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Welcome



192 Walcott Street, Mount Lawley

**** UNDER OFFER ****

3  1  2 

**** UNDER OFFER ****

**** UNDER OFFER ****

A striking inter-war residence of grand proportions, this home, elevated behind a high stone and timber wall, radiates timeless appeal. A deep verandah sweeps around the front and side of the home, offering a memorable welcome and leading to a wide-set entrance hall that beautifully showcases the home's impressive scale and character.

Space and light abound, accentuated by soaring ceilings with intricate cornices and wide jarrah floorboards that flow across most of the plan. Original timber details, including doors, window frames, and picture rails, speak to the era's craftsmanship, while decorative fireplaces and exquisite leadlight windows offer a tangible connection to the home's heritage. Generously proportioned rooms and thoughtful design underpin this remarkable opportunity to bring contemporary life to a historical context.

The garden unfolds from a rear porch sheltered beneath a skillion roof. An ancient bougainvillea bursts with vibrant colour at one corner, a striking focal point amidst the greenery. A central lawn anchors the outdoor space, and an original brick outhouse and a weathered timber shed brim with character and inspiration for a contemporary reimagining.

SCHOOLS

270 m  St Paul's Primary School

800 m  Edith Cowan University

1 km  WAAPA

1.1 Km  Mount Lawley Senior High School

1.2 km  North Perth Primary School

1.3 Perth College Anglican School for Girls
1.5 km  Mount Lawley Primary School

RATES

Council: \$1912

Water: \$1355

FEATURES

- * Grand Inter-war Residence
- * Wide Jarrah Floorboards
- * High Ceilings Throughout
- * Decorative Cornicing
- * Leadlight Windows
- * Period Fireplaces
- * Wide Front & Side verandah
- * Generous Proportions
- * Jarrah Kitchen
- * Large Meals/Family Room
- * Level Backyard
- * Double Carport with Mezzanine
- * Outdoor Living/Entertaining Zones
- * Garden Shed

General

- * 3 bedrooms, 1 bathroom
- * Build Year: 1930
- * Block: sqm 756 sqm
- * Built Area: 163 sqm

Kitchen

- * Jarrah Cabinetry
- * Corner Pantry
- * Tiled Splashback
- * Electrolux Oven & Grill
- * 5-burner Gas Hob

Main Bedroom










- * Generous Proportions
- * Leadlight Windows
- * Wide Jarrah Floorboards
- * High Ceilings
- * Decorative Cornicing
- * Timber Door & Window Frames

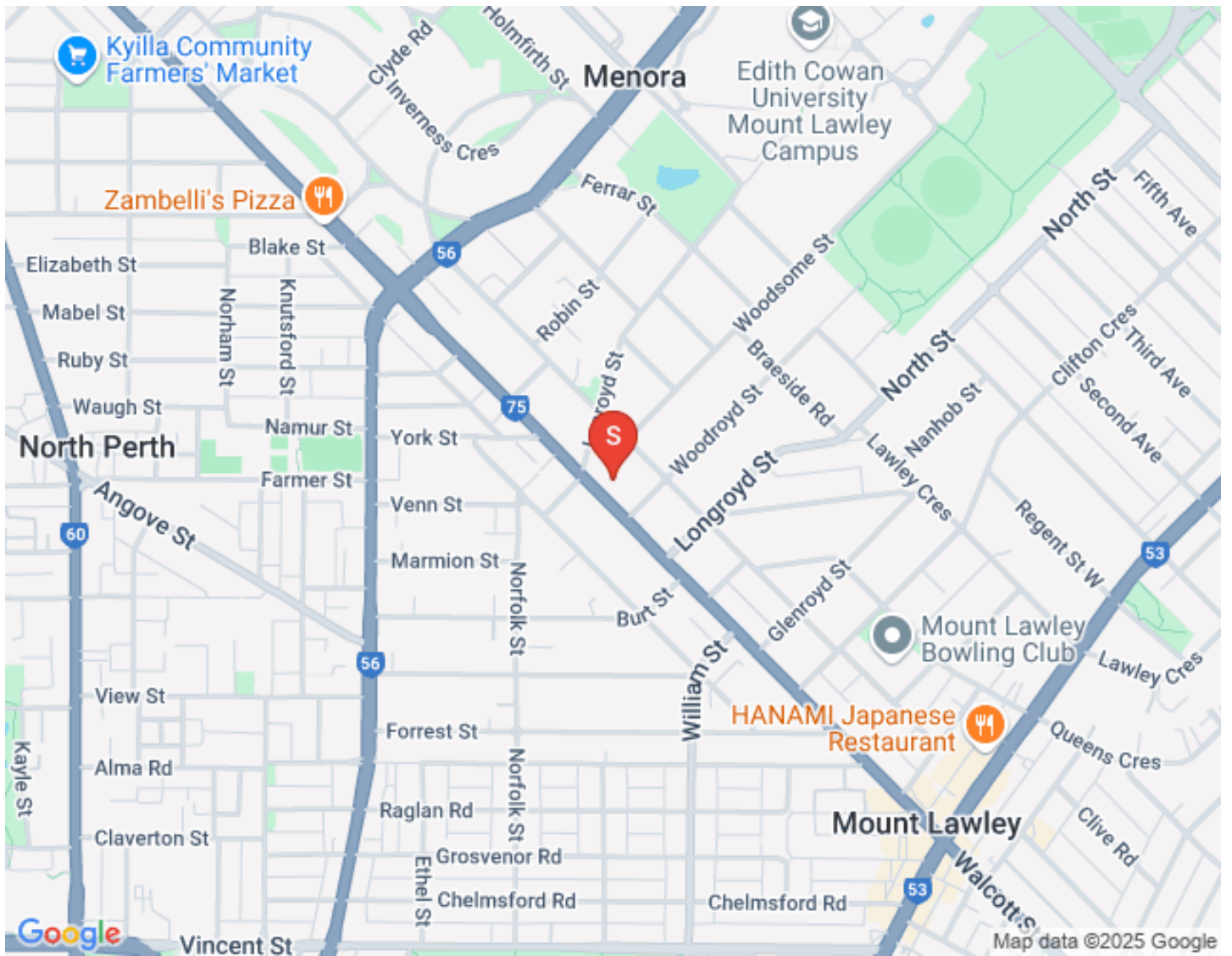
Outside

- * Elevated with South- & East-facing Verandahs

- * Double Carport with Mezzanine Storage
- * Gated Entry
- * High Front Fence
- * Paved Forecourt
- * Established Landscaped Gardens
- * Rear Covered Patio

LIFESTYLE

- 280 m  Bus Stop
- 850 m  Mount Lawley Bowling Club
- 1.8 km  Mount Lawley Tennis Club
- 3.1 km  Perth CBD (7-15 minutes)
- 3.4 km  Swan River
- 4.1 km  Lake Monger
- 5.4 km  Optus Stadium
- 4.5 km  Royal Perth Hospital
- 10.8 km  Perth Airport (15-20 minutes)



Floor Plan

Photo Gallery



192 Walcott Street, Mount Lawley

Residence 153m² | Patio 35m² | Carport 37m² | Verandah 42m² | Store 11m²
Total Area 278m² | Total Lot Size 756m²



This floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, it should not be relied upon for any legal or financial purposes. It is not intended to be used as a contract for sale or lease. The floor plan is not to be used for any other purpose. For any more details, information or use of any information shown on the floor plan, please contact the agent. www.cdnrealestate.com.au

Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



148 WALCOTT STREET, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

2 Bed | 1 Bath | 20 Car

Land size: 933

\$1,270,000

Sold on: 27/11/2024

Days on Market: 112



52 RAGLAN ROAD, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

2 Bed | 1 Bath | 2 Car

Land size: 304

\$1,430,000

Sold on: 18/09/2024

Days on Market: 37



54 GROSVENOR ROAD, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

3 Bed | 1 Bath | 2 Car

Land size: 308

\$1,450,000

Sold on: 28/08/2024

Days on Market: 25



21 HYDE STREET, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

3 Bed | 2 Bath | 2 Car

Land size: 354

\$1,510,000

Sold on: 01/08/2024

Days on Market: 24



24 HUTT STREET, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

4 Bed | 1 Bath | 2 Car

Land size: 597

\$1,600,000

Sold on: 27/09/2024

Days on Market: 74



27 WASLEY STREET, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

3 Bed | 2 Bath | 2 Car

\$1,670,000

Sold ons: 24/09/2024

Days on Market: 55



80 CHELMSFORD ROAD, MOUNT LAWLEY, WA 6050, MOUNT LAWLEY

3 Bed | 1 Bath | 2 Car

\$1,850,000

Sold ons: 19/11/2024

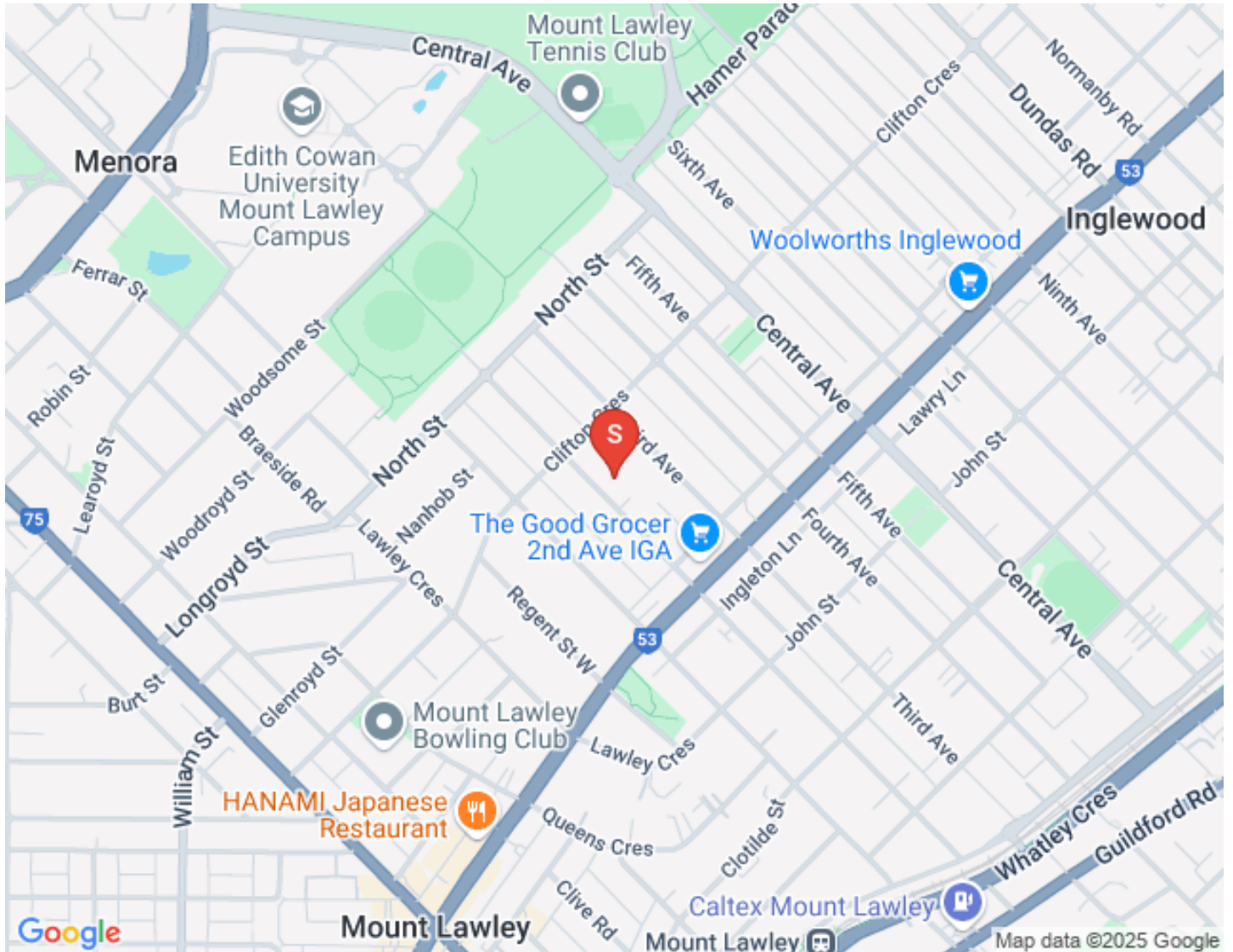
Days on Market: 41

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Local Schools



[Click to view catchment area.](#)





[Click to view catchment area.](#)



Mount Lawley

Local Parks

Hamer Park Reserve



Mount Lawley Golf Club



Hyde Park



Beaufort Street



The Queens Hotel

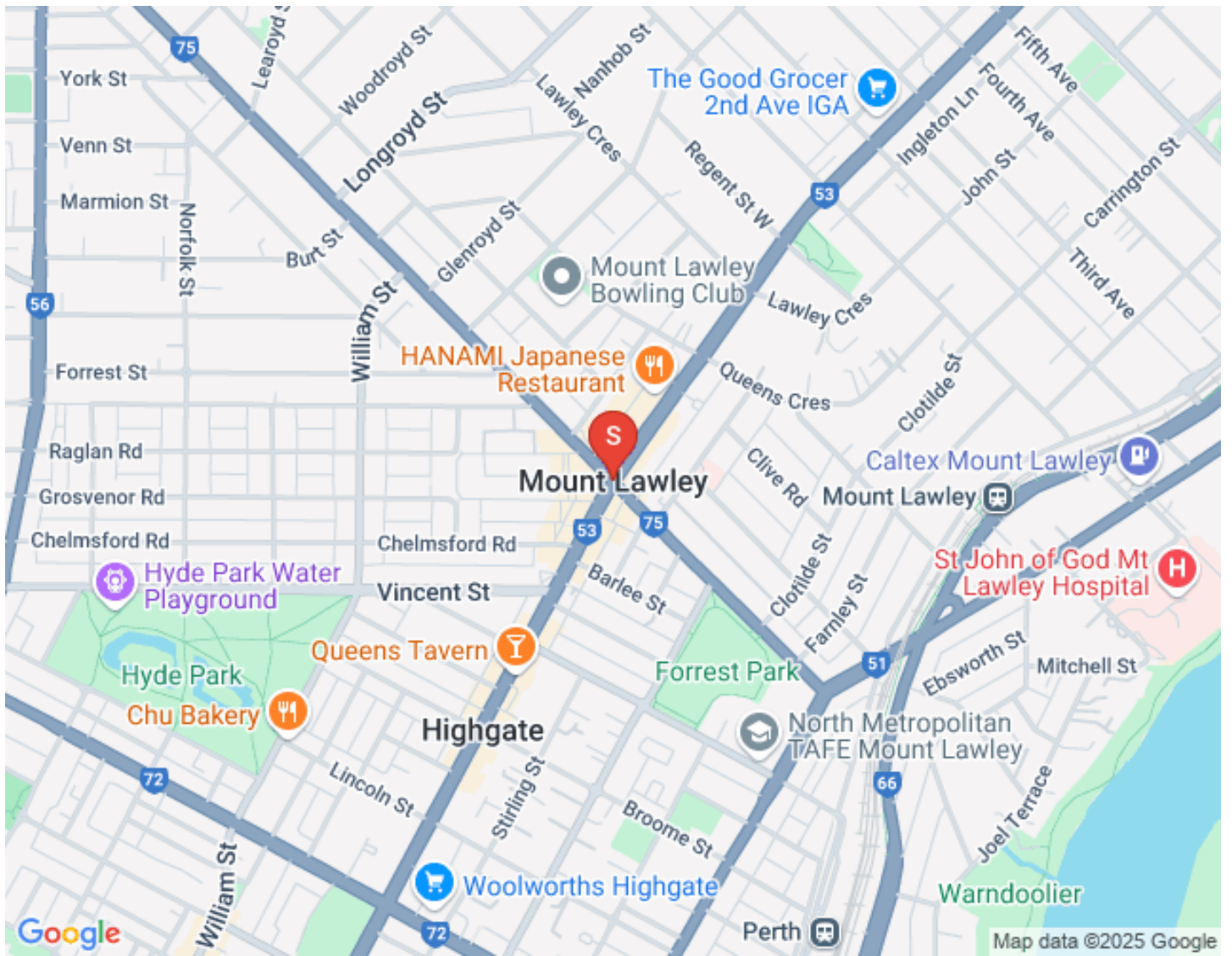


Woolworths Inglewood



Inglewood Cafe Strip





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

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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.



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

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"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

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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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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.

