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Welcome



79 Bishop Road, Middle Swan

MODERN SOUL

4  2  1 

End Date
Process

All offer presented of or before 6pm Tuesday 11th February 2025.
The seller reserves the right to accept an offer before the end date.

Transformed with sensitivity, this 1970s home retains its impressive high ceilings, multiple living zones and split-level design. Fresh paint and new hybrid flooring and carpets create a contemporary canvas, while the updated kitchen and bathrooms deliver modern functionality.

The home's layout effectively separates living and sleeping zones, with high ceilings enhancing the sense of space. A paved patio and courtyard extend the living and entertaining space. Terracotta tiles and a white facade bring Mediterranean chic and hint at an effortless indoor-outdoor lifestyle.

This survey strata property boasts no shared costs, is dual-frontage, and has a location with easy access to Midland's amenities, the airport, schools, and recreation along the banks of the Swan River.

This is a home with soul and a practical, family-friendly design ready for the demands of modern life.

SCHOOLS

2.1 km  Middle Swan Primary School

1 km  St Brigid's Primary School

2.1 km  Swan Christian College

2.3 km La Salle College

4.8 km Governor Stirling Senior High School

5.2 km  Guildford Grammar

RATES

Council: \$1,727 approx

Water: \$1,075 approx

FEATURES

- * Dual-access Corner Block
- * Split-level Design
- * High Ceilings Throughout
- * New Hybrid Flooring
- * New Carpet in Bedrooms
- * Fresh Paint Throughout
- * Formal & Informal Living
- * Renovated Bathroom & Ensuite
- * Bedrooms On Separate Level
- * Single Carport
- * Open Fireplace in Lounge
- * Courtyard Garden
- * Outdoor Living/Entertaining Zones
- * Garden Shed
- * Survey Strata No Shared Costs

General

- * 4 bedrooms, 2 bathrooms
- * Build Year: 1974
- * Block: 763 sqm
- * Internal living area: 157 sqm
- * Total Built Area: 274 sqm

Kitchen

- * Open-plan Kitchen Meals
- * New Benchtops
- * New Electric Oven & Hotplates
- * New White Tiled Splashback

Main Bedroom

- * Generous Proportions
- * New Carpet
- * Walk-in Robe
- * Fully Renovated Ensuite
- * Courtyard Views

