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Welcome



10/1 Stockton Bend, Cockburn Central

Modern Ground Floor Apartment in the Heart of Cockburn

2  2  0  **Under Offer**

Under Offer by Ronnie Singh!!!

Experience the finest in convenient living with this spacious ground floor apartment in the Kingston Apartment Complex nestled in the heart of Cockburn Central. Perfect for a first homeowner, or a smart investor, this apartment offers 2 bedrooms and 2 bathrooms, along with a spacious outdoor courtyard, and all the amenities you could ask for. Outside the secure complex, you are walking distance from the train line, Cockburn Central Shopping Centre, cafes, restaurants, and beautiful parklands.

When you aren't enjoying an evening stroll to one of the many local restaurants for dinner, you will be preparing delicious meals in the contemporary kitchen, using the sleek high end Smeg hotplate and oven. Complete with ample bench space, as well as overhead cabinetry, this warm and inviting kitchen provides practicality as well as style. The kitchen opens out onto the light filled living area, fitted with split system air-conditioning and plush carpeting. This is a space where you can really relax in the evening and on weekends!

Enjoy entertaining with the indoor-outdoor living by simply sliding open the glass door to experience your generous courtyard. With ample space for an outdoor lounge or dining set, a Webber and some potted plants, you can enjoy a morning coffee in the sun, or a dinner party with friends. The low maintenance astro turf and garden beds add character and tranquillity to the space.

Easily have friends or family stay over in the secondary bedroom, or even convert this to a home office to suit your needs. Guests have the expansive common bathroom to use, with a well-appointed shower recess, and large vanity. The master ensuite comes complete with a large vanity and mirror, generous shower recess, and ability to close the door for privacy. The 2

double sliding door built-in wardrobes provide a his and her storage solution, while the master bedroom itself offers space for additional sets of drawers if needed. Revel in the extensive storage space in this apartment with separate linen storage, and a separate laundry area with an under-sink cupboard for cleaning goods.

Beyond the beautiful apartment itself, are the incredible range of amenities available within the complex. From the large swimming pool and accompanying barbeque area to the gym, you won't even have to leave home to work out and have a recovery swim! The complex also offers secure undercover parking, your own storage room for those items you don't need every day, and the peace of mind that comes with security gates and an intercom system. Immerse yourself in the buzz of Cockburn Central, or venture further by simply walking 400m and jumping on the train line. This apartment has space, storage, outdoor living, and contemporary polish, while still offering the best in amenities, and an unrivalled lifestyle.

SCHOOL CATCHMENT

South Lake Primary School (4.4km)

Lakeland Senior High School (3.3km)

RATES

Council: \$

Water: \$1139

FEATURES

* 2 Bedrooms

* 2 Bathrooms

* Split System Air-conditioner in Living Area (Panasonic)

* Hotplate Cooktop (Smeg)

* Oven (Smeg)

* Overhead Kitchen Cabinetry

* Master Bedroom with Ensuite

* Master Wardrobe Made up of 2 Double Sliding Door Built-in Wardrobes

* Secondary Bathroom

* Linen Storage

* Spacious Balconies

* Courtyard Area with Astro Turf and Garden Beds

* Intercom Internal Access

* Security Gates

* Secure Undercover Parking

* Storage Room

* Swimming Pool

* Barbeque Area

* Gym (under maintenance)

LIFESTYLE





150m  Sorano Restaurant

210m  Pappa Rich Restaurant

290m 📍 Cockburn Central West Playground
300m 📍 Outdoor Ping Pong Table
350m 📍 Caf📍 Royal
400m 📍 Cockburn Central Train Station
500m 📍 St John Urgent Care Cockburn
550m 📍 Cockburn Gateway Shopping Centre
650m 📍 Cockburn Arc
700m 📍 The Gate Bar & Bistro
750m 📍 Michigan Park
900m 📍 Fiona Stanley Hospital
1.1km 📍 Alamanda Park
1.1km 📍 Jubilee Park
1.2km 📍 Chaplin Park
1.5km 📍 Last Drop Beeliar Pub
1.8km 📍 Urban Jungle Indoor Rock Climbing
2.2km 📍 Stargate Shopping Centre Atwell
3.1km 📍 Treeby Shopping Centre
4.8km 📍 Cockburn Ice Arena
5.2km 📍 Adventure World
6.1km 📍 Thompsons Lake Nature Reserve
7.9km 📍 Murdoch University
9.9km 📍 Coogee Beach
11.7km 📍 Woodman Point Fishing Spot
12.1km.- C Y O'Connor Beach
22.4km 📍 Perth CBD



Comparable Sales

	<p>32/1 STOCKTON BEND, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL</p> <hr/> <p>2 Bed 2 Bath 1 Car \$469,000 Sold ons: 20/08/2024 Days on Market: 26</p> <p style="text-align: right;">Land size: 110 sale - sold</p>
	<p>163/2 SIGNAL TERRACE, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL</p> <hr/> <p>2 Bed 2 Bath 1 Car \$470,000 Sold ons: 13/06/2024 Days on Market: 44</p> <p style="text-align: right;">Land size: 106 sale - sold</p>
	<p>33/9 LINKAGE AVENUE, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL</p> <hr/> <p>2 Bed 2 Bath 1 Car \$480,500 Sold ons: 20/07/2024 Days on Market: 19</p> <p style="text-align: right;">Land size: 117 sale - sold</p>
	<p>64/16 MIDGEGOOROO AVENUE, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL</p> <hr/> <p>2 Bed 2 Bath 1 Car \$500,000 Sold ons: 18/09/2024 Days on Market: -6</p> <p style="text-align: right;">Land size: 133 sale - sold</p>
	<p>66/16 MIDGEGOOROO AVE, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL</p> <hr/> <p>2 Bed 2 Bath 1 Car \$510,000 Sold ons: 29/05/2024 Days on Market: 43</p> <p style="text-align: right;">Land size: 150 sale - sold</p>



146/2 SIGNAL TERRACE, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL

2 Bed | 2 Bath

sale - sold

\$525,000

Sold ons: 24/09/2024

Days on Market: 0

★ Professional



99/12 JUNCTION BOULEVARD, COCKBURN CENTRAL, WA 6164, COCKBURN CENTRAL

2 Bed | 2 Bath | 1 Car

Land size: 100

\$530,000

sale - sold

Sold ons: 24/09/2024

Days on Market: 77

PeakCentral

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Offer Documents

[Click to Download the Offer Pack](#)

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

Strata Disclosure

[Click Here to view the Precontractual Disclosure](#)

[Click Here to view the Strata Plan \(Att 1 + 2\)](#)

[Click Here to view the By Laws \(Att 3\)](#)

[Click Here to view the AGM Minutes \(1 of 2\) \(Att 4a\)](#)

[Click Here to view the AGM Minutes \(2 of 2\) \(Att 4b\)](#)

[Click Here to view the Ledger \(Att 5\)](#)

[Click Here to view the Levies \(Att 6\)](#)

[Click Here to view the Scheme By Laws](#)

[Click Here to view the Certificate of Currency](#)

Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download Strata Plan](#)

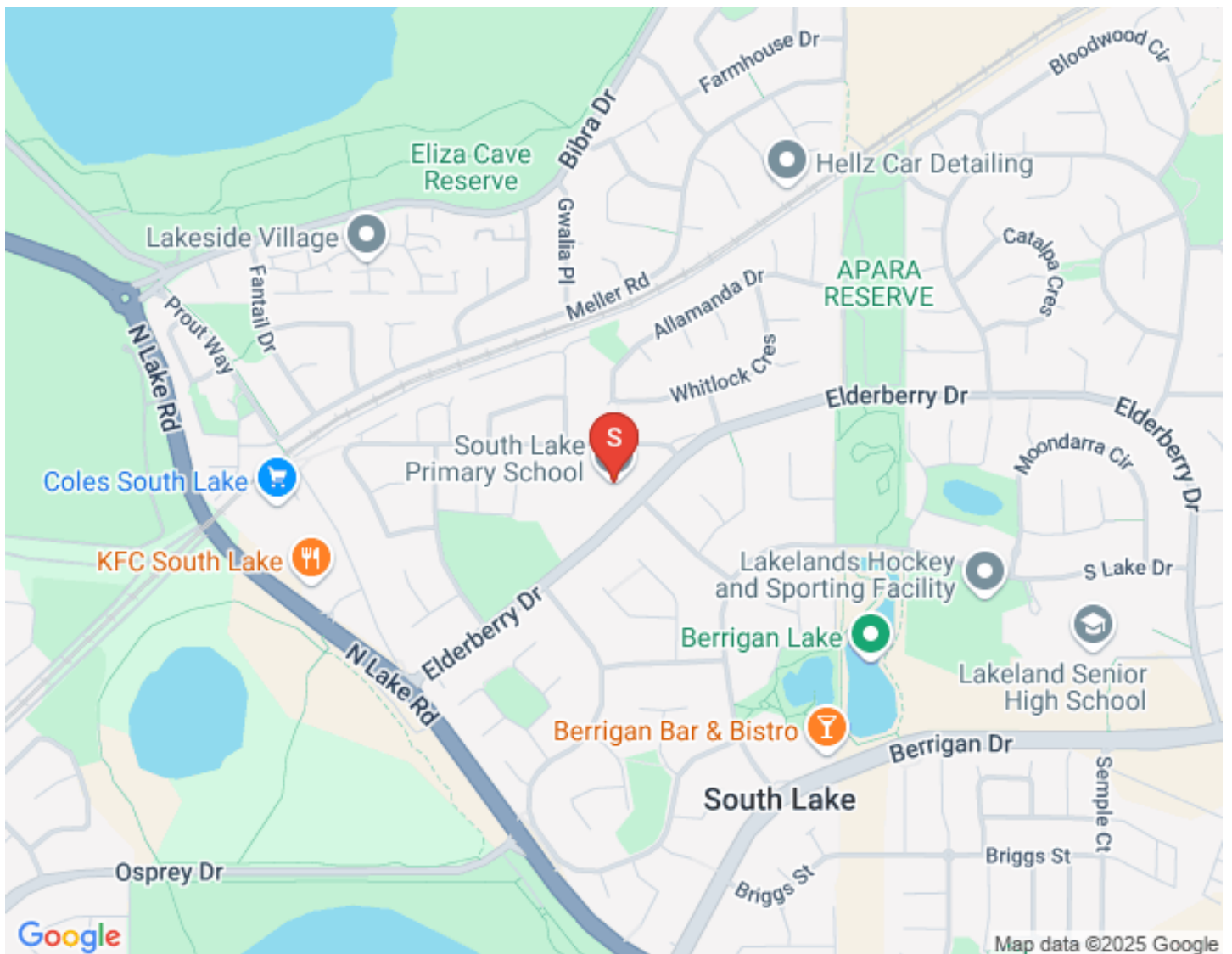
[Click to Download the Notification](#)

[Click to Download the Transfer](#)

Local Schools



[Click Here to View South Lake Primary School](#)





[Click Here to View Lakeland Senior High School](#)



