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Welcome



26 Grampians Avenue, Jane Brook

**** UNDER OFFER ****

3  2  2 

**** UNDER
OFFER ****

Step into this brand-new, never-lived-in home and discover a blank canvas ready to be tailored to your lifestyle and taste, crafting the details to make it yours. The intelligent floor plan places the bedrooms at the front, where plush carpets create cozy retreats.

As you walk through the central hall, past the double French doors leading to a dedicated media room, the home opens out to a lateral living area. At one end, the sleek kitchen boasts a waterfall bench with an integrated breakfast bar, under-bench cabinets, and box-fresh Fisher & Paykel appliances. A corner pantry ensures everything is within easy reach, while the sizeable adjoining laundry adds extra storage for small appliances. Two sliding doors lead from the living area to a paved patio under the main roof, seamlessly connecting indoor and outdoor spaces for effortless entertaining.

The elevated backyard, fenced with tall pickets, frames spectacular views of John Forrest National Park and the distant ridge of Greenmount. It is an idyllic backdrop for outdoor living and ready for planting to suit your vision. Adjoining Sundial Park and steps from Highland Range Park and the lakeside paths of Jane Brook, this property offers a fantastic blend of natural beauty and modern ease.

SCHOOL CATCHMENT

- 3.4 km  Middle Swan Primary School
- 4.8 km  Swan View Primary School
- 5.1 km  St Brigid's Primary School
- 6.4 km  La Salle College
- 5.8 km  Swan View Senior High School
- 8.8 km  Governor Stirling Senior High School

RATES

Shire -

Water -

FEATURES

- * Brand New 2024-Built Home
- * 6-Year Construction Warranty
- * Elevated Corner Lot
- * Wide Wheelchair Accessible Doorways
- * Open Plan Living with Views
- * Spacious Media Room
- * Junior Wing with Central Playroom/Study
- * Shoppers' Entry
- * Plush Carpets in Bedrooms
- * Fischer & Paykel Appliances
- * Landscaped Front Garden
- * Remote Entry Garage

General

- * Build Year: 2024
- * Block: 428 sqm
- * Built Area: 215 sqm (approx)
- * 3 Bedrooms
- * 2 Bathrooms

Kitchen

- * Stone Benchtops
- * Waterfall Bench with Integrated Breakfast Bar
- * Fischer & Paykel Electric Cooktop
- * Fischer & Paykel Electric Wall Oven (Low Set)
- * Corner Pantry
- * Main Bedroom
- * Adjoining Laundry with Storage

Main Bedroom

- * Plush Carpet
- * Walk-in Robe
- * Ensuite with Sep WC

Outside

- * 2-car Remote entry Garage with Shoppers'
- * Patio with Gas Bayonet
- * Automatic Reticulation (Hunter)
- * Instantaneous Gas Hot Water (Rinnai)
- * Fully Fenced Backyard ready for Planting