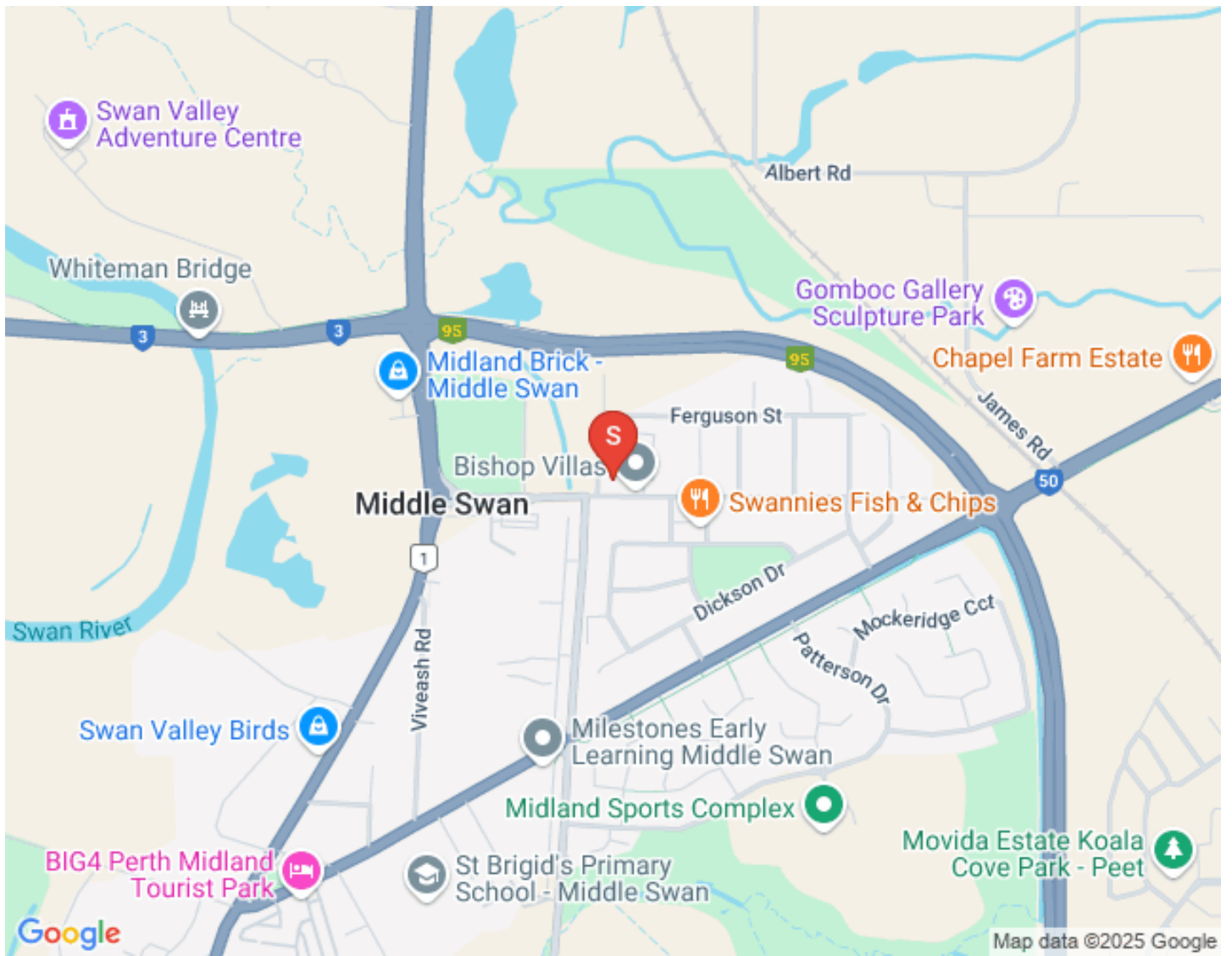
Outside

- * Paved Entertaining Patio

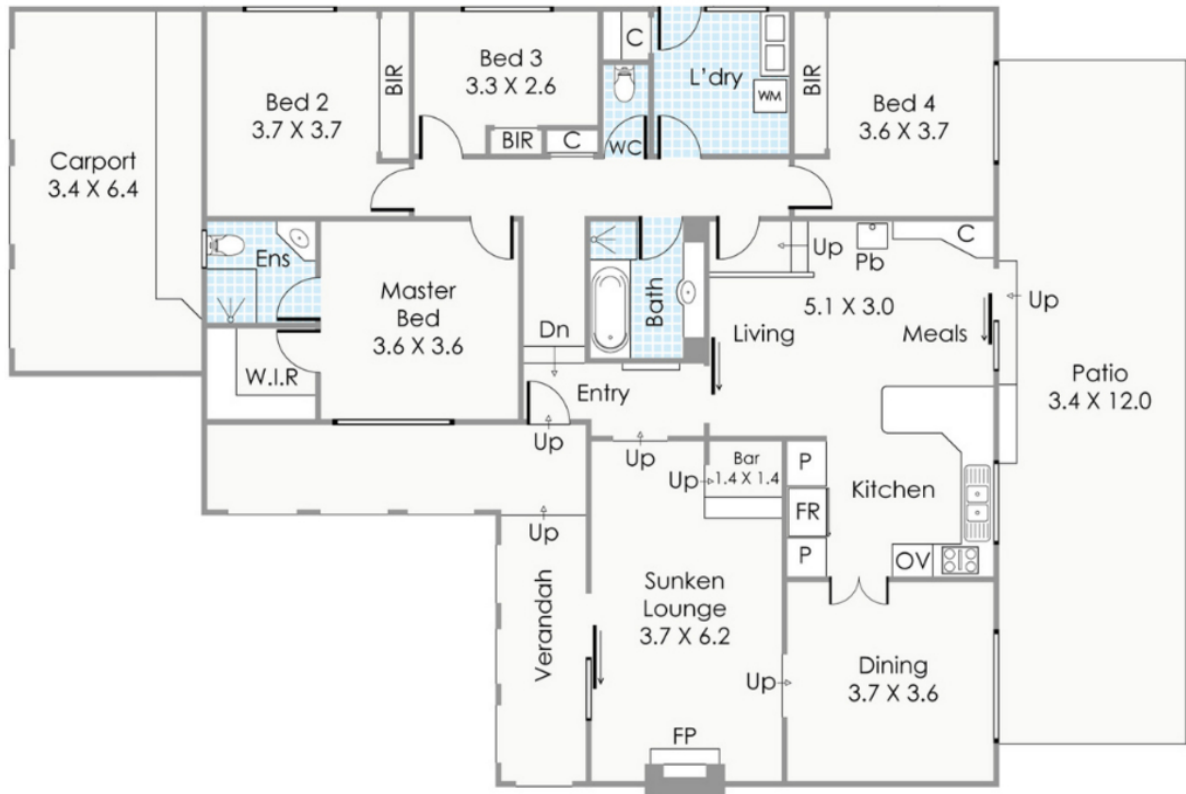
- * Single carport
- * Fully-fenced
- * Courtyard

