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Welcome



30 Woodville Road, Haynes

Feel Good Family Home in the Heart of Haynes

4  2  2  **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

The charm of this family home welcomes you from the outset from the eye-catching built in letterbox, to the grand portico entrance with ornate exterior lights. Inside, this home offers open plan family living, a separate theatre room, spacious bedrooms, and plenty of storage. All located under 2km from Hayne Shopping Centre, Medical Centre, and Haynes Bar and Grill, with the beautiful Wungong Park at the end of the street. This is the ideal home and location for your family to plant their roots.

At the centre of the home is the spacious kitchen, and open plan living and dining area. Filled with natural light from the multiple large double windows, this space offers a comfort and warmth that will see the family enjoying their time spent together here. The kitchen itself is finished with overhead cabinetry, and a large double door built-in pantry for ample storage space, as well as a scullery with additional cabinetry and bench space. With quality appliances like the 900mm Smeg oven and Smeg 5 burner gas stove top, you will enjoy using the best while preparing the family meals! Serve casual style at the breakfast bar on the island bench or sit down for family dinner in the dining area. The open plan flow into the family room and out onto the alfresco encourages seamless indoor-outdoor living.

The outdoor alfresco area can be used for lounging or dining and is bordered by grass for the kids to kick a ball or enjoy playing in the sunshine. Finished with adjacent garden beds with low maintenance established banana palms, all managed with reticulation to make ongoing care simple. The garden shed offers storage for your tools, bikes, and toys. When you aren't enjoying the backyard, catch a movie in your separate home theatre! If movies aren't your thing, convert this space to an activity or playroom for the kids, or a large office space to work from home.

When the kids want their own space, they have plush carpeted bedrooms with built-in wardrobes, ample natural light, and space to play!

Look forward to retreating to the master suite, with a walk-in wardrobe, and generous ensuite. The ensuite offers a huge mirror, and extensive bench space, to make getting ready in the mornings hassle free! The additional under bench cabinetry is once again great for storage. The laundry comes with a walk-in linen cupboard, giving you the space to keep all those bed sheets organised! With sliding door access directly to the backyard, these practical design choices make daily chores hassle free. Not only does this home offer a family friendly lifestyle, and convenient location, but also delivers on well-considered design, and functionality.

SCHOOL CATCHMENT

Dale Christian College (3.8km)

Xavier Catholic School (3.9km)

Neerigen Brook Primary School (4.1km)

Armadale Senior High School (7.1km)

RATES

Council: \$2651.82 approx.

Water: \$1142 approx.

FEATURES

- * Open Plan Lounge Area
- * Ducted Reverse Cycle Air-conditioning (Fujitsu)
- * Master Bedroom with Ensuite and Walk-in Robe
- * Carpet Flooring
- * Theatre Room
- * Built-in Sliding Door Wardrobes in all Secondary Bedrooms
- * Carpet in all Secondary Bedrooms
- * Kitchen with Island Bench
- * Double Door Built-in Pantry
- * Overhead Cabinetry
- * Breakfast Bar
- * 900mm Oven (Smeg)
- * 5 Burner Gas Stove (Smeg)
- * Microwave Recess
- * Scullery
- * Laundry Room
- * Linen Storage
- * Instant Hot Water System (Bosch)
- * Reticulated Backyard
- * Alfresco Area
- * Flower Beds
- * Garden Shed
- * Solar Panels
- * 6x Security Cameras

LIFESTYLE

- 300m 📍 Wungong Park
- 1.5km 📍 Haynes Bar and Grill
- 1.6km 📍 Haynes Shopping Centre
- 1.6km 📍 Haynes Medical Centre
- 1.7km 📍 Sparrow Early Learning Seville Grove
- 2.5km 📍 Hyper Active Fitness
- 2.6km 📍 Hensbroek Park
- 2.6km 📍 Reg Williams Reserve
- 2.7km 📍 Sienna Wood Explorer Park
- 4.4km 📍 Armadale Central Shopping Centre
- 4.5km 📍 Armadale Fitness and Aquatic Centre
- 4.6km 📍 Champion Drive Shopping Centre
- 4.6km 📍 The Dale Tavern
- 5.1km 📍 Ye Olde Narrogin Inn
- 5.6km 📍 Champion Lakes Tavern
- 5.2km 📍 Armadale Golf Club
- 6.1km 📍 Armadale Train Station
- 6.7km 📍 Armadale Reptile and Wildlife Centre
- 7.3km 📍 Forrestdale Lake Nature Reserve
- 7.3km 📍 Carey Baptist College Forrestdale
- 13.2km 📍 Wungong Dam



Floor Plan



Areas:

House Area:	174.06 m2
Garage:	34.33 m2
Alfresco:	13.94 m2
Portico:	6.27 m2
Total:	228.60 m2

FLOOR PLAN

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.

