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Welcome



365 Princess Road, Mount Helena

**** UNDER OFFER ****

1  1  0 

**** UNDER
OFFER ****







**** UNDER OFFER ****

All offers presented on or before 6pm Tuesday 8th October.
The seller reserves the right to accept offer before the end date.

Embrace the luxury of time and space with this enchanting Mount Helena property, featuring a cozy one-bedroom cottage nestled among mature fruit trees in a serene, park-like setting. This idyllic retreat offers a rare opportunity to fully immerse yourself in the beauty of the landscape, giving you the freedom to explore, dream, and thoughtfully design your forever home and workshop at your own pace.

The gently graded site provides an exceptional canvas for your future while enjoying the comfort and charm of the existing cottage. Whether you savour the peaceful surroundings or envision the possibilities ahead, this property invites you to create the ultimate Hills lifestyle on your own terms.

SCHOOL CATCHMENT

- 1.8 km  Eastern Hills Community Kindergarten
- 2.3 km  Mount Helena Primary School
- 2.5 km  Eastern Hills Senior High School
- 4.1 km  Sawyers Valley Primary School
- 7.9 km  Chidlow Primary School
- 8.9 km  Parkerville Steiner School

RATES

Shire - \$1583

Water -

FEATURES

- * Live Onsite and Build
- * Comfortable Cottage Accommodation
- * Park-like Setting
- * Open Plan Living
- * Well-designed Kitchenette
- * Bedroom with Ensuite Bathroom
- * Vinyl Flooring
- * 2 x Reverse Cycle Air Conditioner (Daiken)
- * Boundary Fences
- * Established Fruit Trees
- * Holman Reticulation
- * Scheme Water

General

- * Block: 2499 sqm
- * Built Area: 42 sqm

Kitchen

- * Corner Kitchenette
- * Freestanding Chef Electric Oven
- * Overhead and Under-bench Storage
- * Laminex Countertop
- * White Tile Splashback

Outside

- * Block Slopes Gently from Road
- * Retic to Fruit Trees (Holman)
- * Plum, Citrus, Apple, Pear Trees
- * Tall Jarrahs
- * Scheme Water
- * Electric HWS (Rheem)

LIFESTYLE

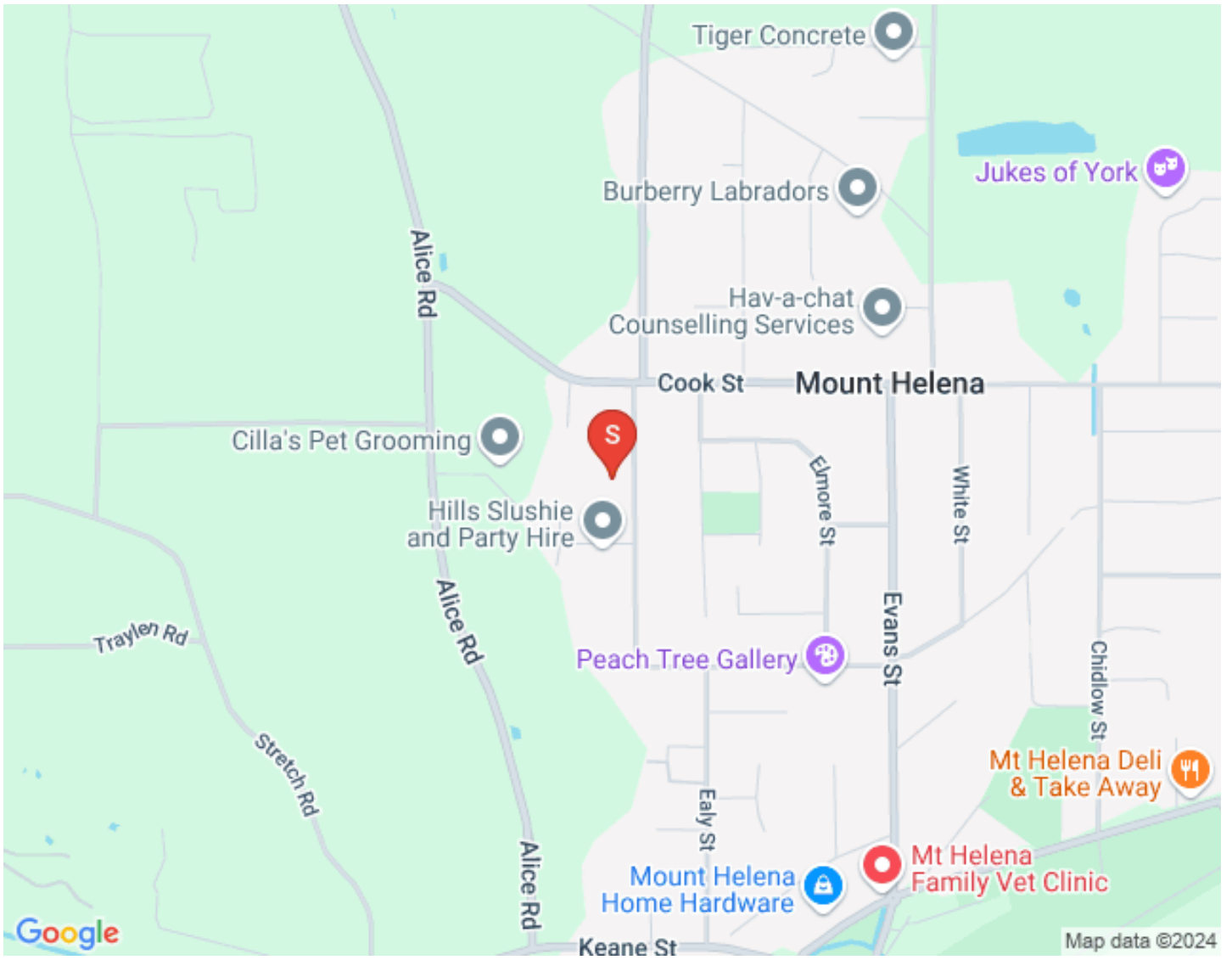
- 150 m Bus Stop
- 750 m Mount Helena Township
- 1.5 km White's Mill & Grind
- 1.5 km Hardware and Supermarket
- 1.7 km Heritage Trail
- 5.7 km Lake Leschenaultia
- 7.1 km Chidlow Post Office
- 7.3 km Mundaring Village
- 7.6 km Standard Gauge Restaurant

23.1 km Midland

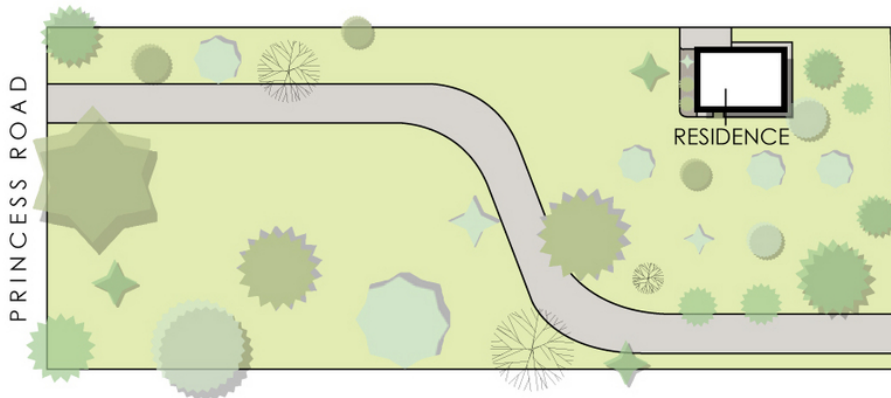
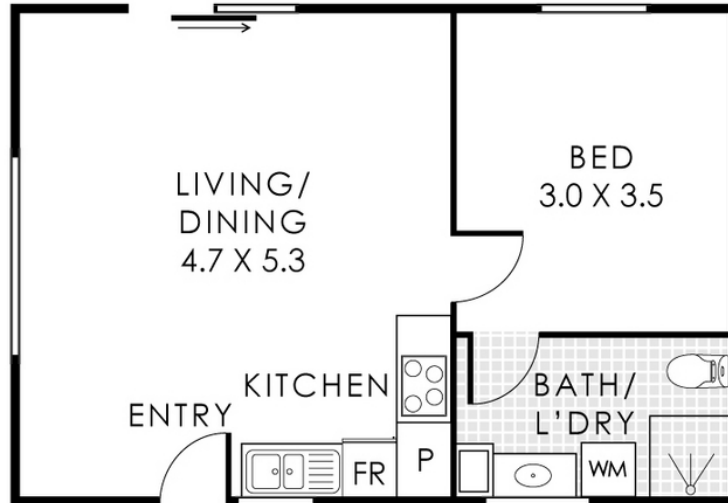
24.4 km  St John of God Hospital

30.0 km  Perth Airport (30-40 minutes)

42 km  Perth CBD (50-60 minutes)



Floor Plan



365 Princess Road, Mount Helena

Residence 42m²
 Total Area 42m²



This floorplan 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 of approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. This floor plan is not to 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.chronicle.com.au

[Click here to view Building Approval Certificate](#)

Comparable Sales

Due to the format of this property we are unable to supply direct sales comparisons.

We hope the land value and some smaller home sales on half acres in Mount Helena help with your market research.



6 WRIGHT STREET, MOUNT HELENA

\$460,000
Sold on: 04/08/2024

Land size: 2,414 sqm



10 GEORGE STREET, MOUNT HELENA

2 Bed | 1 Bath | 1 Car
\$510,000
Sold on: 06/11/2024

Land size: 2,213 sqm



15 DARGIN STREET, MOUNT HELENA

2 Bed | 1 Bath | 1 Car
\$510,000
Sold on: 28/05/2023

Land size: 2,023 sqm

Certificate of Title

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

[Click to Download the Deposited Plan](#)

[Click to Download the Notification](#)

[Click to Download the Notification](#)

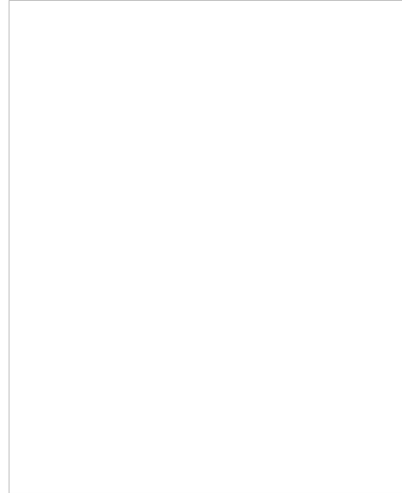
[Click to Download the Notification under Section 70A](#)

Offer Documents

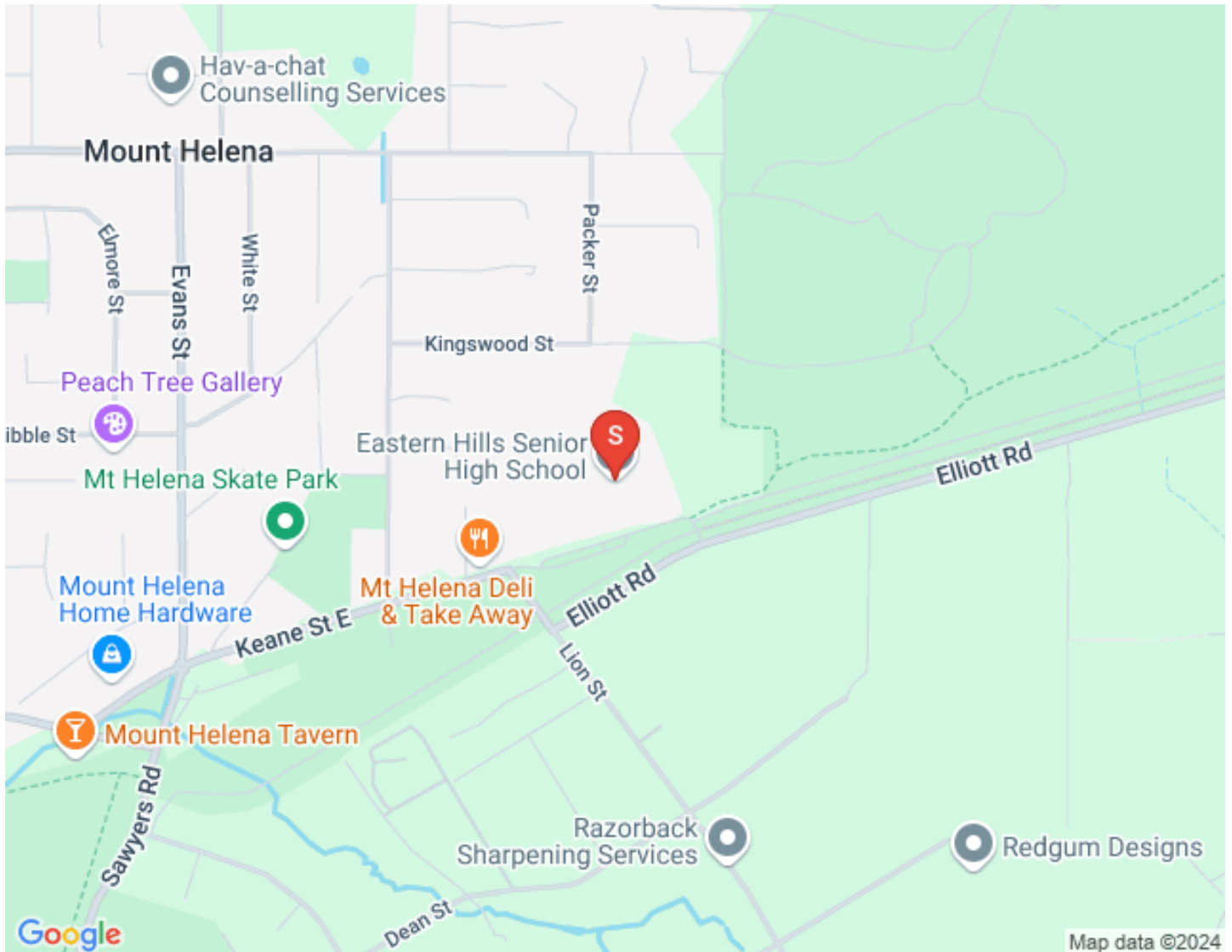
[Click to Download the Offer Pack](#)

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

Local Schools



Eastern Hills Senior High School



Lifestyle

Sawyers Valley Tavern



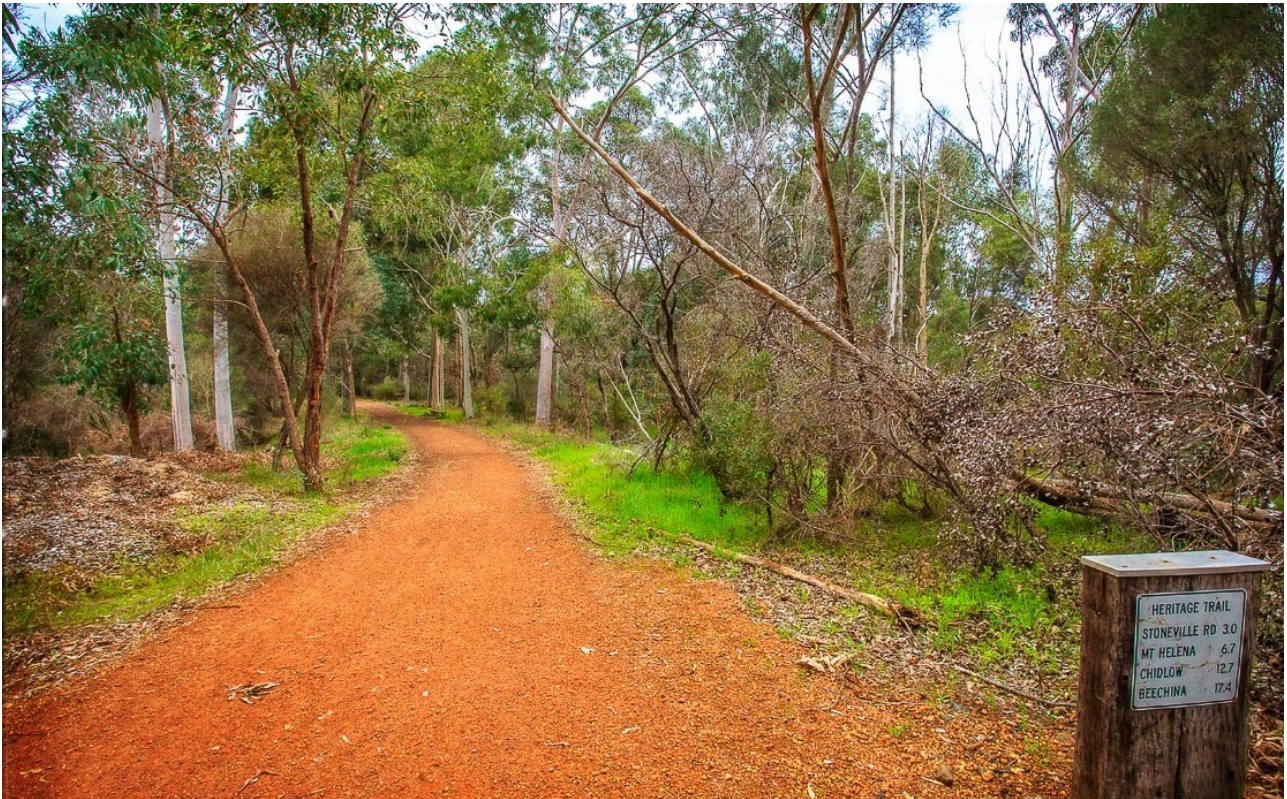
Sculpture Park



Mundaring Hotel

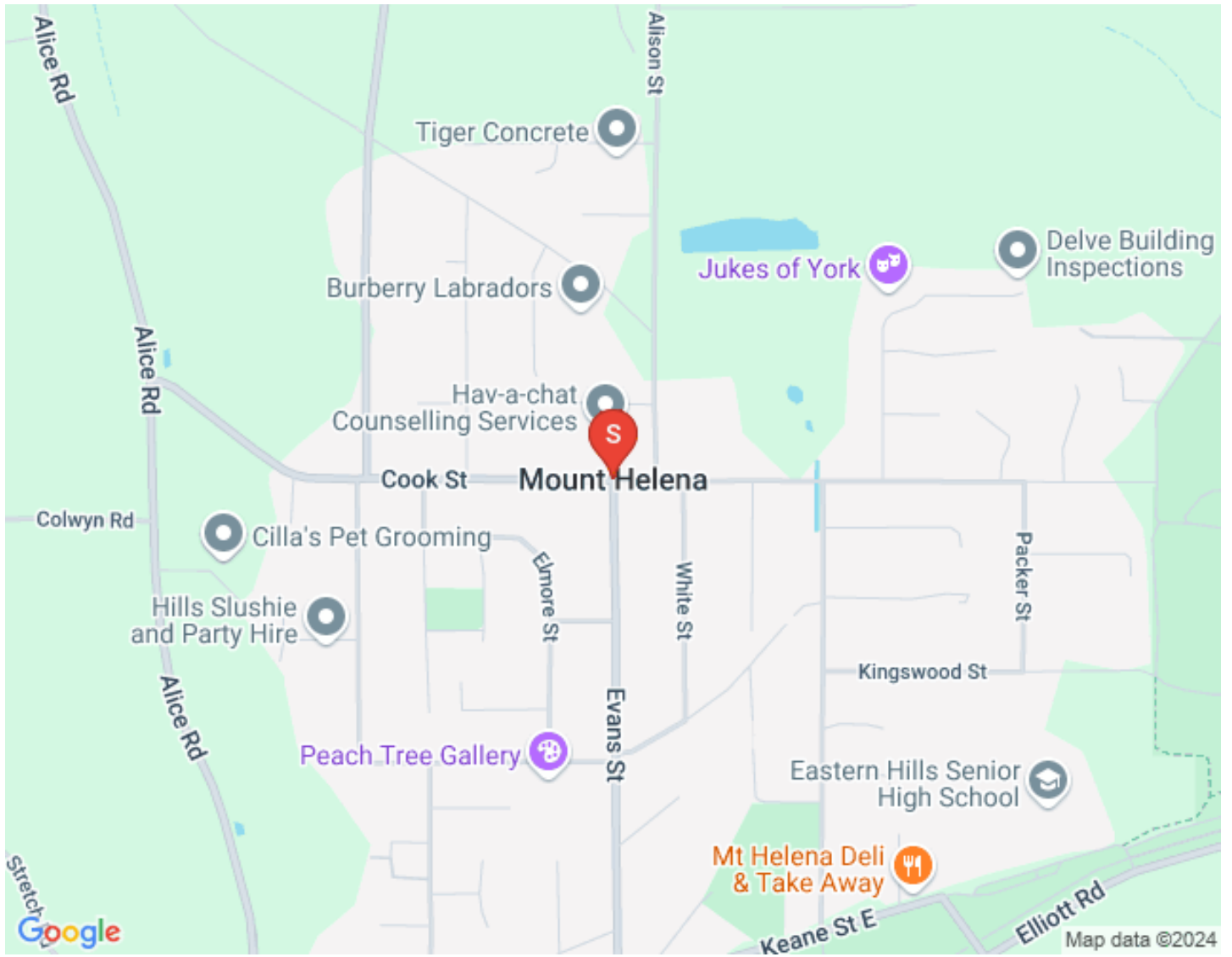


Heritage Trail



Mundaring Weir





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

gking@fngenesisis.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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fn genesis.com.au

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@fn genesis.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.

GARY SINGH

SALES CONSULTANT

gsingh@fn genesis.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.



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 tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.

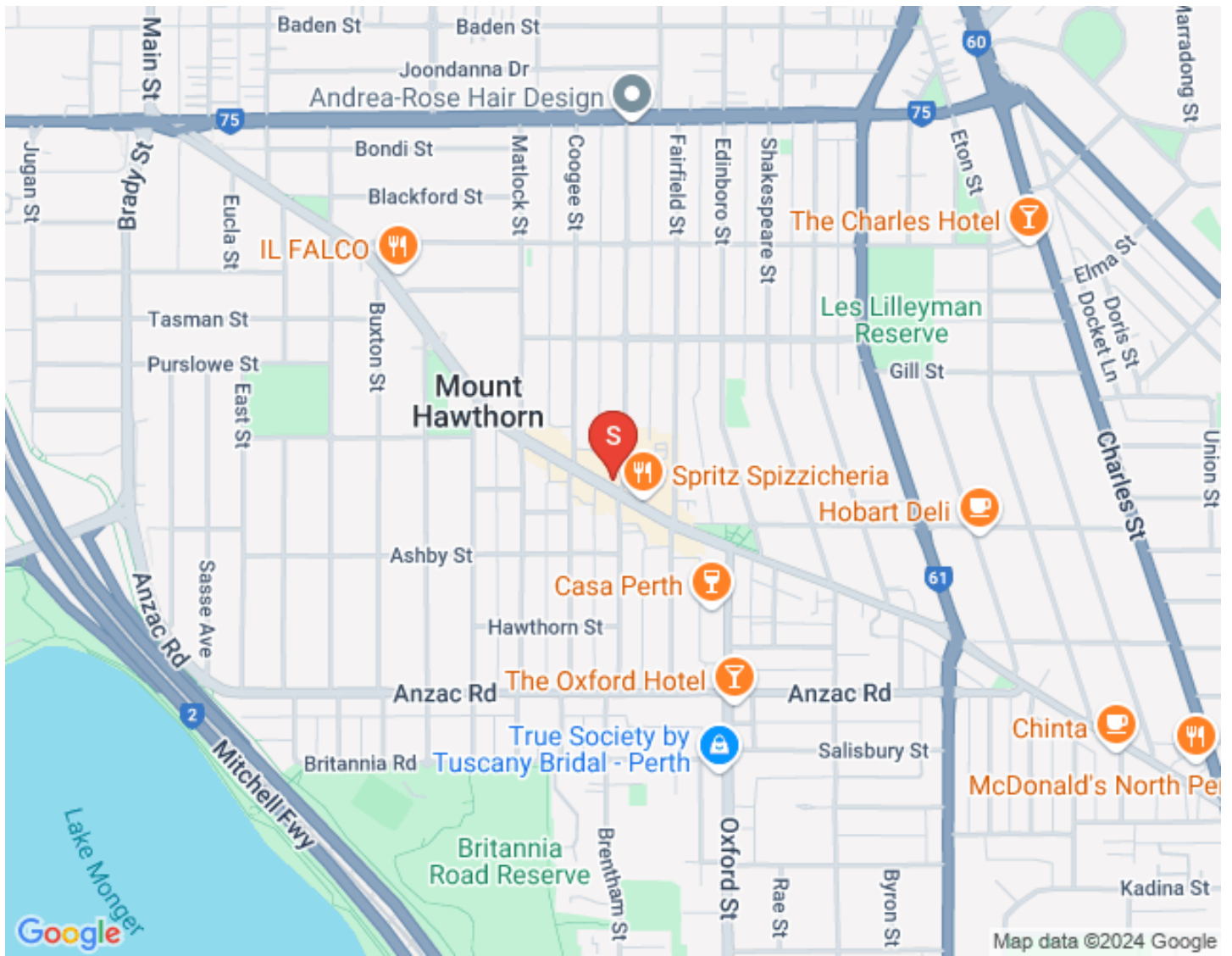


KAHLA PURVIS

RECEPTIONIST/MARKETING OFFICER

reception@fngenesis.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.



Recent Sales by Team Genesis



1445 Coulston Road, Boya

3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



4680 Old Northam Road, Chidlow

4 Bed | 2 Bath | 4 Car

Land size: 2.08ha

UNDER OFFER



22 Fischer Road, Darlington

4 Bed | 2 Bath | 2 Car

Land size: 1285sqm

End Date Process



8 Kuranda Place, Darlington

4 Bed | 3 Bath | 2 Car

Land size: 1807sqm

UNDER OFFER



1535 Thomas Road, Glen Forrest

5 Bed | 3 Bath | 3 Car

Land size: 1.50ha

From \$1.18 mil



558 Great Eastern Highway, Greenmount

4 Bed | 1 Bath | 2 Car

Land size: 1265sqm

From \$349,000



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



1 Sedge Way, Helena Valley

4 Bed | 2 Bath | 2 Car

Land size: 625sqm

End Date Process



5 Dongara Circle, Jane Brook

4 Bed | 2 Bath | 2 Car

Land size: 680sqm

End Date Process



10 Hamlet Pass, Jane Brook

4 Bed | 2 Bath | 2 Car

Land size: 660sqm

\$655,000



45 Hartung Street, Mundaring

3 Bed | 1 Bath | 1 Car

Land size: 1783sqm

UNDER OFFER



1780 McCallum Road, Mundaring

5 Bed | 2 Bath | 6 Car

Land size: 11.93ha

\$1,500,000



985 Wedgetail Circle, Parkerville

3 Bed | 2 Bath | 2 Car

Land size: 2.15ha

UNDER OFFER - Open Cancelled



655 Fagan Street, Sawyers Valley

5 Bed | 2 Bath | 2 Car

Land size: 2.00ha

End Date Process



665 Helena Terrace, Sawyers Valley

4 Bed | 2 Bath | 2 Car

Land size: 1.18ac

Best Offer Over \$700,000



37 Beresford Gardens, Swan View

4 Bed | 2 Bath | 2 Car

Land size: 900sqm

UNDER OFFER