LIFESTYLE

- 3.1 km  Mandoon Estate
- 3.5 km  Midland Gate
- 3.6 km  Midland Station
- 3.6 km  Swan River
- 4.2 km  St John of God Hospital
- 20.1 km  Perth CBD (30 minutes)
- 12 km  Perth Airport (15-20 minutes)



Floor Plan



Approximate Areas

- Residence: 157sqm
- Garage/Store: 36sqm
- Carport: 22sqm
- Verandah: 19sqm
- Patio: 40sqm
- Total Area: 274sqm

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. Clib 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.
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79 Bishop Road, Middle Swan

Certificate of Title

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

[Click to Download the Strata Plan](#)

Comparable Sales



75 MOCKERIDGE CIRCUIT, MIDDLE SWAN, WA 6056, MIDDLE SWAN

4 Bed | 2 Bath | 2 Car
\$600,000
Sold ons: 04/05/2024
Days on Market: 30

Land size: 578



98 PATTERSON DRIVE, MIDDLE SWAN, WA 6056, MIDDLE SWAN

4 Bed | 2 Bath | 2 Car
\$650,910
Sold ons: 12/09/2024
Days on Market: 49

Land size: 657



43 BISHOP ROAD, MIDDLE SWAN, WA 6056, MIDDLE SWAN

4 Bed | 2 Bath | 2 Car
\$660,000
Sold ons: 14/02/2024
Days on Market: 34

Land size: 981



16 EWART GROVE, MIDLAND, WA 6056, MIDLAND

4 Bed | 2 Bath | 2 Car
\$670,000
Sold ons: 03/10/2024
Days on Market: 8

Land size: 747



14 PELION COURT, MIDDLE SWAN, WA 6056, MIDDLE SWAN

4 Bed | 2 Bath | 2 Car
\$765,000
Sold ons: 25/09/2024
Days on Market: 55

Land size: 476

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Offer Documents

[Click to Download the Offer Pack](#)

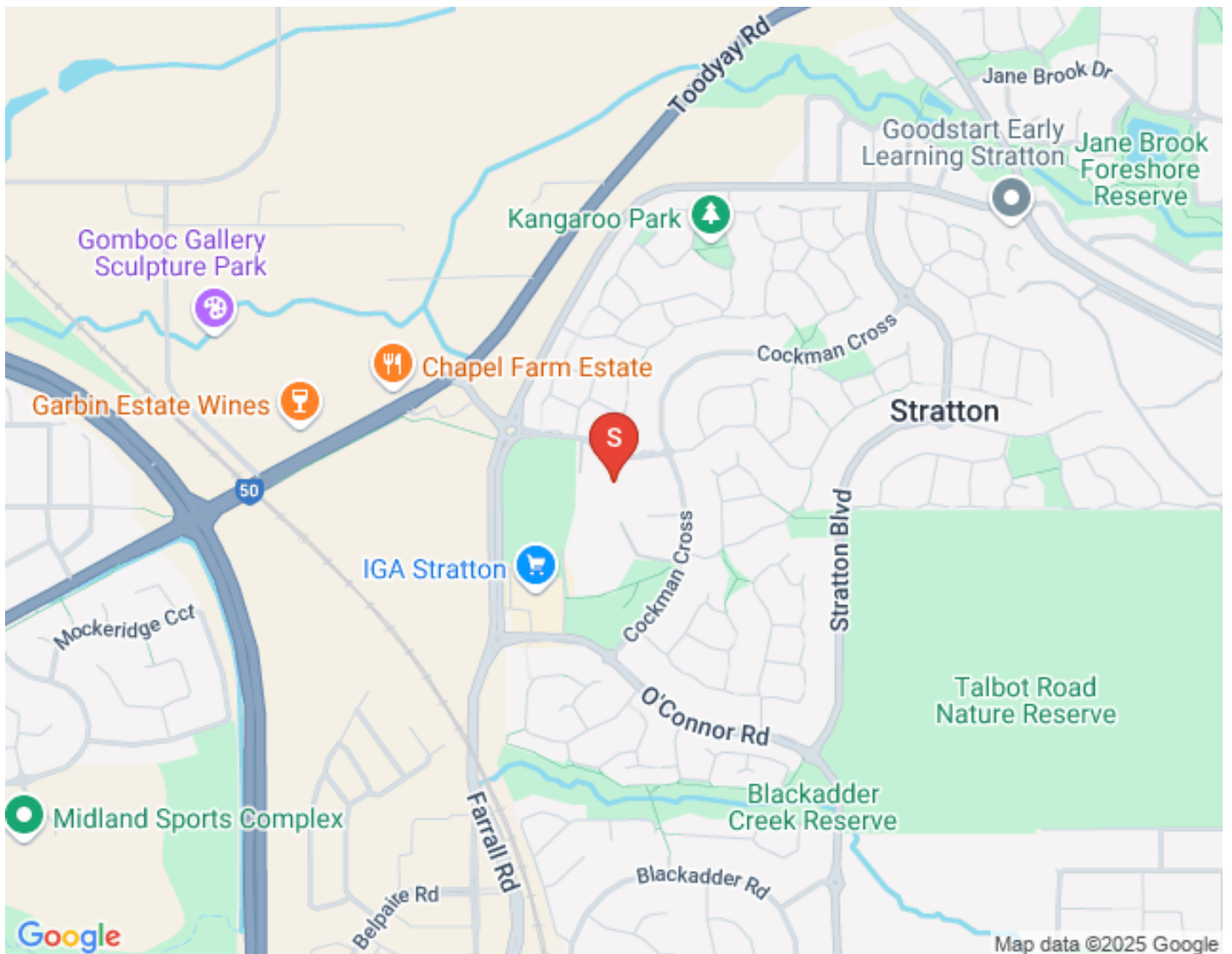
[Click to download the GST Withholding Annexure](#)

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

Local Schools



[Click Here to view intake information](#)





GOVERNOR STIRLING

SENIOR HIGH SCHOOL

[Click to view intake area.](#)



Middle Swan

Midland Sports Complex



Stratton Park Shopping Centre



Midland Gate Shopping Centre

Reg Bond Reserve, Swan River

John George Walk Trail

Swan View Tunnel

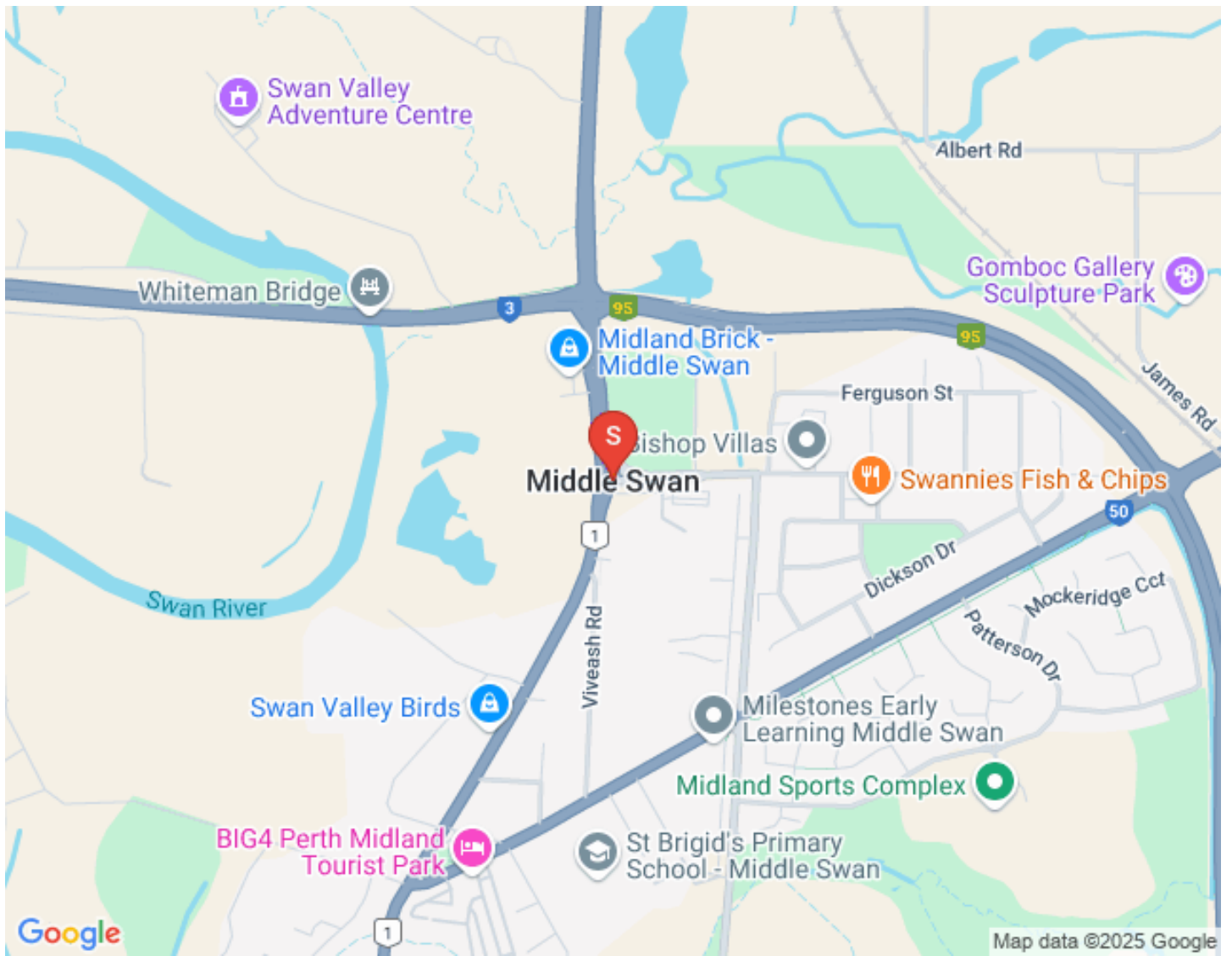


John Forrest National Park



Swan Valley Around the Corner





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

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

0439 688 075

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@fn genesis.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

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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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

rentals@fngenesisis.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.