30 Woodville Road, Haynes

Comparable Sales



4 ASHDOWN WAY, HILBERT, WA 6112, HILBERT

4 Bed | 2 Bath | 2 Car
\$715,000
Sold ons: 19/06/2024
Days on Market: 8

Land size: 375
sale - sold



14 NESBIT DRIVE, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 2 Car
\$731,000
Sold ons: 30/04/2024
Days on Market: 7

Land size: 420
sale - sold



24 AVALANCHE LOOP, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 2 Car
\$760,000
Sold ons: 19/05/2024
Days on Market: 27

Land size: 450
sale - sold



13 ALTAY STREET, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 2 Car
Days on Market: 160

Land size: 375
sale - current



6 MANDALUP ROAD, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 2 Car
Days on Market: 145

Land size: 368
sale - current

Offer Documents

[Click to Download the Offer Pack](#)

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

Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Covenant Plan](#)

[Click to Download the Notification](#)

[Click to Download the Notification N963229](#)

[Click to Download the Notification N963230](#)

[Click to Download the Transfer](#)

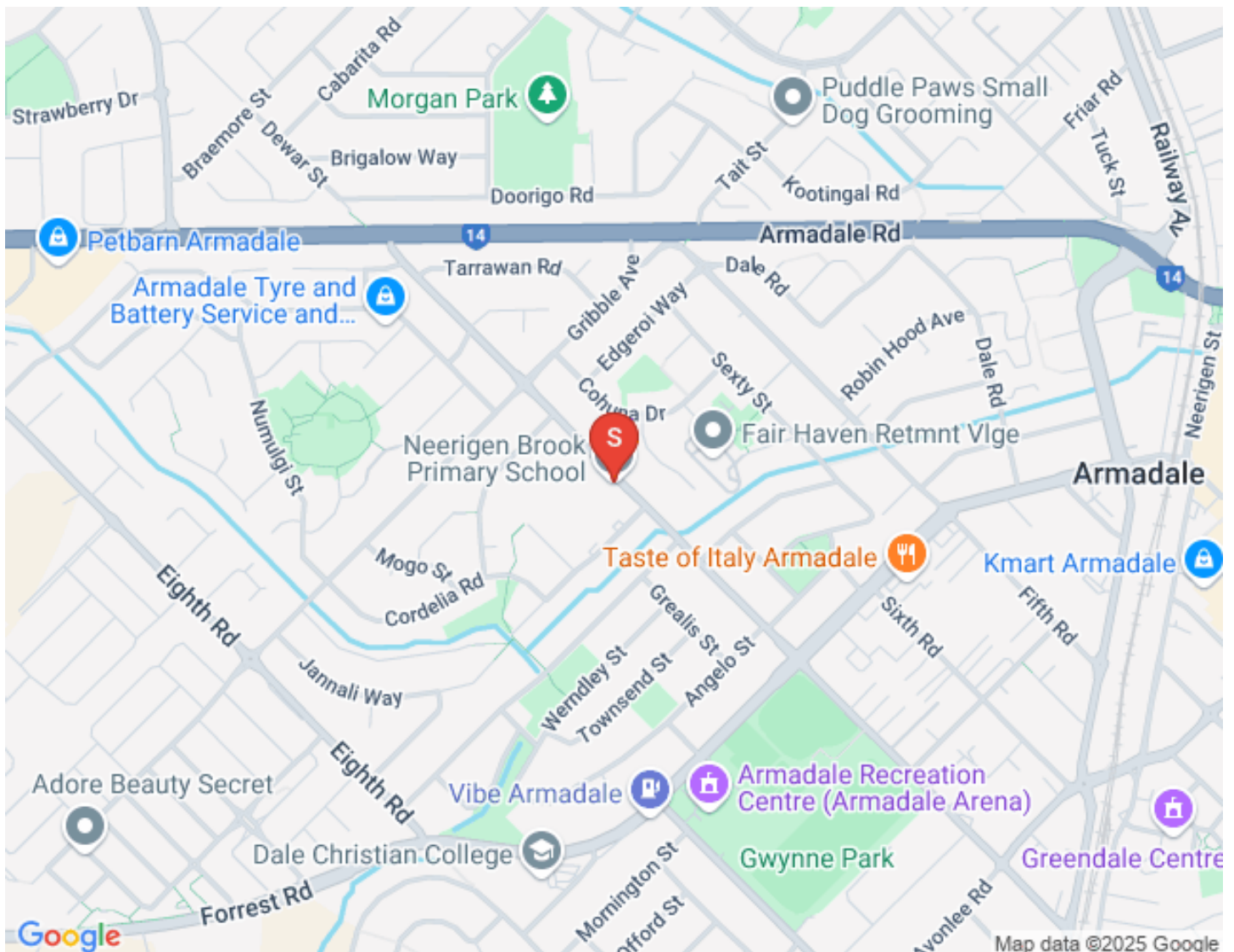
Local Schools



NEERIGEN BROOK

Primary School

[Click Here to View Neerigen Brook Primary School](#)



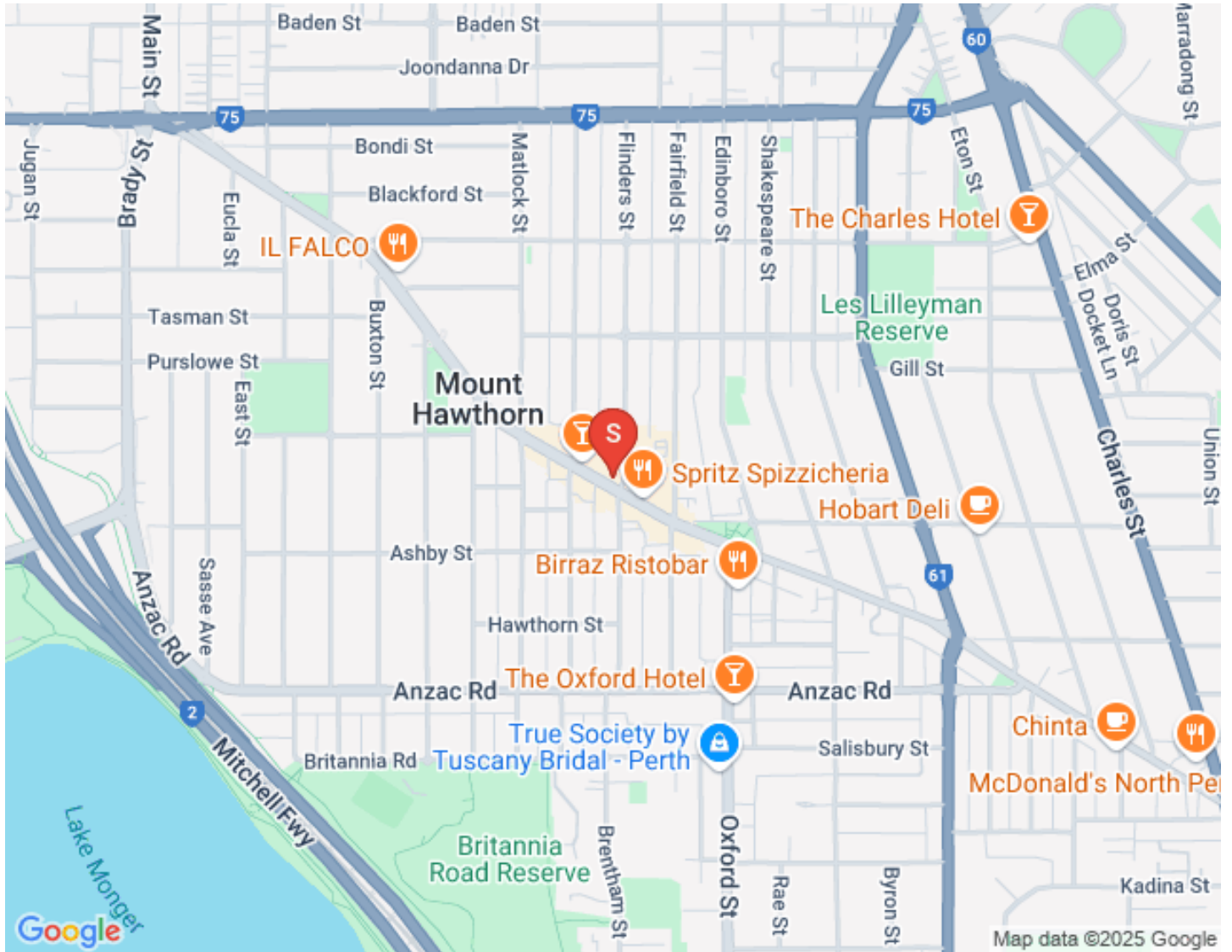
Joint Form of General Conditions

2022 General Conditions

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

[View Joint Form Here](#)

Team Genesis



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.



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.

GARY SINGH

SALES CONSULTANT

gsingh@fngenesis.com.au

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset – welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



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.



GUY KING

SALES CONSULTANT

0417900315

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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

0412 175 528

rentals@fngenesis.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 tranquility 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@fn genesis.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.

Team Genesis Recent Sales



38 Kellogg Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



11 Southampton Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



141 Huntingdale Road, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

Under Offer



40 Firefalls Close, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



14 Calamocha Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



12 Hambly Crescent, Canning Vale

4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



2 Kelpie Way, Southern River

4 Bed | 2 Bath | 2 Car

Land size: 342sqm

Under Offer



6 Kelpie Way, Southern River

3 Bed | 2 Bath | 2 Car

Land size: 300sqm

UNDER OFFER



47 Millstream Drive, Southern River

4 Bed | 2 Bath | 2 Car

Land size: 510sqm

End Date Process



58 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



15 Dortmund Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



14 Marseille Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD



17 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



11 Isla Place, Piara Waters

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



1D Basalt Road, Harrisdale

4 Bed | 2 Bath | 1 Car

Land size: 260sqm

Under Offer



6 Carbeen View, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 396sqm

Under Offer



3A Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



51 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer