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Welcome



18 Larkspur Place, Heathridge

Newly Renovated Home on Big Block!

3  1  2 

Offers

Positioned on one of the most sought-after streets in Heathridge, is this freshly renovated family home. Just a few metres from the beautiful Larkspur Park, and walking distance to local primary schools and shopping centres, you can take advantage of the convenient family friendly lifestyle that is on offer. Inside the home, you are greeted with the freshly painted walls, creating a light and bright atmosphere. Through the stunning arched doorway, you are welcomed into the light filled living room.

This space features beautiful, exposed beams, and a brick fireplace, both adding character and charm to this multi-purpose living area. Completed with split-system air conditioning, and freshly laid carpet underfoot, this is a space you will be eager to spend time in! Stepping up into the open plan kitchen and dining area, the bright and inviting kitchen is finished with white cabinetry, and a gloss white tiled splashback. The brand-new Omega oven and stove top have never been used, and the tiled flooring underfoot has been freshly laid. The spacious family and dining area leads out to the massive backyard.

Dine under the large paved alfresco area or follow the paved path to the gazebo to the secondary undercover space. Either side of the path are expansive grassed areas, shaded by the beautiful established trees. This backyard is great for entertaining, and for the weekends with an active family, you have plenty of space for trampolines and play equipment, and the wrap around paving is great for bikes and scooters, the options in this yard are endless! When they aren't outside playing, the kids can spend time in their bedrooms with freshly laid carpet flooring, and brand-new ceiling fans installed. The common bathroom has a combined built-in bath and shower, great for kids of all ages.

Even the laundry has had a facelift with brand new cabinetry, flooring, and gorgeous marble look tiled splashback. The addition of a broom cupboard in this area offers extra storage. Storage can also be maximised in the double garage. You can leave the cars locked up on the

weekend while you walk to Heathridge Village Shopping Centre or to Runyeh Coffee for your morning brew. Ride your bikes to the beach in summer, take a short drive to Hillarys Boat Harbour, and enjoy all that this fantastic location has on offer!

SCHOOL CATCHMENT

Poseidon Primary School (350m)

Ocean Reef Senior High School (2.9km)

RATES

Council: \$

Water: \$1086 approx.

FEATURES

- * Walking Distance from Park, Cafés and Shops.
- * Newly Completed Interior Renovations Throughout
- * High Pitched Ceilings
- * Freshly Painted Walls
- * Separate Living Room
- * Split System Air-Conditioning in Living Room
- * Fireplace in Living Room
- * Brand New Carpet Flooring Throughout
- * Open Plan Kitchen and Dining
- * Brand New Oven and Stovetop (Omega)
- * New Flooring and Cabinetry in Laundry
- * New Ceiling Fans in Bedrooms
- * Master Bedroom with Built-in Wardrobe
- * Huge Backyard
- * Large Paved Alfresco Area
- * Undercover Gazebo
- * Double Garage