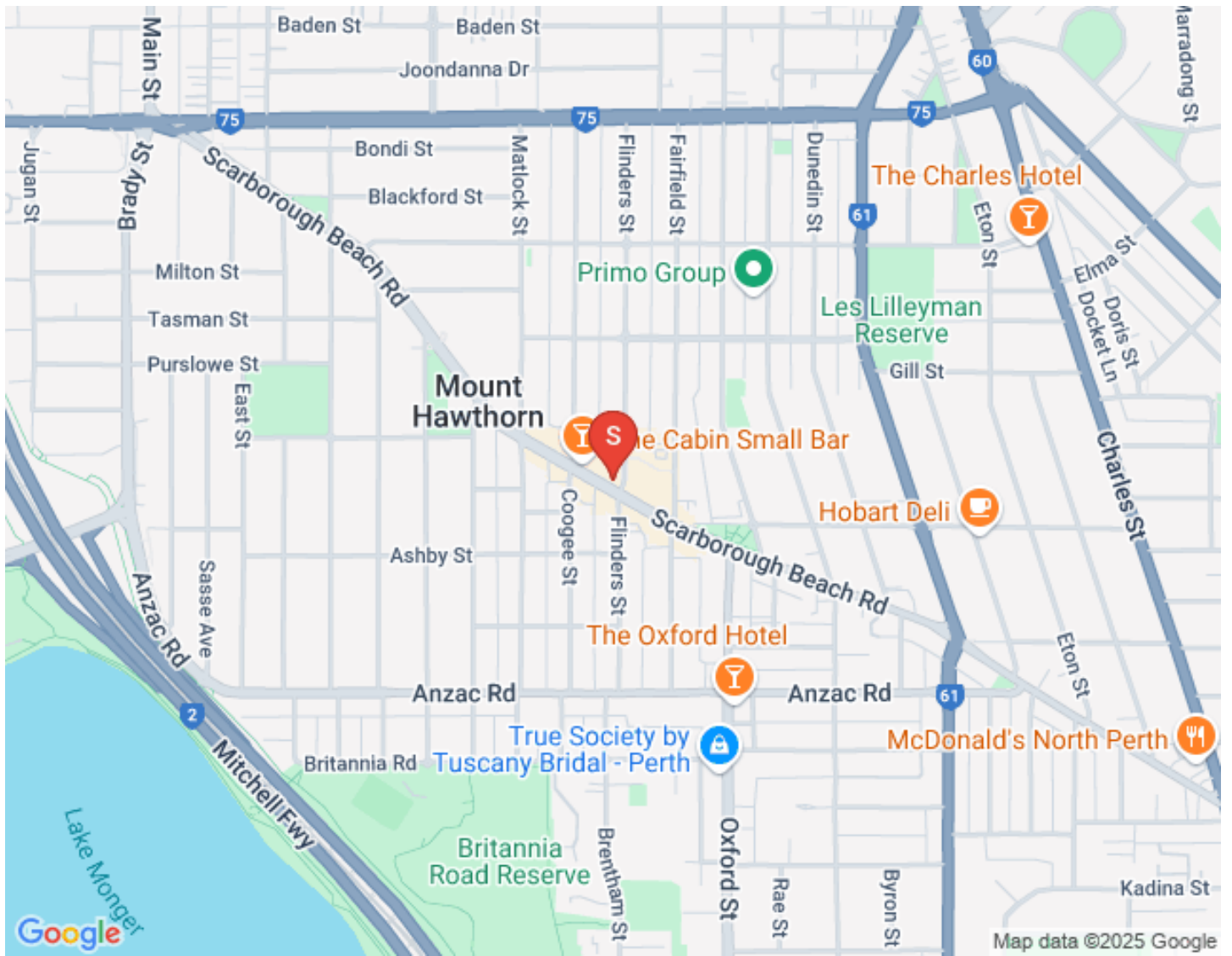


KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

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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

1/10 Field Street, Mount Lawley

3 Bed | 1 Bath | 1 Car

Land size: 119sqm

From \$549,000



118 Fourth Avenue, Mount Lawley

3 Bed | 2 Bath | 0 Car

Land size: 630sqm

From \$995,000



132 Fourth Avenue, Mount Lawley

5 Bed | 2 Bath | 2 Car

Land size: 377sqm

From \$895,000



84 Fourth Avenue, Mount Lawley

3 Bed | 1 Bath | 2 Car

Land size: 285sqm

All Offers Presented



2/500 Beaufort Street, Highgate

1 Bed | 1 Bath | 1 Car

UNDER OFFER



3 Chamberlain Street, North Perth

3 Bed | 2 Bath | 2 Car

Land size: 437sqm

UNDER OFFER

401 Charles Street, North Perth

4 Bed | 2 Bath | 2 Car

Land size: 597sqm

\$800,000 to \$850,000

444 Charles Street, North Perth

4 Bed | 4 Bath | 4 Car

Land size: 696sqm

\$845,000



8 Mabel Street, North Perth

4 Bed | 4 Bath | 2 Car

Land size: 506sqm

From \$1,295,000



10a Caledonian Avenue, Maylands

4 Bed | 2 Bath | 2 Car

Land size: 613sqm

UNDER OFFER



206/583 William Street, Mount Lawley

1 Bed | 1 Bath | 0 Car

Land size: 44sqm

UNDER OFFER by Vi Nguyen