* Side Gate

* Adjoins Sundial Park

LIFESTYLE

92 m 📍 Highland Range Park

210 m 📍 Bus Stop

700 m 📍 Jane Brook Foreshore Reserve

2.9 m 📍 John Forrest National Park Trail

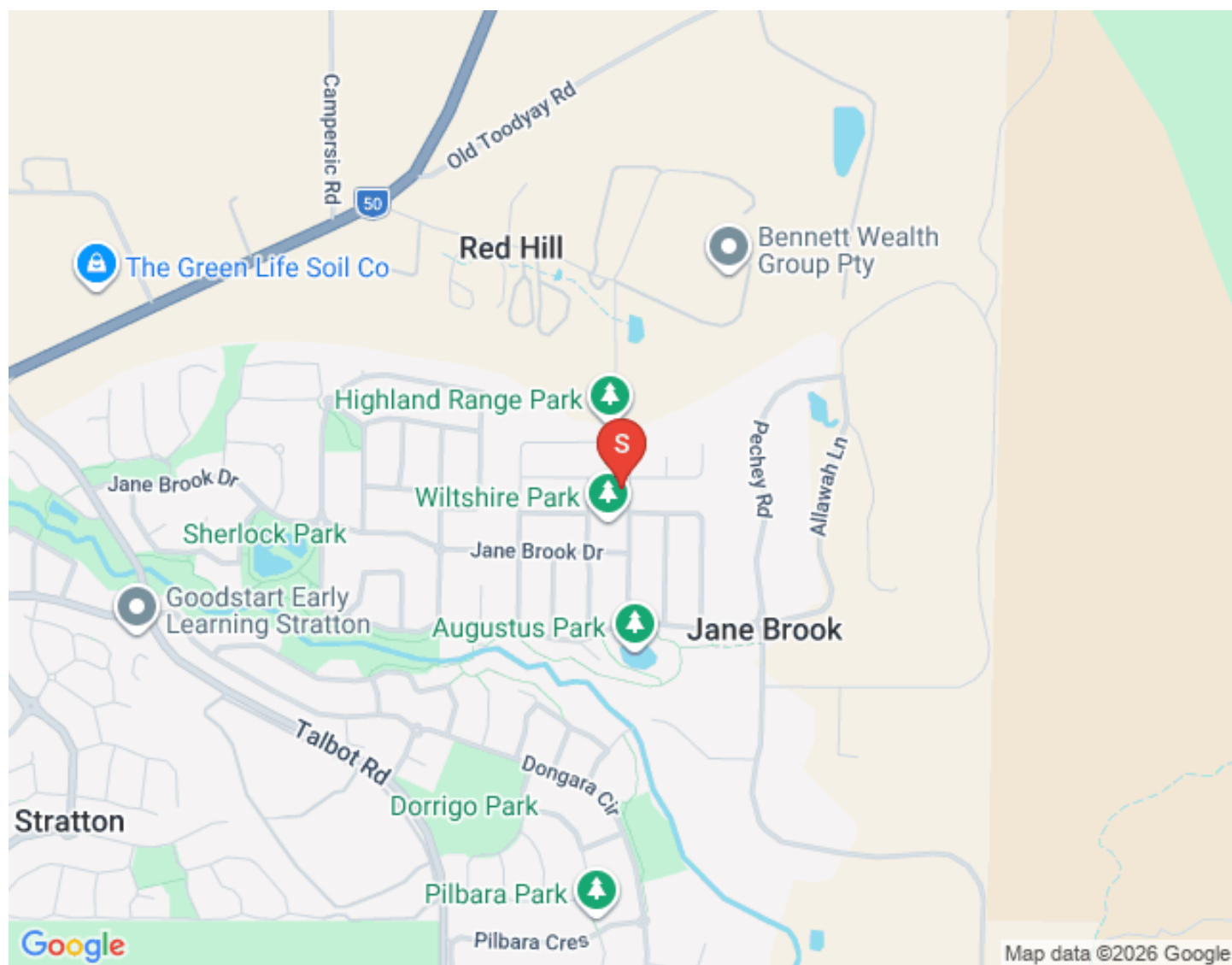
5.2 km 📍 Swan View IGA

6.9 km 📍 Midland Gate Shopping Centre

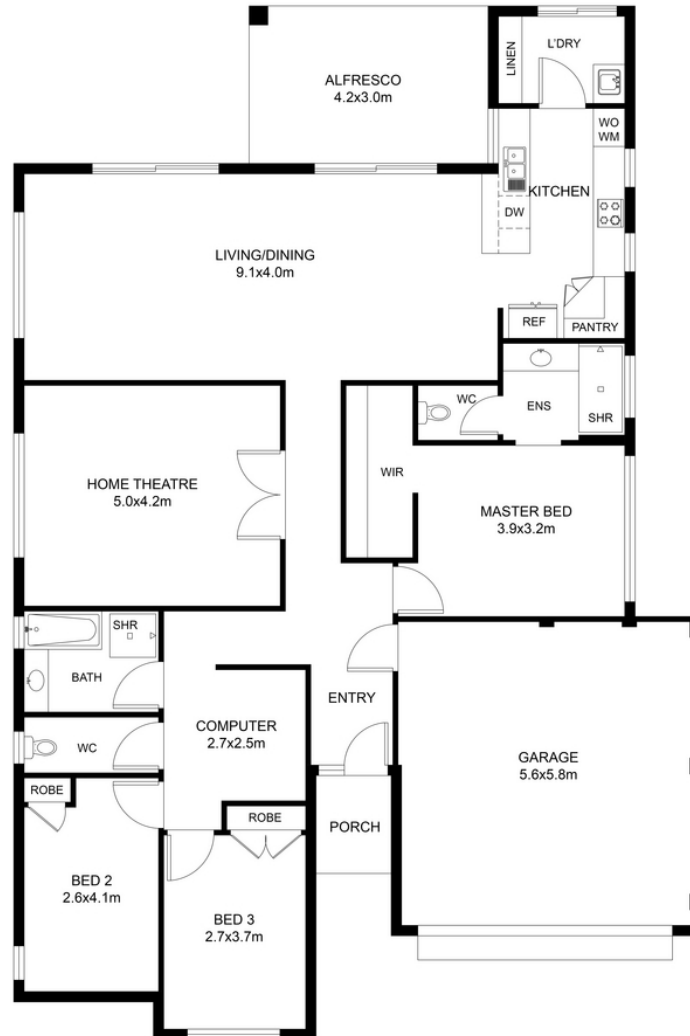
8.3 km 📍 St John of God Hospital

15.7 km 📍 Perth Airport (20-30 minutes)

26.9 km 📍 Perth CBD (30-40 minutes)



Floor Plan



FLOOR PLAN

Total Floor : 215.19sqm

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

26 Grampians Avenue, Jane Brook

Comparable Sales



34 AUGUSTUS DRIVE, JANE BROOK, WA 6056, JANE BROOK

4 Bed | 2 Bath | 2 Car
\$779,000
Sold ons: 12/07/2024
Days on Market: 36



33 GREENOUGH COURT, JANE BROOK, WA 6056, JANE BROOK

4 Bed | 2 Bath | 2 Car
\$790,000
Sold ons: 18/06/2024
Days on Market: 21

Land size: 693



3 TWEED COURT, JANE BROOK, WA 6056, JANE BROOK

4 Bed | 2 Bath | 3 Car
\$795,000
Sold ons: 15/08/2024
Days on Market: 8

Land size: 600



11 GRAMPIANS AVENUE, JANE BROOK, WA 6056, JANE BROOK

4 Bed | 2 Bath | 2 Car
\$935,000
Sold ons: 28/08/2024
Days on Market: 7

Land size: 450



8 HONOR RIDGE, JANE BROOK, WA 6056, JANE BROOK

3 Bed | 2 Bath | 2 Car
\$945,000
Sold ons: 10/10/2024
Days on Market: 49

Land size: 717



18 LITTLE RIVER COVE, JANE BROOK, WA 6056, JANE BROOK

3 Bed | 2 Bath | 4 Car
Days on Market: 730

Land size: 791
sale - current

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Offer Documents

[Click to Download the Offer Pack](#)

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

Certificate of Title

[Please Download Certificate of Title](#)

[Please Download Plan Here](#)

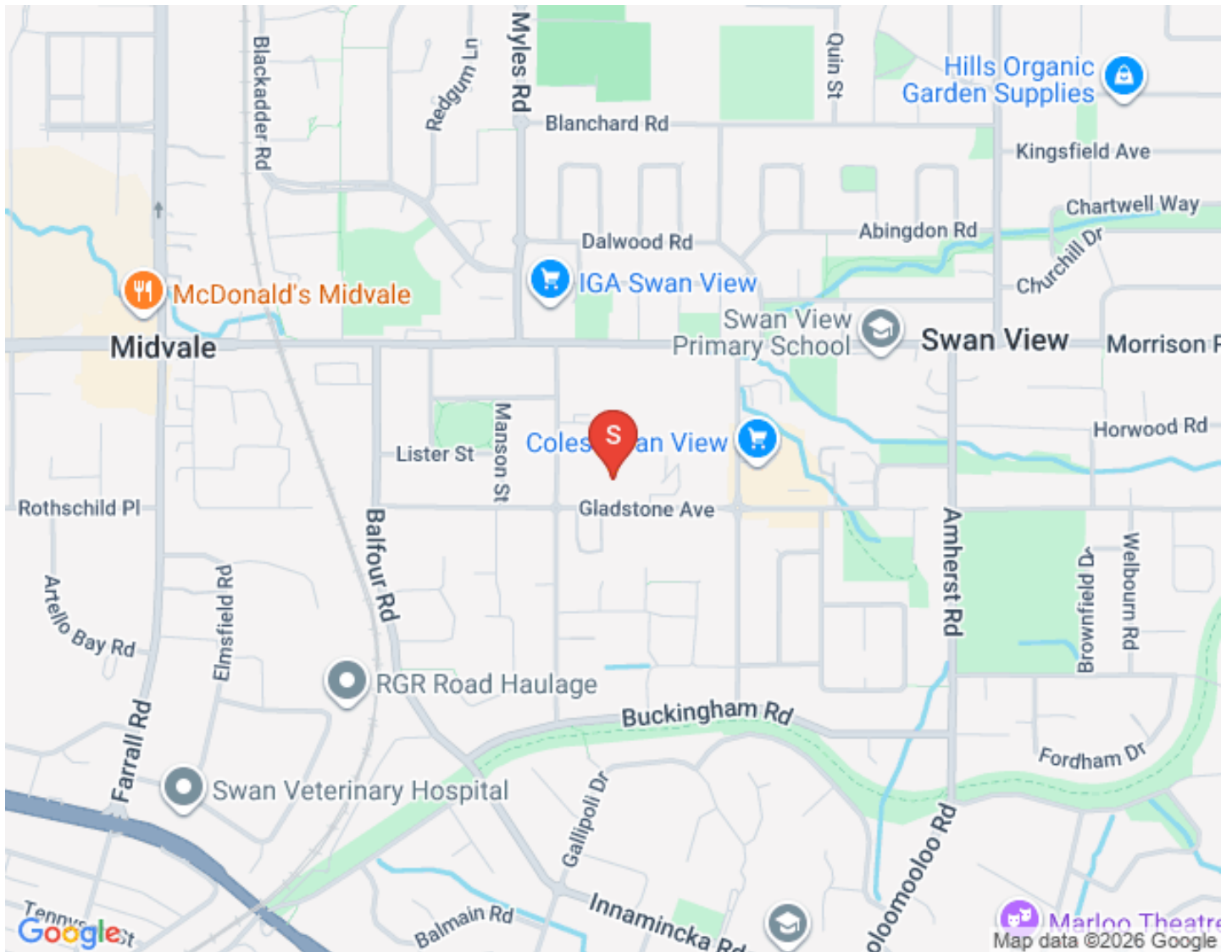
[Click Here to Download the Covenant Document](#)

[Click Here to Download the Transfer Document](#)

Local Schools



[Click Here to view intake area.](#)



Jane Brook

Bourke View Park



Jane Brook Park



Dorrigo Park

1Dorrigo Park

Talbot Road Nature Reserve



Jane Brook Estate, Swan Valley



John Forrest National Park





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

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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

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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

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.



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.

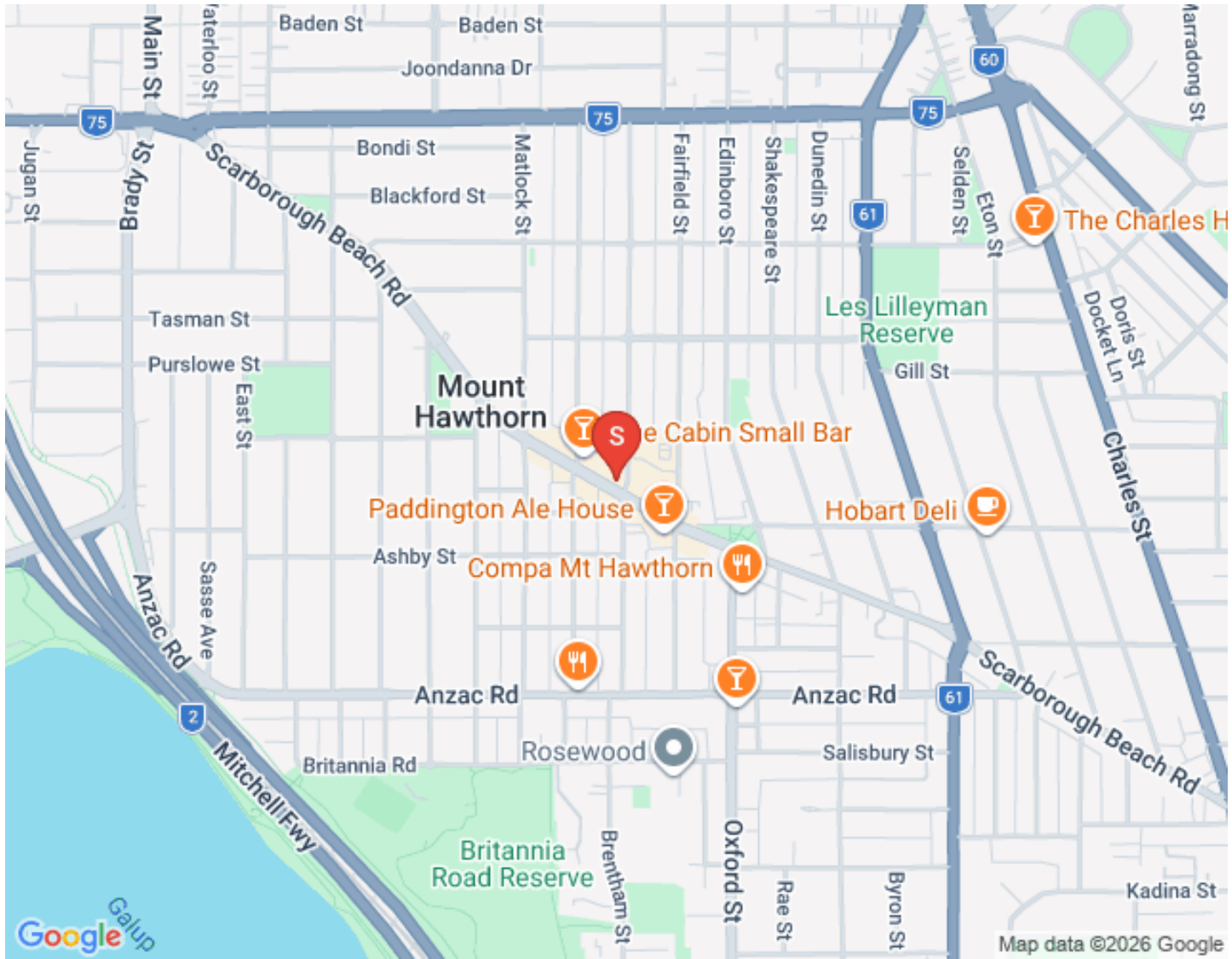


KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.com.au

Meet Kahla, residing in Ridgewood, 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.



Team Genesis Recent Sales



45 Myles Road, Swan View

3 Bed | 2 Bath | 3 Car

Land size: 690sqm

From \$399,000



37 Beresford Gardens, Swan View

4 Bed | 2 Bath | 2 Car

Land size: 900sqm

UNDER OFFER



9 Hillway, Swan View

4 Bed | 2 Bath | 5 Car

Land size: 2264sqm

From \$739,000



1/3 Warde Street, Midland

3 Bed | 2 Bath | 1 Car

Land size: 210sqm

Offers in the \$300,000's



138 Dongara Circle, Jane Brook

4 Bed | 2 Bath | 2 Car

Land size: 531sqm

UNDER OFFER



272 Pechey Road, Jane Brook

4 Bed | 2 Bath | 2 Car

Land size: 2.47ac

End Date Process



14 Cupello Drive, Swan View

4 Bed | 2 Bath | 2 Car

Land size: 1208sqm

UNDER OFFER