LIFESTYLE

100m 📍 Larkspur Park

750m 📍 Poseidon Park

1.1km 📍 Prince Regent Park

1.3km 📍 Heathridge Village Shopping Centre

1.3km 📍 Connolly Shopping Centre

1.7km 📍 Joondalup Resort

2.0km 📍 Sunset Plaza Shopping Centre


2.1km 📍 Belridge Medical Centre


2.1km 📍 Prendiville Catholic College

3.0km 📍 Ocean Reef Boat Harbour

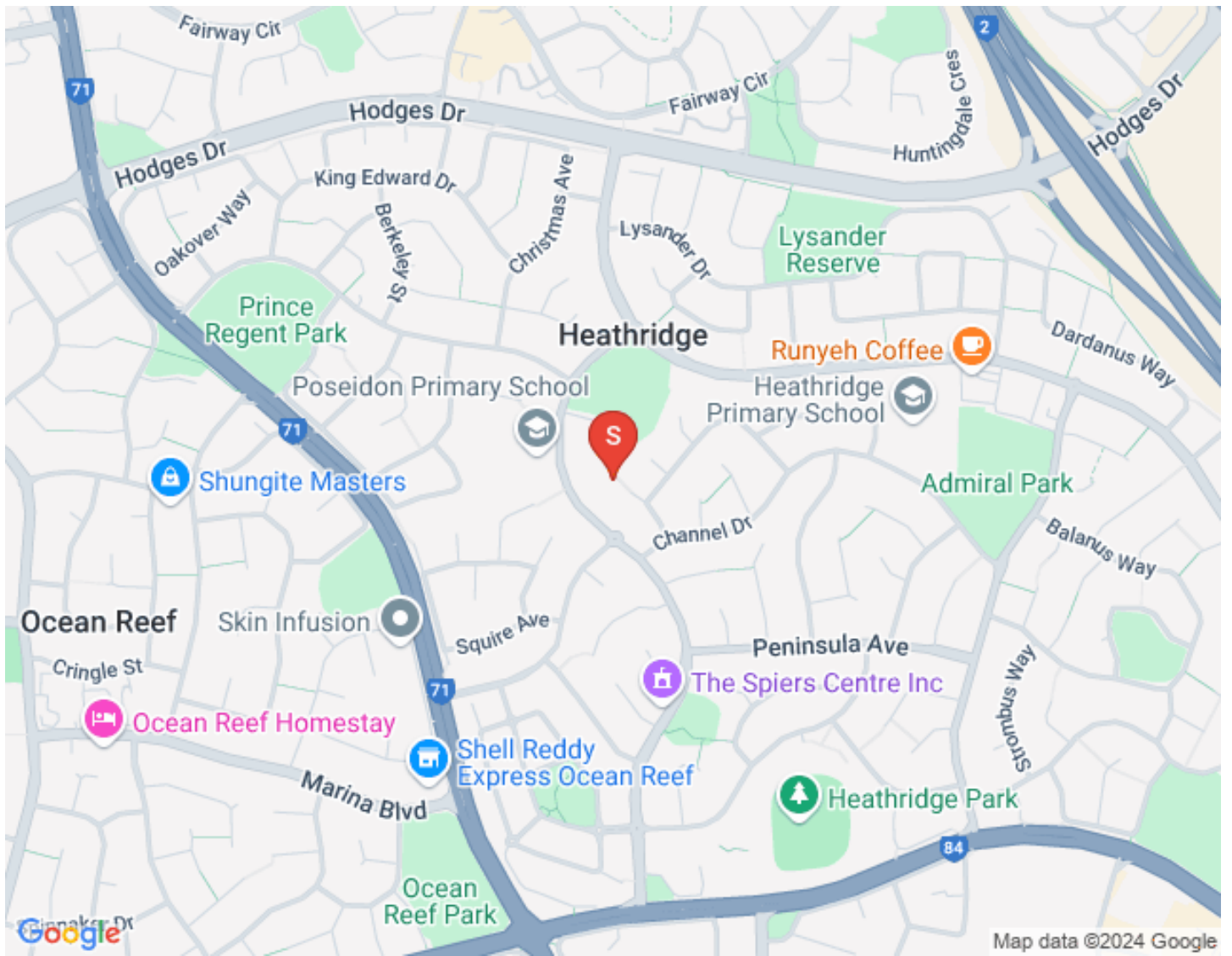
3.1km 📍 Mater Dei College

3.4km 📍 Mullaloo Beach Lookout

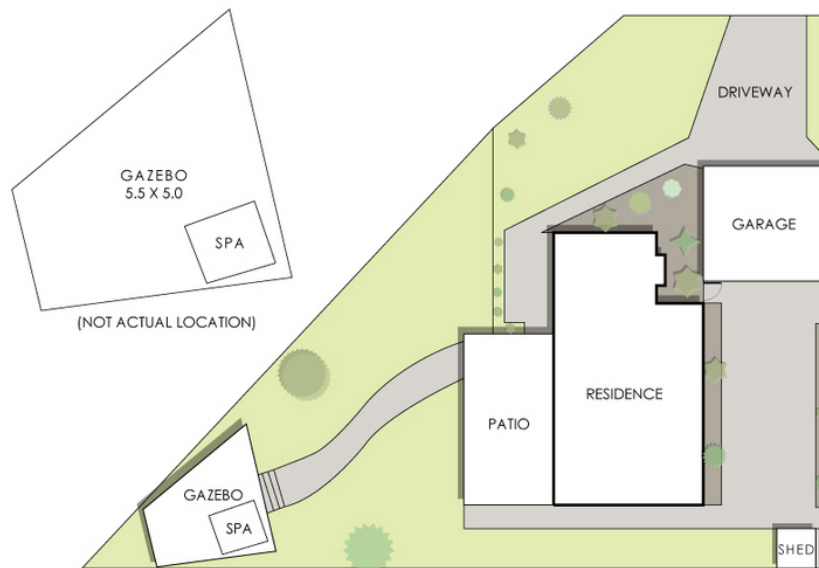
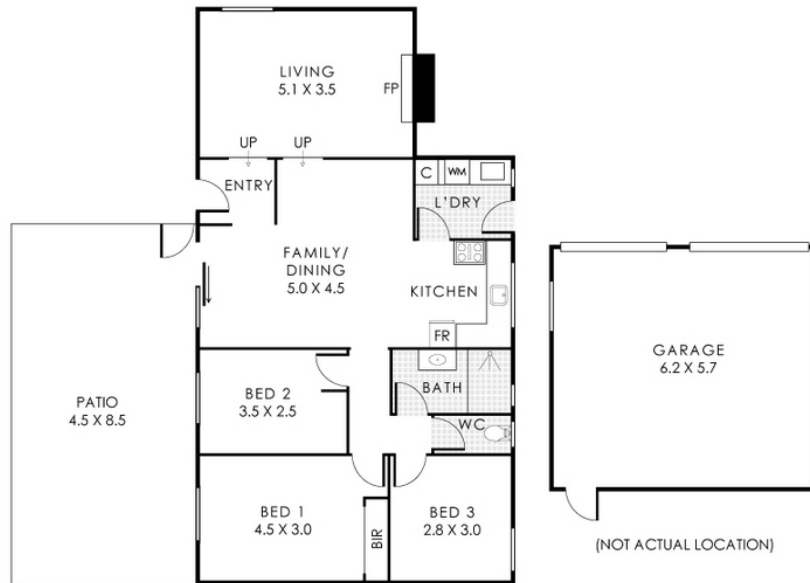
3.4km  Lakeside Joondalup Shopping Centre

3.6km  Ocean Reef Beach

3.6km  Edgewater Train Station



Floor Plan



18 Larkspur Place, Heathridge

Residence 96m² | Patio 38m² | Garage 35m² | Gazebo 28m²
Total Area 197m²



This floor plan 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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CIB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.cibcreative.com.au

Comparable Sales



2 RHAGODIA COURT, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$753,000
Sold ons: 30/04/2024
Days on Market: 28

Land size: 731



14 SKIFF WAY, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$760,000
Sold ons: 03/06/2024
Days on Market: 33

Land size: 686



1 BAYOU COURT, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$765,000
Sold ons: 25/09/2024
Days on Market: 44

Land size: 683



28 JANTHINA CRESCENT, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$765,000
Sold ons: 21/05/2024
Days on Market: 7

Land size: 696



79 PRINCE REGENT DRIVE, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 2 Car
\$770,000
Sold ons: 16/09/2024
Days on Market: 47

Land size: 707



19 STROMBUS WAY, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$779,000
Sold ons: 18/06/2024
Days on Market: 1

Land size: 707



21 PLANKTON PL HEATHRIDGE WA 6027

4 Bed | 2 Bath | 1 Car
\$780,000
Sold ons: 15/10/2023



14 PAGEANT LOOP, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 4 Car
\$787,500
Sold ons: 15/10/2024
Days on Market: 55

Land size: 681



39 PRINCE REGENT DRIVE, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$788,000
Sold ons: 17/10/2024
Days on Market: 37

Land size: 713



8 IRONWOOD AVE HEATHRIDGE WA 6027

4 Bed | 2 Bath | 6 Car
\$790,000
Sold ons: 27/09/2023



2 IDYLL COURT, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$810,000
Sold ons: 28/10/2024
Days on Market: 12



6 PANJADA PLACE, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$825,000
Sold ons: 16/08/2024
Days on Market: 11

Land size: 724



55 SAIL TERRACE, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 1 Car
\$835,000
Sold ons: 26/08/2024
Days on Market: 6

Land size: 724



79 LITTORINA AVENUE, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath
\$837,000
Sold ons: 14/11/2024
Days on Market: 25

Land size: 723



76 BALANUS WAY, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 1 Bath | 2 Car
\$900,000
Sold ons: 01/06/2024
Days on Market: 20

Land size: 734

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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 Sketch](#)

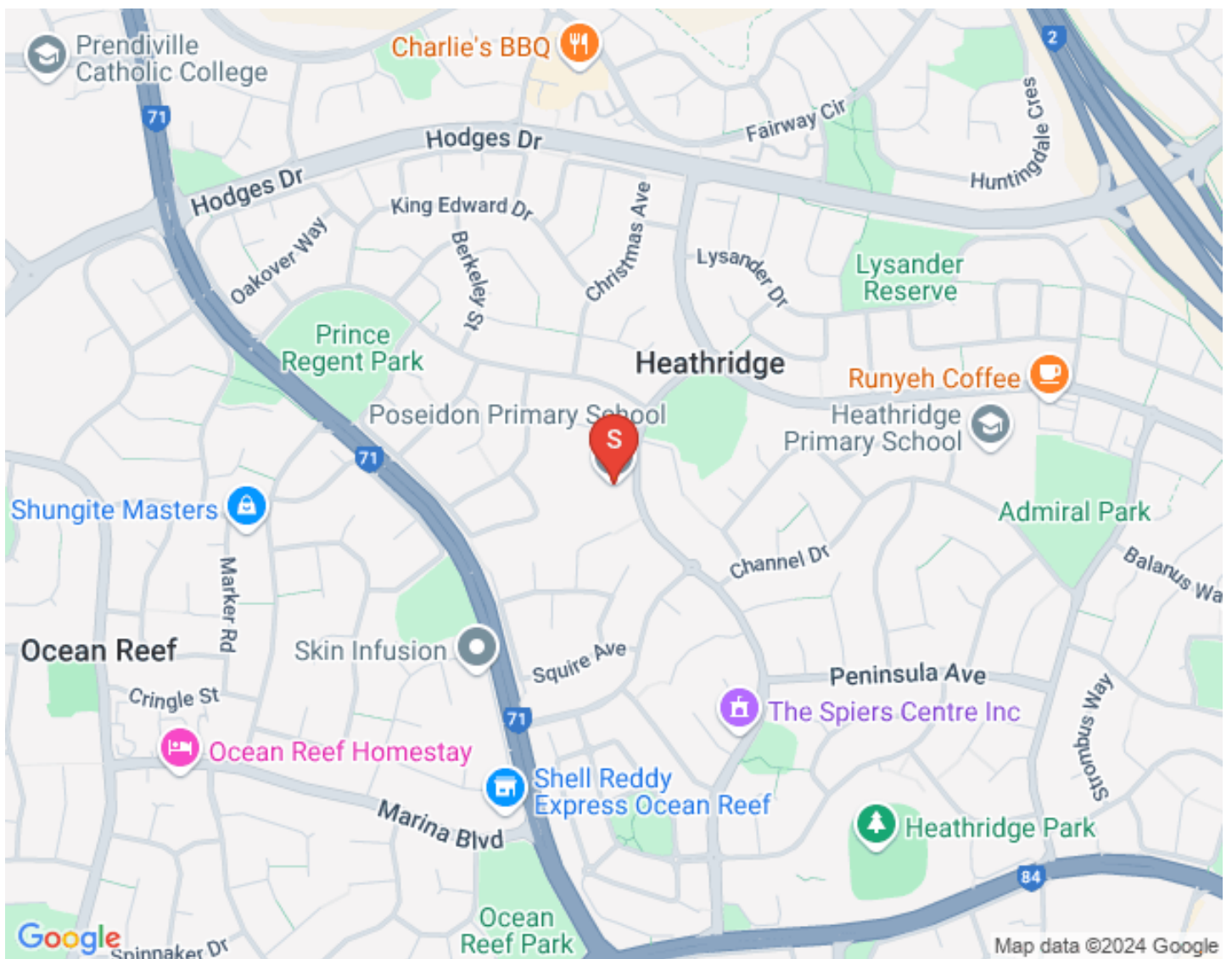
[Click to Download the Plan](#)