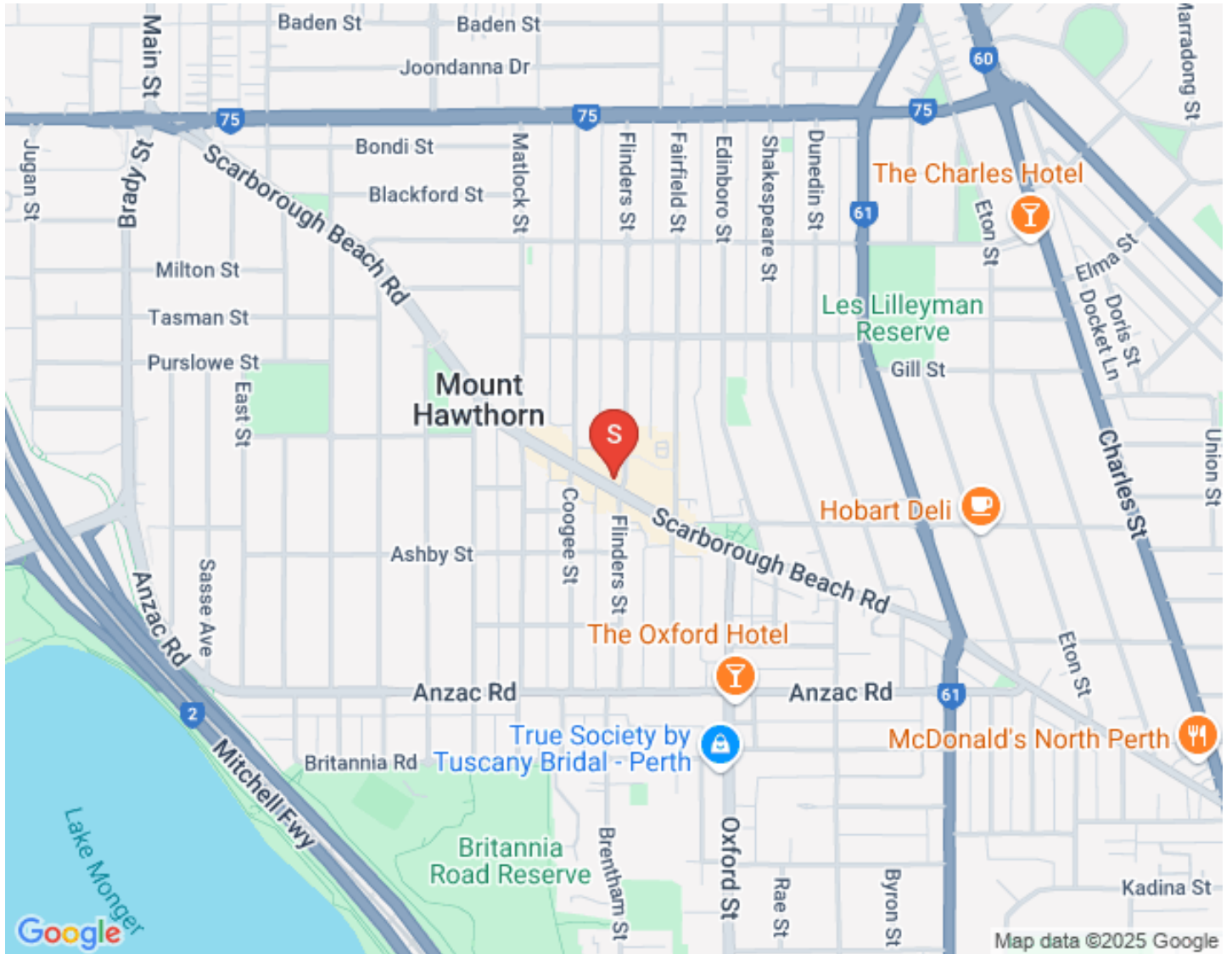
Joint Form of General Conditions

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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jclover@fngenesis.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

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dmartin@fngenesis.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.

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.



GUY KING

SALES CONSULTANT

0417900315

gking@fn genesis.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.



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

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

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.

Recent Sales in the Area



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



58 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



49 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 500sqm

Under Offer



7 Birmingham Parade, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 560sqm

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



3B Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

UNDER OFFER



10 Gossan Chase, Piara Waters

5 Bed | 2 Bath | 2 Car

Land size: 451sqm

Under Offer



20 Gossan Chase, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 331sqm

Under Offer



40 Hobson Loop, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 348sqm

Under Offer



4 Hurlingham Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



11 Isla Place, Piara Waters

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



17 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



1 Pyke Way, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 220sqm

Under Offer



Proposed Lot 9 (76) Southampton Drive, Piara Waters

5 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer



36 Wellman Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 480sqm

Under Offer



9 Whittaker Turn, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 576sqm

UNDER OFFER



14/314 Wright Road, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 161sqm

Under Offer



51 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer