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Welcome



64 Lorian Road, Gnangara

SECOND CHANCE OPPORTUNITY

PRICE

6  3  4  **REDUCTION**

Price guide \$2,275,000 - \$2,350,000

Back on the market! All offers presented within 24 hours of receiving them and campaign ends 8th April, 2025.

Secure your own piece of private tropical paradise, nestled on a huge block in Gnangara. The inside of this 6-bedroom masterpiece has been freshly renovated and outside given a new look as well, so you can move in and instantly start living in luxury. Walking down the wrap around driveway, you pass the 3 paddocks, the huge powered shed, and the large storage shed. The beautiful country style frontage of the home welcomes you with the front porch, and double French door entryway.

Inside, the WA Blackbutt flooring is the first hint of high-end design throughout the interior. To the left of the entry, the brilliance of this floorplan is on show. This wing of the house can be easily converted into a 2-bedroom granny flat, a teenager's retreat, or an opportunity for a boarder. Firstly, is the living area, this leads into the massive theatre room, with plush carpet, a fireplace, and a built-in bar. The bar has a functional plumbed in sink, power and plenty of cabinetry, making it easy to convert into a kitchen. Following this are the 2 bedrooms, one of which can be used as a study. This area has its own separate entry from the front porch into the theatre area, making it even easier for a guest or boarder.

The master suite is spacious, offering views of the front yard, split system air-conditioning, and an incredible newly renovated ensuite bathroom. With a double vanity, feature tiling to the ceiling, beautiful bowl sinks, and a spacious rain shower, this ensuite rivals any 5-star hotel with

its luxury finishes. This impeccable style is carried through to the heart of the home, where the hallway opens out onto the kitchen, living and dining areas. All open plan and illuminated by the natural light streaming through the large double French style windows lining the back walls. The renovated kitchen epitomises modern country style with a brand new 900mm unused oven, a luxe grey marble look splashback, floating timber shelves, and ornate hardware on the extensive under bench cabinetry. Even the breakfast bar makes a statement with the beautiful timber pillar adding style to this casual dining space. While relaxing on the couch by the fireplace, or sitting at the table to enjoy breakfast, you have uninterrupted views of your lush green gardens, and tranquil koi fishponds.

Stepping through the back doors is like arriving in another part of the world, you will truly feel like home is as good as a holiday. Walk along the decked area surrounded by established greenery and flowers and enjoy the two newly lined ponds filled with stunning Koi Fish. Beyond here is the alfresco area with high pitched ceilings, and incredible feature pendants, making for the perfect entertaining space. Socialise while you cook outside at the fully equipped built-in kitchen, with a large barbeque, and a woodfire pizza oven. While guests enjoy their meal, the kids will be running free on the expanses of perfectly manicured lawns, under the shade of the huge palm trees. The well-maintained garden beds highlight the incredible landscaping of this yard. Enjoy it all from a different perspective by taking a break in the Balinese style day bed, perched atop a set of stairs under the beautiful palms, the ideal place to let go of the stresses from your day and really relax.

Keep this wonderful backyard maintained easily with reticulation fitted throughout with 9 stations in the back yard. Every detail has been considered in this renovation, from the backyard pendant lights and pitched ceilings wrapping around the home, to the new laundry transforming an often overlooked space into a beautiful light filled area offering chic design, additional storage, and generous bench space. This home offers your family privacy, luxury, and most of all, space! Get a taste of country living, while still being less than 10km from shopping centres, schools, markets and parks! Simply move in, unpack, and enjoy your new relaxed, luxury lifestyle in this freshly renovated, one of a kind family home.