[Click to Download the Transfer](#)

Local Schools



[Click to view Poseidon Primary School](#)





OCEAN REEF

SENIOR HIGH SCHOOL

[Click to view Ocean Reef Senior High School](#)

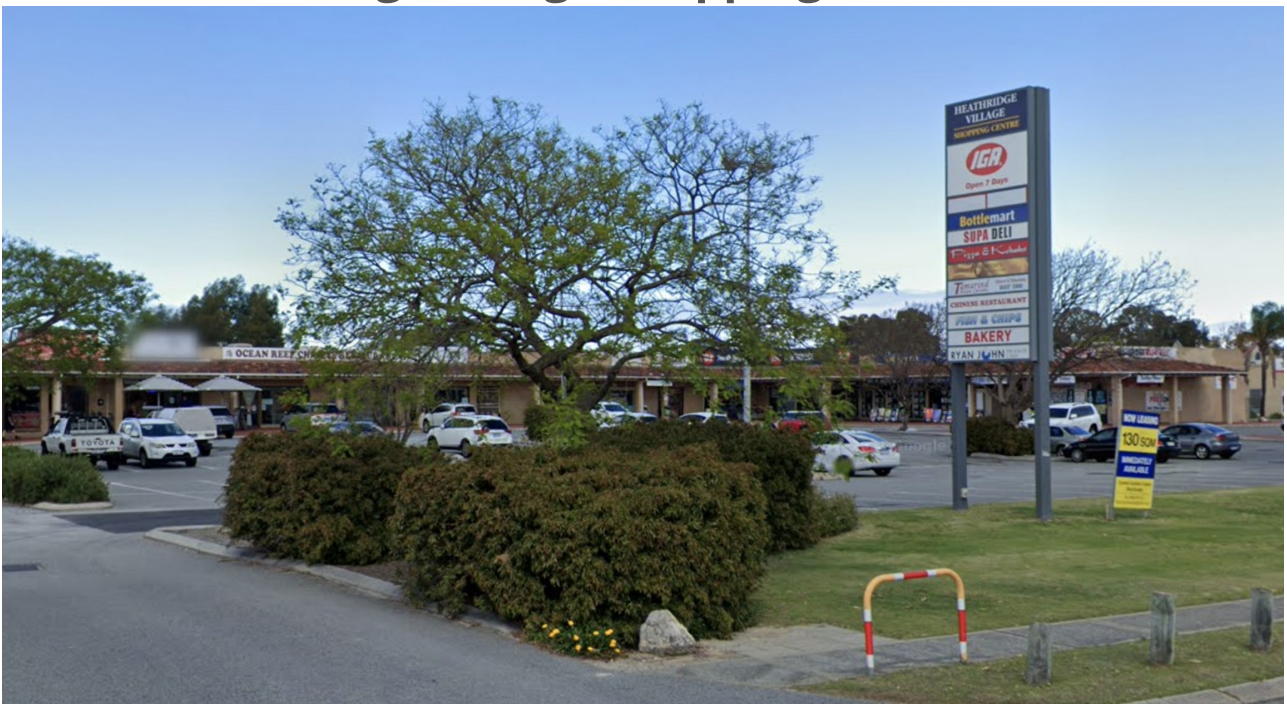


Heathridge

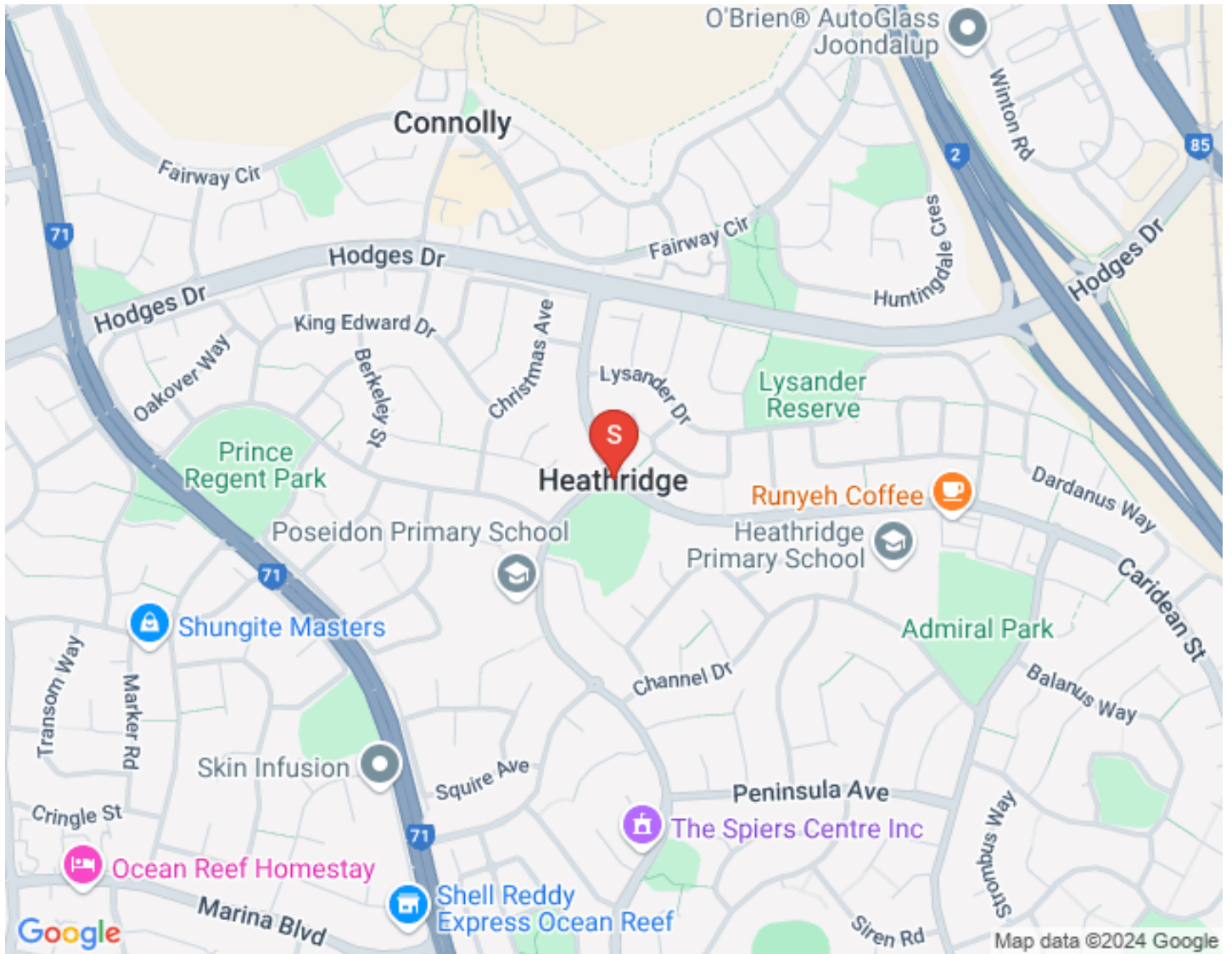
Conidae Park



Heathridge Village Shopping Centre (IGA)



Belridge Shopping Centre (Coles)???????



[City of Joondalup](#)
Lake Joondalup



Lake Joondalup Walking Trail



Lakeside Joondalup



Joondalup Square

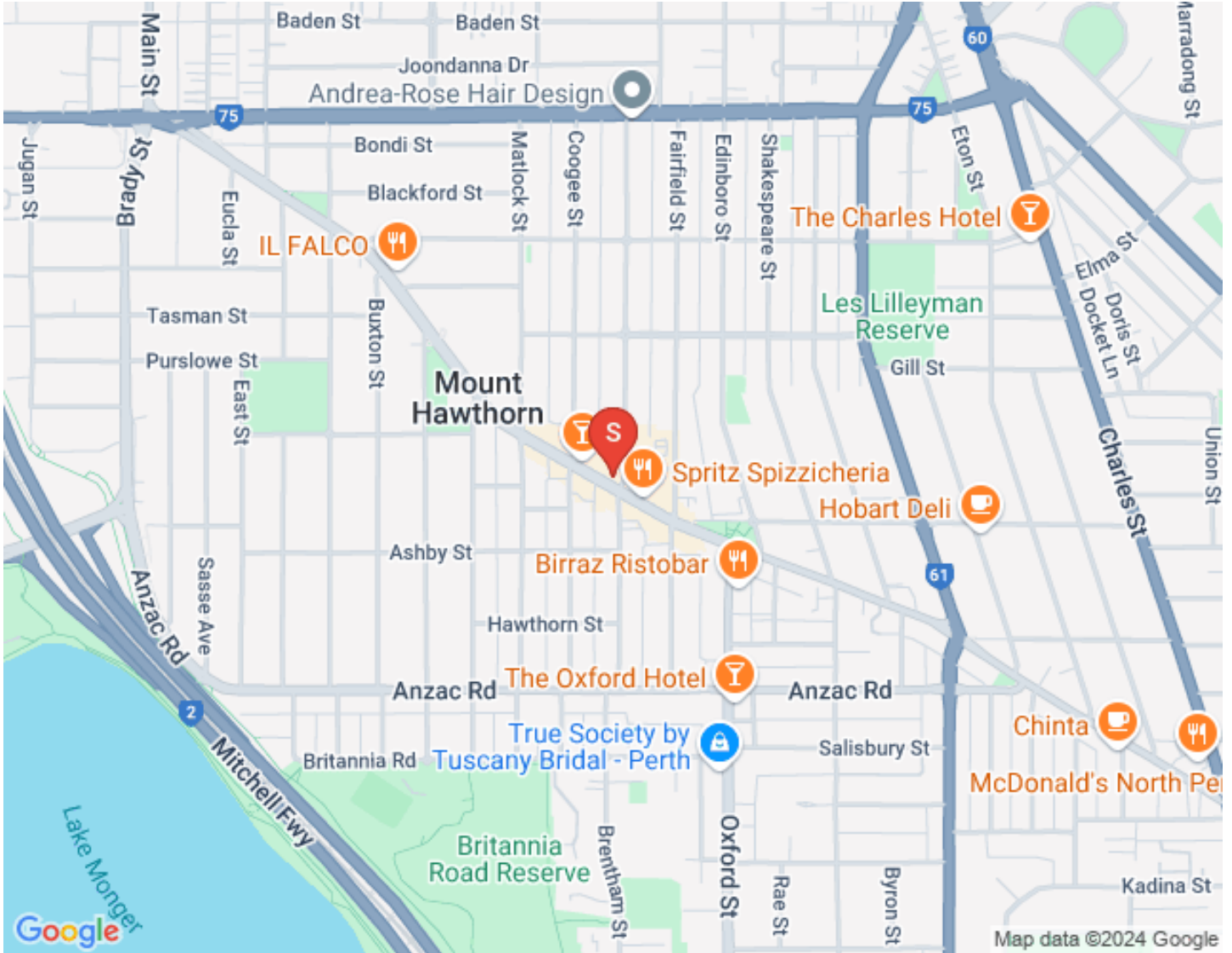


Joint Form of General Conditions

2022 General Conditions

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

Team Genesis



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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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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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.



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@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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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.



GUY KING

SALES CONSULTANT

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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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

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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

admin@fn genesis.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.

Recently Sold



7 Idyll Court, Heathridge

4 Bed | 2 Bath | 2 Car

Land size: 839sqm

UNDER OFFER



49 Conidae Drive, Heathridge

3 Bed | 1 Bath | 0 Car

Land size: 367sqm


UNDER OFFER



286 Eddystone Avenue, Heathridge

3 Bed | 1 Bath | 1 Car

Land size: 352sqm

In the \$500,000 s



5 Vetter Road, Clarkson

3 Bed | 2 Bath | 2 Car

Land size: 320sqm

End Date Process



1 Horizon Place, Edgewater

5 Bed | 5 Bath | 4 Car

Land size: 845sqm

UNDER OFFER



23 Lakehill Gardens, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 975sqm

End Date Process



29 Lakehill Gardens, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 1054sqm

Offers



18 Lakeview Drive, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 514sqm

OFFERS



1 Regatta Drive, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 740sqm

End Date Process



4 Spicer Court, Craigie

4 Bed | 2 Bath | 1 Car

Land size: 681sqm

END DATE PROCESS



29 Pepin Court, Joondalup

5 Bed | 3 Bath | 2 Car

Land size: 775sqm

UNDER OFFER