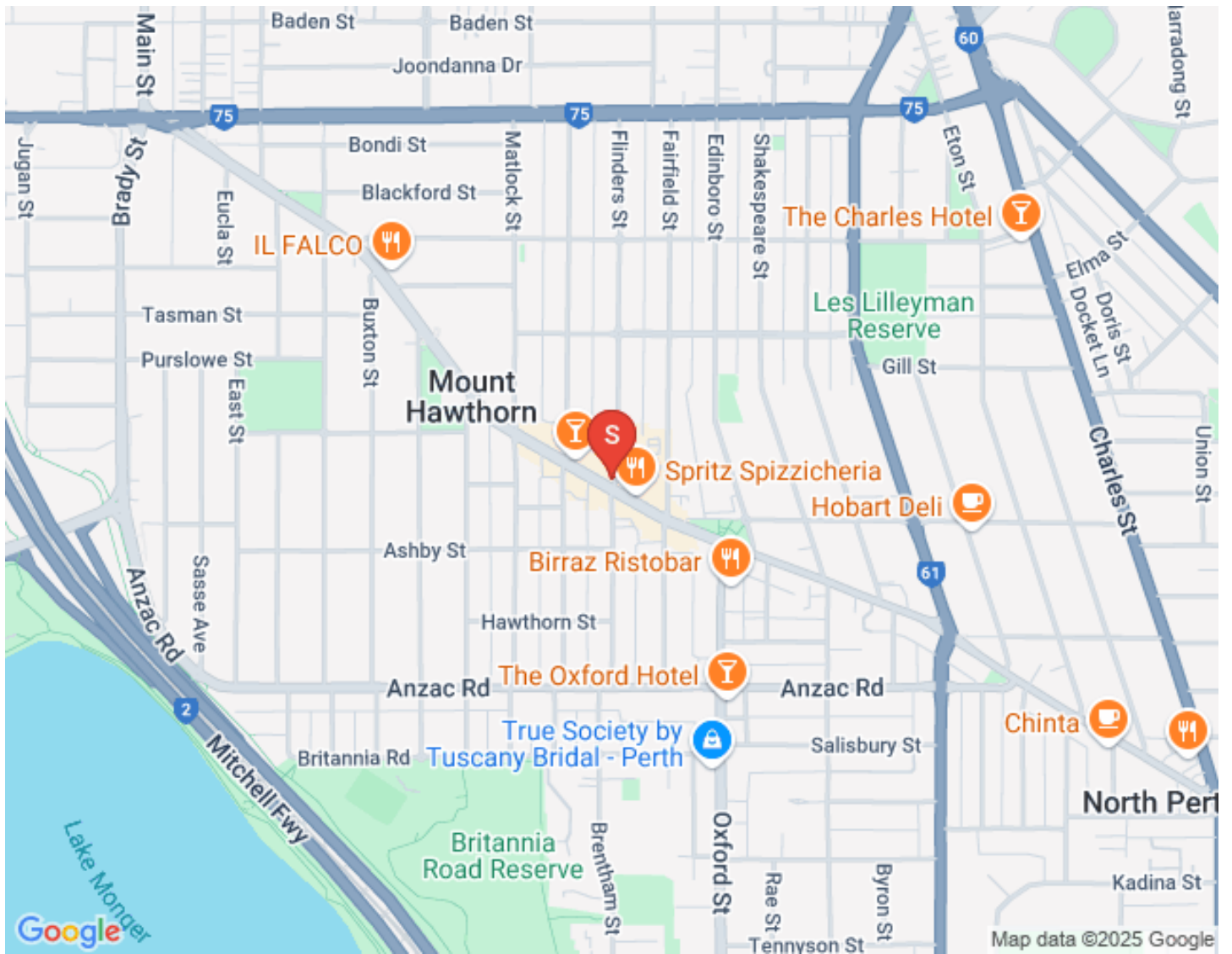


KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

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.



Recent Sales in the Area



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



Proposed 1040 Coulston Road, Boya

2 Bed | 1 Bath | 2 Car

Land size: 2562sqm

UNDER OFFER



1515 Stone Street, Chidlow

5 Bed | 3 Bath | 2 Car

Land size: 2.20ha

** UNDER OFFER **



300 Forsyth Place, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.47ha

\$840,000



19 Centenary Drive, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.10ha

UNDER OFFER



10109 Stoneville Road, Gidgegannup

3 Bed | 1 Bath | 0 Car

Land size: 2.00ha

** UNDER OFFER **



25 Benowa Drive, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 3288sqm

****UNDER OFFER****



11B Hidden Court, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 1013sqm

End Date Process



5 Pax Grove, Glen Forrest

3 Bed | 1 Bath | 2 Car

Land size: 1.05ac

End Date Process



9 Shepherd Street, Glen Forrest

5 Bed | 2 Bath | 2 Car

Land size: 2057sqm

UNDER OFFER



16 Statham Street, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 2034sqm

End Date Process



70 Lascelles Parade, Gooseberry Hill

4 Bed | 3 Bath | 0 Car

Land size: 1002sqm

** UNDER OFFER **



2030 Oxley Road, Hovea

4 Bed | 2 Bath | 2 Car

Land size: 1.70ha

End Date Process



8 Honor Ridge, Jane Brook

3 Bed | 2 Bath | 2 Car

Land size: 717sqm

** UNDER OFFER **



14 Pelion Court, Middle Swan

4 Bed | 2 Bath | 2 Car

Land size: 476sqm

** UNDER OFFER **



8 Wildflower Grove, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 4001sqm

UNDER OFFER

Strata Documents

[Click here to view the Precontractual Disclosure Statement](#)

[Click here to view the Scheme By-Laws \(Att 3\)](#)