SCHOOL CATCHMENT:

East Wanneroo Primary School (8.0km)

Wanneroo Secondary College (8.6km)

RATES:

Council:

Water: \$283

FEATURES:

* 6 Bedrooms

* 3 Bathrooms

* Almost the Entire Home Has Been Renovated

* WA Blackbutt Hard Timber Flooring

* Carpeted Theatre Room

- * Built-in Bar with Plumbing
- * Front Section with Separate Entry, Potential to be a Granny Flat or Teenagers Retreat
- * Fireplace
- * 3 Split System Air-Conditioners (Fujitsu)
- * Beautifully Renovated Bathrooms
- * Brand New Renovated Kitchen
- * Large Master Bedroom with High Ceilings
- * Renovated Modern Ensuite with Double Ensuite
- * Brand New Never Used 900mm Oven (Delonghi)
- * 5 Burner Gas Stovetop
- * Rangehood (Delonghi)
- * Deep Set Sink
- * Second Fireplace
- * High Ceilings in all Living Areas
- * Balinese Style Outdoor Living Area with Newly Lined Ponds with Koi Fish
- * High Pitched Alfresco Area with Full Built-in Kitchen
- * Outdoor Pizza Oven
- * Large Barbeque
- * 2 Powered Sheds (1 is 3 Phase Power)
- * Wrap Around Driveway
- * 3 Horsepower 3 Phase Reticulation
- * 9 Reticulation Stations ♦ 12 Available
- * 3 Fenced off Paddocks, With Potential for a 4th
- * Beautiful Flowers and Huge Established Trees Throughout the Front and Back Gardens.
- * Security System Not Warranting
- * Bore Water 18 Metres
- * 9000L Water Tank

LIFESTYLE:

- 2.0km ♦ Lakelands Country Club
- 2.4km ♦ H & N Strawberry Farm
- 3.5km ♦ Bakana Park
- 4.8km ♦ Golfview Park
- 4.8km ♦ Lake Gngangara
- 5.0km ♦ Landsdale Christian School
- 5.1km ♦ Landsdale Forum
- 6.1km ♦ Nanovich Park
- 6.3km ♦ Wanneroo Markets
- 6.8km ♦ Pearsall Shopping Centre
- 7.0km ♦ Madeley Plaza
- 8.1km ♦ Wyatt Grove Shopping Centre
- 8.7km ♦ Gngangara Pines
- 12.6km ♦ Edgewater Train Station
- 15.5km ♦ Mullaloo Beach



Floor Plan



64 Lorian Road, Gngalara

Residence 233m² | Verandah 84m² | Garage/Workshop 90m² | Shed 37m² | Alfresco 65m² | Decking 18m²
Total Area 527m²

This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximation in preparation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. Clients should verify all measurements and areas on the ground. Not to be used for any other purpose.
www.cdnrealestate.com.au

Comparable Sales



4 ALBERT COURT, WANNEROO, WA 6065, WANNEROO

6 Bed | 3 Bath | 2 Car
\$2,330,000
Sold on: 06/06/2024
Days on Market: 92

Land size: 10400



70 CARMIGNANI RD GNANGARA WA 6077

4 Bed | 2 Bath | 3 Car
\$2,375,000
Sold ons: 24/09/2023



48 THE FAIRWAYS, GNANGARA, WA 6077, GNANGARA

4 Bed | 2 Bath | 2 Car
\$2,650,000
Sold ons: 14/06/2024
Days on Market: 8

Land size: 10000



26 LOUISE PLACE, GNANGARA, WA 6077, GNANGARA

5 Bed | 3 Bath | 3 Car
\$2,700,000
Sold ons: 18/07/2024
Days on Market: 133

Land size: 10000

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Protrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download Certificate of Title with Sketch](#)

[Click to Download the Plan](#)

Offer Documents

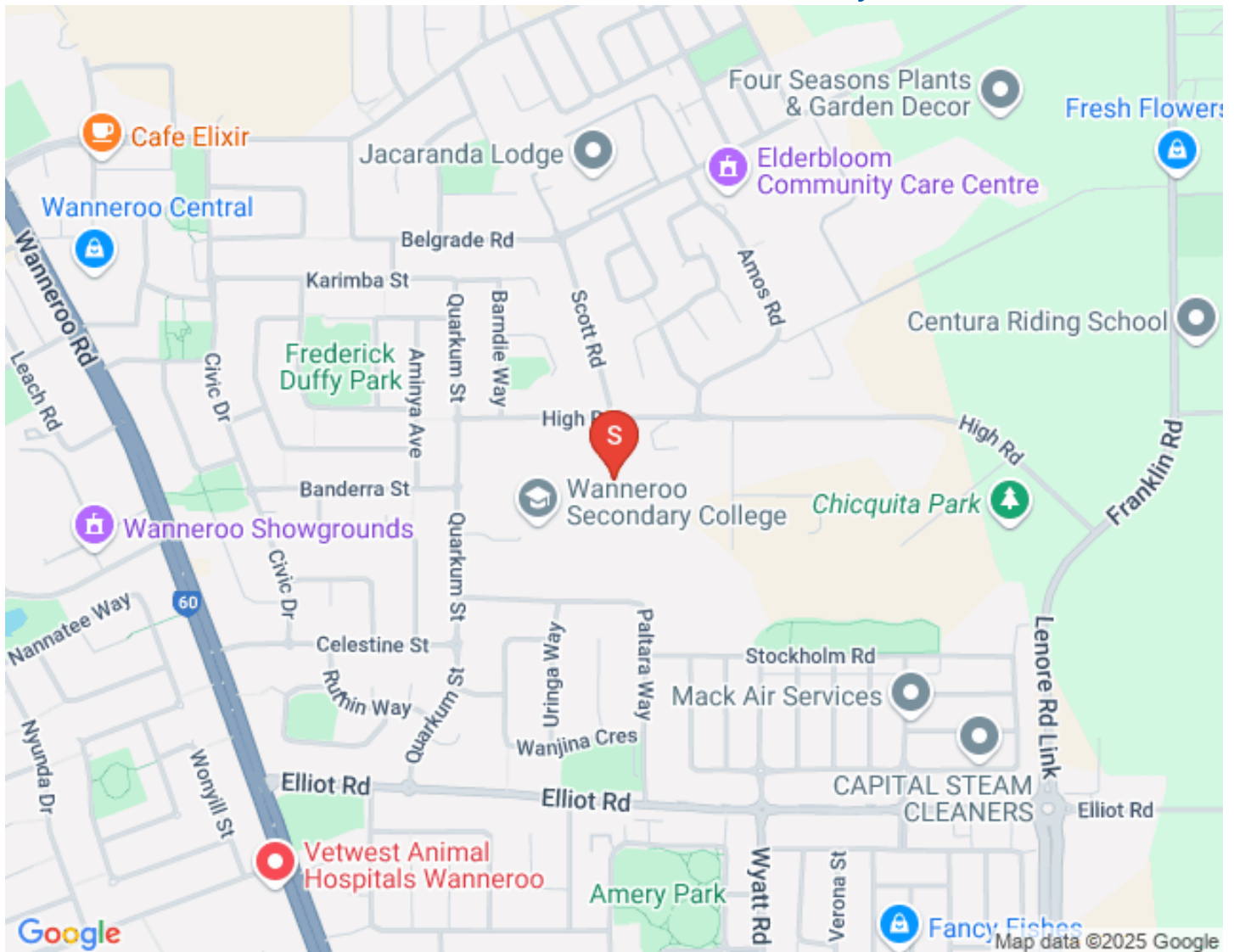
[Click to Download the Offer Pack](#)

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

Local Schools



[Click Here to View East Wanneroo Primary](#)

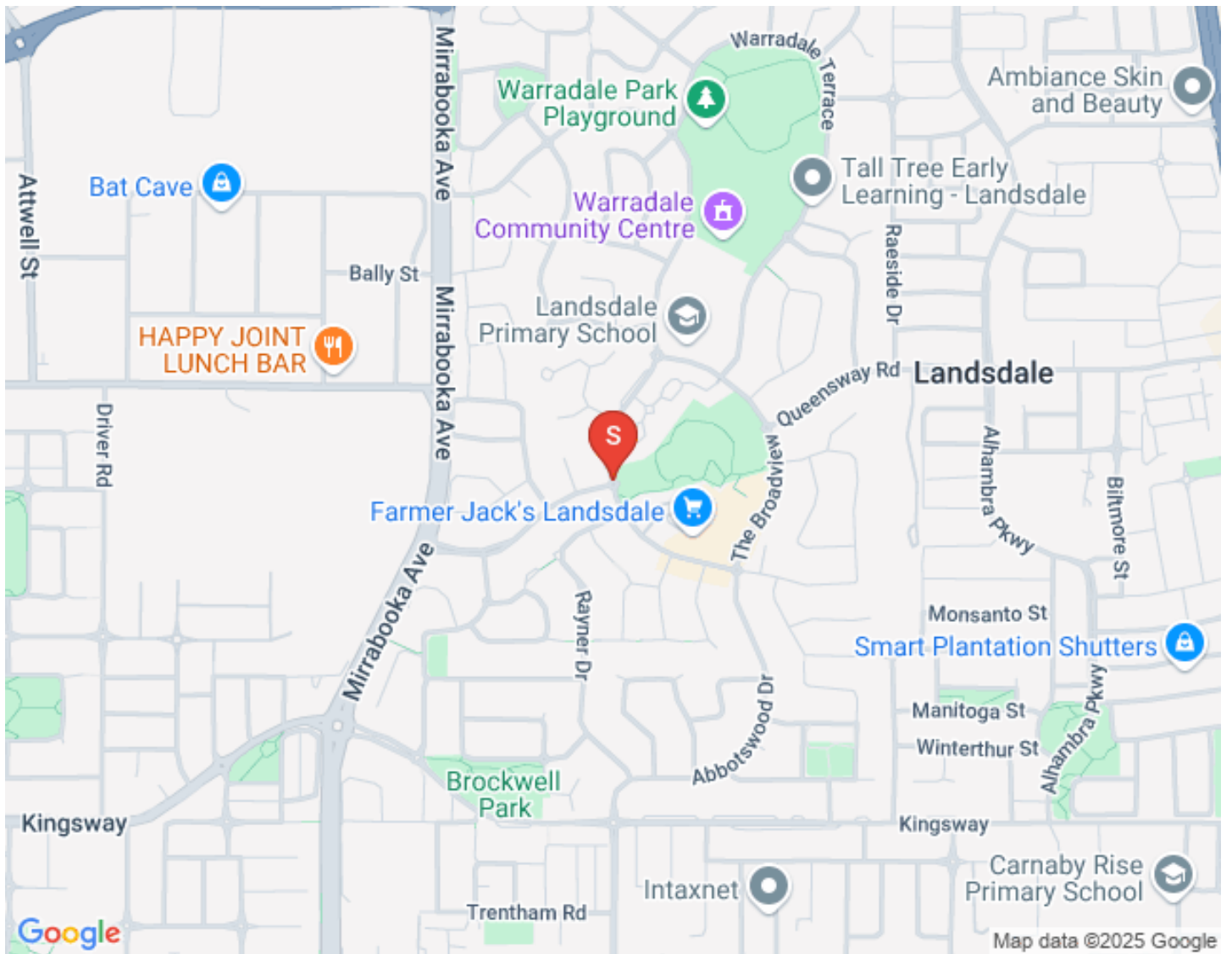




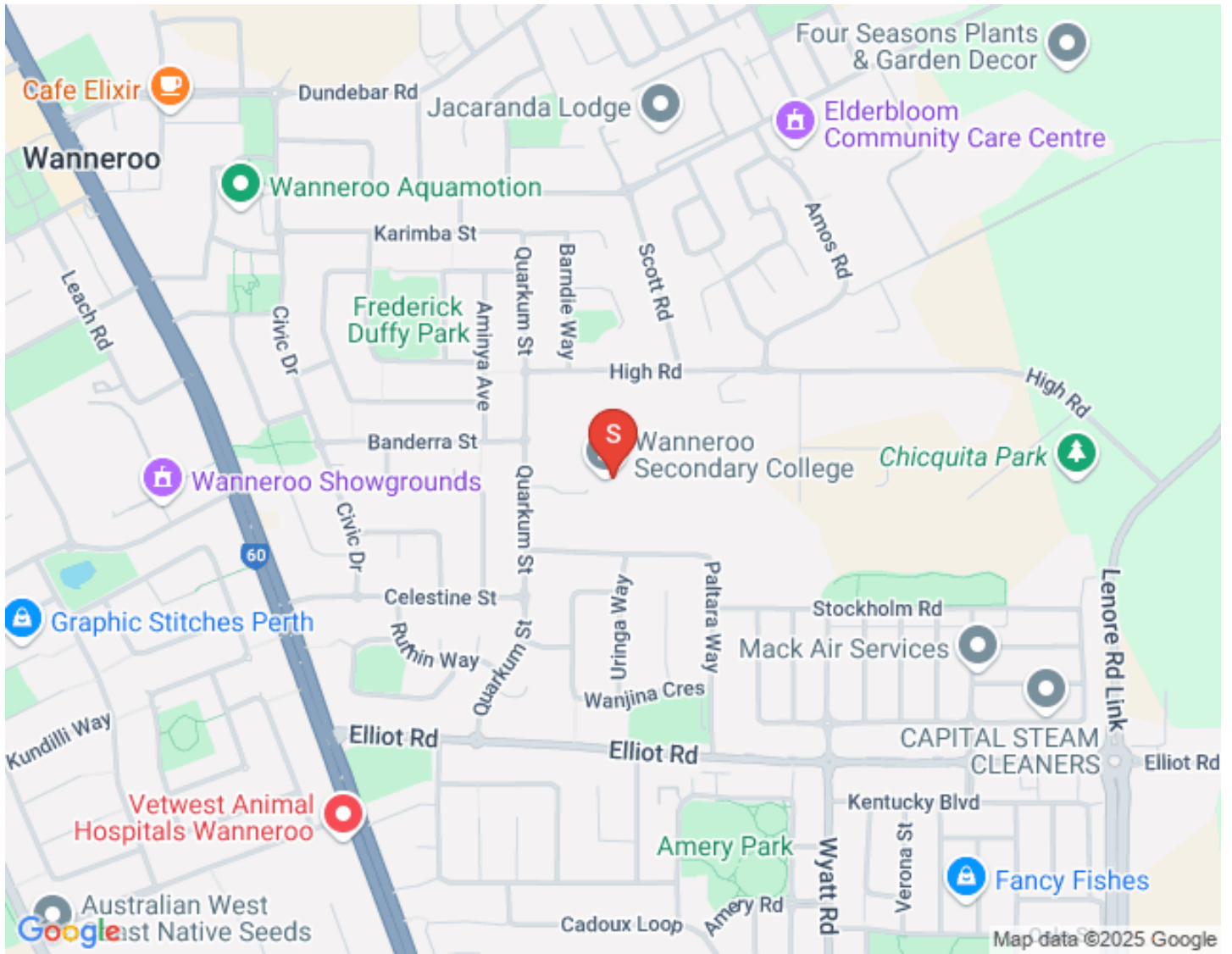
[Click Here to View Ashdale Primary School](#)



[Click Here to View Landsdale Primary School](#)



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



Ashdale Secondary College

[Click Here to View Ashdale Secondary College](#)



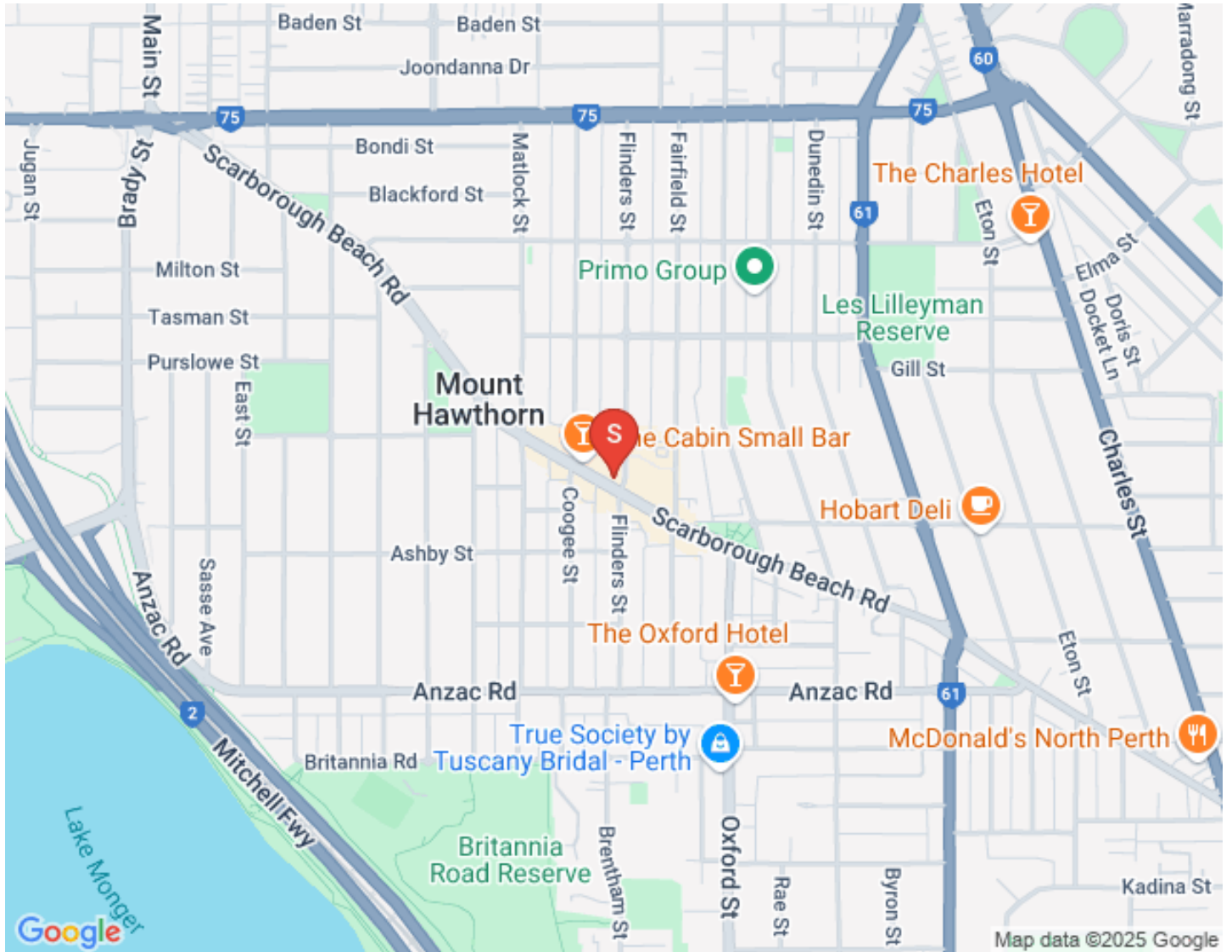
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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.



GUY KING

SALES CONSULTANT

0417900315

gking@fn genesis.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.



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

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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.



ILENA GECAN

PROPERTY MANAGER

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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.

Our Recent Sales in the Area



26 Louise Place, Gnangara

5 Bed | 3 Bath | 3 Car

Land size: 2.47ac

Offers



27 Brooklyn Avenue, Pearsall

3 Bed | 2 Bath | 2 Car

Land size: 330sqm

UNDER OFFER



91 Edgewater Drive, Edgewater

4 Bed | 2 Bath | 3 Car

Land size: 720sqm

Under Offer



29 Lakehill Gardens, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 1054sqm

Offers



22 Regatta Drive, Edgewater

5 Bed | 3 Bath | 2 Car

Land size: 810sqm

UNDER OFFER