

## Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [Joint Form of General Conditions](#)
- | [Lifestyle](#)
- | [Team Genesis](#)
- | [Recent Sales by Team Genesis](#)

## Welcome



### 86 The Eyrie, Gidgegannup

#### TRANQUILITY WITH EQUESTRIAN FACILITIES






**From**  
4  2  2  **\$1,200,000**

Nestled within the serene hills of Tilden Park, this remarkable 7.2-acre property offers an enviable lifestyle in the heart of nature. A tree-lined drive welcomes you to a beautifully designed family home that's all about comfortable living and embracing the surrounding beauty. With reverse living to capture the best of the scenic views, this home boasts multiple indoor and outdoor spaces ideal for family gatherings and quiet moments alike. Inside, you'll find jarrah floors, exposed beams, and high, pitched ceilings that add character and warmth. The versatile layout offers a dedicated office, a separate teenage retreat, and numerous balconies and entertaining areas for year-round enjoyment. The fully fenced backyard with mature fruit trees, firepit area, and covered outdoor areas on both levels create the perfect setting for both relaxation and outdoor fun.

#### A Horse-Friendly Haven

For horse enthusiasts, the property includes practical equestrian facilities that are both well-maintained and thoughtfully designed. An arena with drainage, never puddles even in heavy rain, walk-in stables, and access to nearby bridle trails are just some of the highlights that make this an ideal setting for those who want the best of both worlds: a tranquil family home with top-notch equine amenities right outside.

#### SCHOOL CATCHMENT

- 7.2 km  Gidgegannup Primary School
- 14.4 km  Wooroloo Primary School
- 18.4 km  Eastern Hills Senior High School
- 19.8 km  Mundaring Christian College
- 19.9 km  Silver Tree Steiner School

## RATES

Shire - \$2005

Water - N/A

## PROPERTY FEATURES

- \* Spacious Family Home with Multiple Living Zones
- \* Reverse Design to Maximise Views
- \* Timber Features Including Jarrah Floors, Pitched Ceiling, Exposed Beams
- \* Outdoor Entertaining Spaces on Both Levels
- \* Formal Dining Opening to Balcony
- \* Separate Office and Teen Retreat
- \* Mudroom
- \* Gas Bayonets and Electric Hot Water System
- \* Enclosed Downstairs Verandah
- \* Firepit
- \* Large 6 x 10m Workshop with Power

## General

- \* Build Year: 1996
- \* Block: 2.9HA
- \* Total Built Area: 539 sqm
- \* Internal Living Area 194 sqm

## Kitchen

- \* U-Shaped Laminate Benchtops
- \* Electric Oven (Fisher & Paykel)
- \* Dishwasher (LG)
- \* 4-Burner Gas Hob (Chef)

## Main Bedroom

- \* Oversized with Corner Windows
- \* Fitted Walk-in Robe
- \* Renovated, Fully Tiled Ensuite
- \* Reverse Cycle AC

## FOR THE HORSE LOVERS

- \* Arena (50m x 30m) with Sub Soil Drains installed.
- \* Two Large Stables (3.8m x 7.6m) with WIWO Horserail Electrified yards.
- \* Tack and Feed Rooms
- \* High Roof Carport to Fit Machinery or Horsefloat Underneath
- \* Wash Down Bay (Shaded)
- \* Dedicated Rainwater Tank (12,000 Litres)
- \* 4 Fully Fenced Paddocks

## LIFESTYLE

200 m  Bridle Trail

- 4.8 km 📍 Noble Falls Tavern
- 5.2 km 📍 Noble Falls
- 8.4 km 📍 Gidgegannup Township
- 23 km 📍 Mundaring
- 31 km 📍 Midland
- 32.4 km 📍 St John of God Hospital
- 40 km 📍 Perth Airport (40 minutes)
- 51 km 📍 Perth CBD (50-60 minutes)

This property combines luxury, comfort, and convenience with unique perks for horse lovers, creating a lifestyle that's hard to beat. Experience it all firsthand 📍 you won't want to leave.





## Floor Plan

## Comparable Sales



### 56 INTHANOONA ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 11 Car  
\$1,200,000  
Sold ons: 03/10/2024  
Days on Market: 84

Land size: 20234.3  
**sale - sold**



### 12 LITTLE BUNNING ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 4 Car  
\$1,250,000  
Sold ons: 01/08/2024  
Days on Market: 247

Land size: 20000  
**sale - sold**

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Protrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

## 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 Certificate of Title Sketch](#)

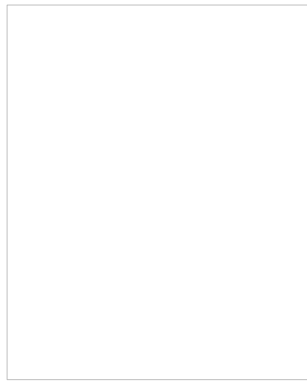
[Click to Download the Diagram](#)

## Local Schools

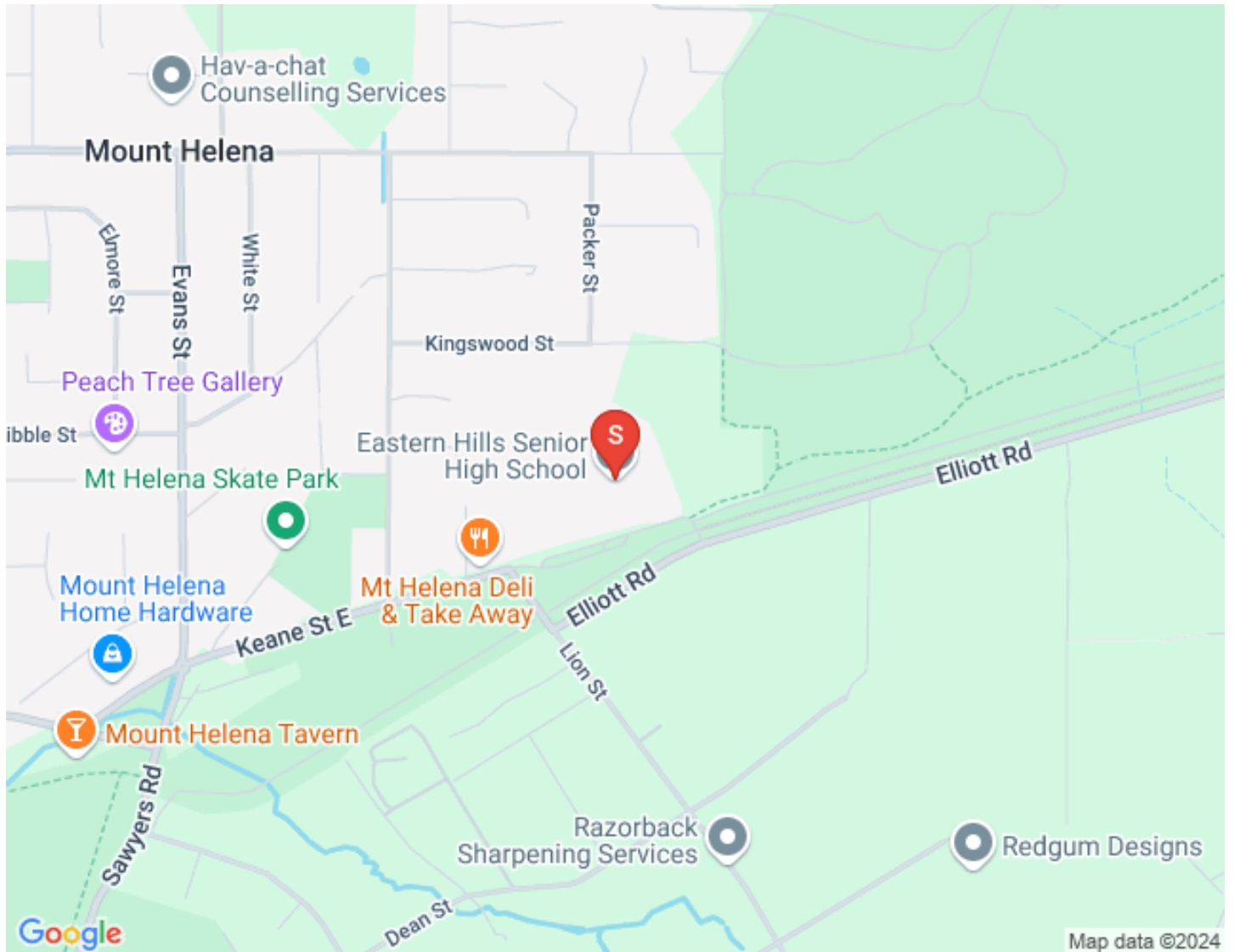


[Click to view Catchment Area](#)





[Click to view Catchment Area](#)



# Joint Form of General Conditions



## 2022 General Conditions

---

# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Lifestyle

### Percey Cullen Oval & Pavillion



### Percey Cullen Playground





**Gidgegannup Showgrounds & Playground**



**Noble Falls**

---

**FR Berry Walk Trail**





## Lake Leschenaultia





## Bells Rapids

---



## Team Genesis



### **GUY KING**

SALES CONSULTANT

---

0417900315

[gking@fngenesisis.com.au](mailto: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](mailto: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](mailto: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](mailto: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@fngenesis.com.au](mailto: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

---

0416304650

[mhutchings@fngenesis.com.au](mailto: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.

## **GARY SINGH**

SALES CONSULTANT

---

[gsingh@fngenesis.com.au](mailto: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.



## **ILENA GECAN**

ASSISTANT PROPERTY MANAGER

---

0412 175 528

[rentals@fngenesis.com.au](mailto: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**

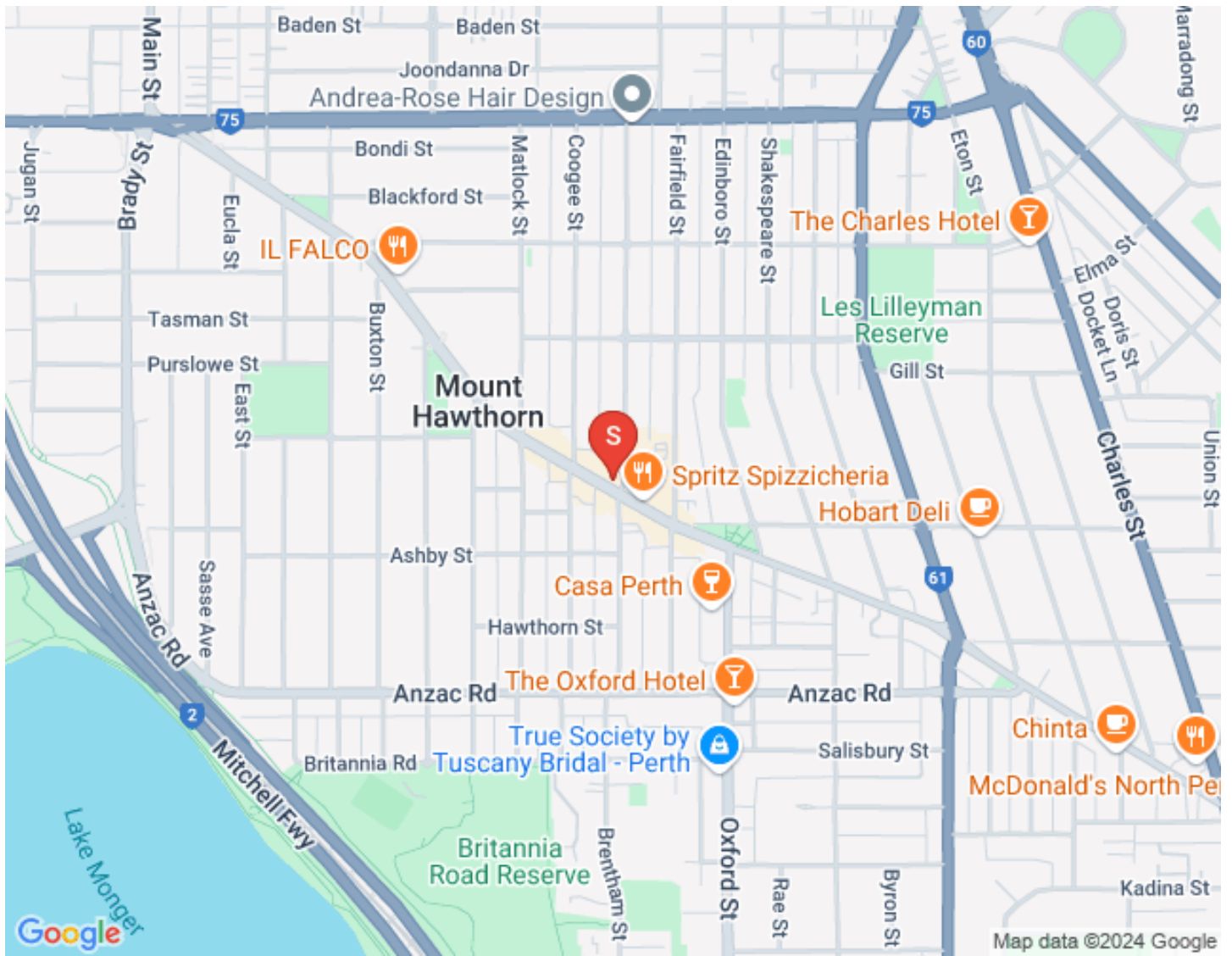
RECEPTIONIST/MARKETING OFFICER

---

[reception@fngenesis.com.au](mailto: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



### 855 Coulston Road, Boya

---

4 Bed | 2 Bath | 2 Car

Land size: 2625sqm

UNDER OFFER



### 1020 Coulston Road, Boya

---

5 Bed | 2 Bath | 4 Car

Land size: 1.26ac

End Date Process



### 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



## 3156 Toodyay Road, Gidgegannup

---

4 Bed | 2 Bath | 8 Car

Land size: 35.42ha

\*\* UNDER OFFER \*\*



## 11A Nicholl Street, Glen Forrest

---

4 Bed | 2 Bath | 2 Car

Land size: 2445sqm

Under Offer



## 95 Moola Road, Mahogany Creek

---

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER



## Lot PL 208, Bernard Street, Mount Helena

---

Land size: 2011sqm

SOLD





## 45 Hartung Street, Mundaring

---

3 Bed | 1 Bath | 1 Car

Land size: 1783sqm

UNDER OFFER



## 6 Helena Street, Mundaring

---

3 Bed | 1 Bath | 1 Car

Land size: 1.11ha

UNDER OFFER



## 1240 Martin Road, Mundaring

---

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process





## 1780 McCallum Road, Mundaring

---

5 Bed | 2 Bath | 6 Car

Land size: 11.93ha

\$1,500,000



## 1435 Hidden Valley Road, Parkerville

---

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



## 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



## 1815 Railway Terrace, Sawyers Valley

---

4 Bed | 1 Bath | 3 Car

Land size: 3723sqm

UNDER OFFER





## 6 Woodlea Place, Sawyers Valley

---

4 Bed | 2 Bath | 2 Car

Land size: 1.03ac

UNDER OFFER



## 3205 Bailup Road, Wooroloo

---

4 Bed | 2 Bath | 3 Car

Land size: 167ha

SOLD



## Lot 2 Bailup Road, Wooroloo

---

0 Bed | 0 Bath | 0 Car

Land size: 13.76ha

From \$349,000



## 2035 Linley Valley Road, Wooroloo

---

4 Bed | 2 Bath | 0 Car

Land size: 42ha

\$1,134,700