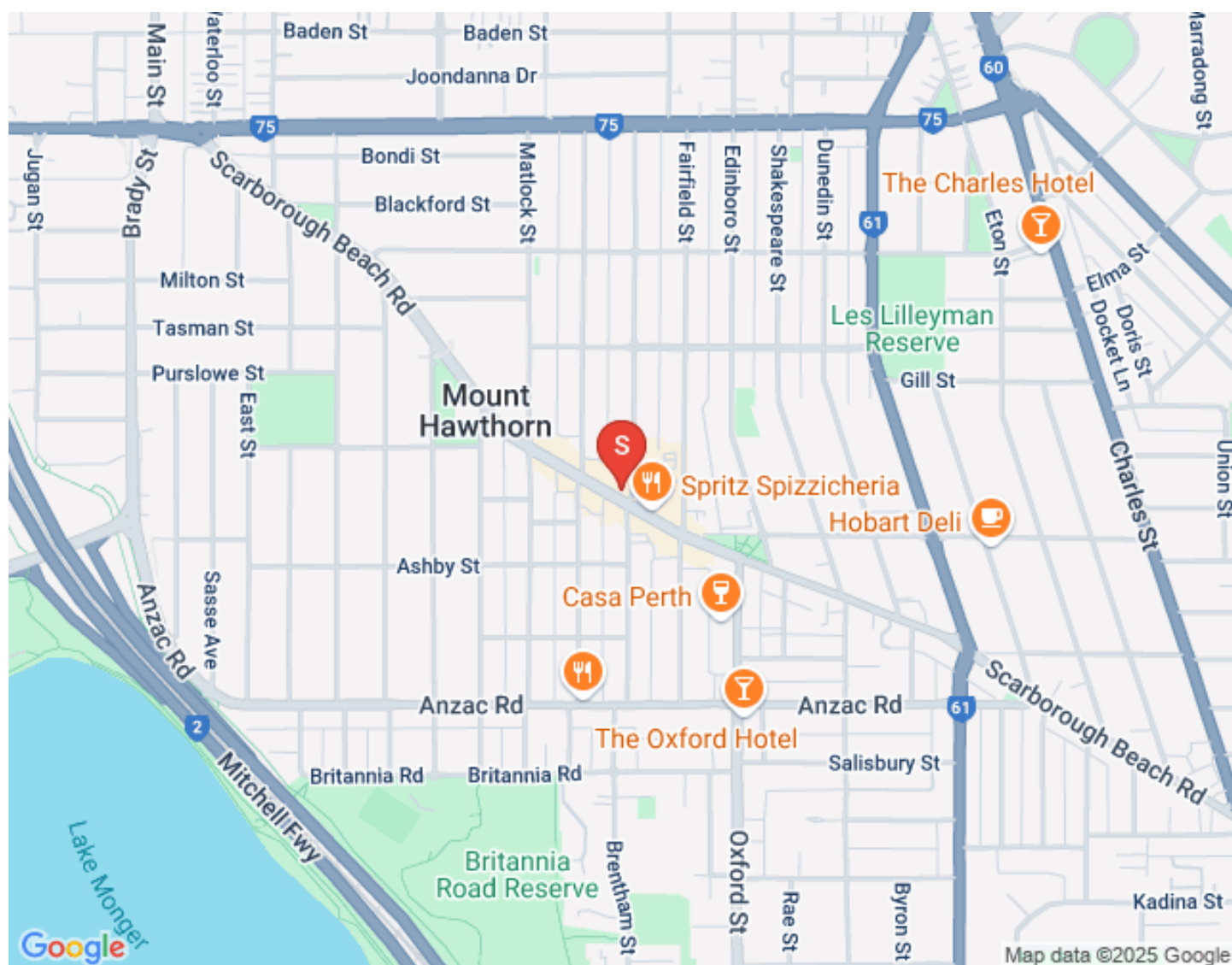
## **KAHLA PURVIS**

SALES ADMINISTRATOR/MARKETING OFFICER

---

[admin@fngenesisis.com.au](mailto:admin@fngenesisis.com.au)

Meet Kahla, residing in Heathridge, 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.



## Our Recent Local Activity



### 655 Warrigal Way, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.01ha

UNDER OFFER



### 18 Dryandra Crescent, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2023sqm

From \$1,299,000



### 421 Berry Road, Gidgegannup

4 Bed | 3 Bath | 2 Car

Land size: 20.09ha

End Date Process





## 81 Hargraves Crescent, Gidgegannup

---

4 Bed | 2 Bath | 4 Car

Land size: 2.65ha

**\*\* UNDER OFFER \*\***



## 1020 Thomas Road, Glen Forrest

---

4 Bed | 3 Bath | 2 Car

Land size: 1865sqm

FROM \$1,159,000



## 4 Draper Road, Mahogany Creek

---

3 Bed | 1 Bath | 0 Car

Land size: 1901sqm

From \$799,000



## 29 Pasture Place, Gidgegannup

---

4 Bed | 2 Bath | 4 Car

Land size: 2.17ha

**\*\* 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 \*\***