First National Real Estate Genesis
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Table of Contents

- Welcome
- Floor Plan
- Certificate of Title
- Offer Documents
- Local Schools
- Comparable Sales
- Edgewater
- Joint Form of General Conditions
- Team Genesis

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Welcome



53 Quarry Ramble, Edgewater

Family Entertainer with Stunning Lake Joondalup Views!

4 2 2

From $1.1 million

Tucked away in the quiet, family-friendly suburb of Edgewater, this 4-bedroom home pairs incredible views of Lake Joondalup with plenty of space for the whole family, and their guests! Beautifully established trees frame the property, and whilst inside will tick the boxes for most families, it does need some TLC which means its new owner can update to their own taste. However, the view from your kitchen, open plan living, dining, and wrap around patio and balcony make any short term work required worth it long term!
The living area is warm and inviting, with a fireplace set against a feature brick wall for cosy winter nights, and a built-in bar for entertaining friends. The kitchen is full of natural light, with timber finishes that give it a warm, country feel, ample bench space and generous under-bench storage. Take in the lake views from the kitchen, making meal preparation relaxing and enjoyable.
The master bedroom is filled with beautiful natural light through its double windows and comes complete with a walk-in wardrobe and ensuite. The secondary and third bedrooms have built-in wardrobes with mirrored sliding doors, and the common bathroom includes a bathtub, making the nighttime routine with kids a breeze. Whether you would like a second massive living space or a fourth bedroom is up to you!
This home really shows its value across its 1,033sqm land size when you step outside onto the large balcony, where an undercover pergola lets you take in sweeping lake views while keeping an eye on the kids in the pool below, with a grass area big enough for the family pets or even a basketball court!
This home is ready for its next owners to call it their home.

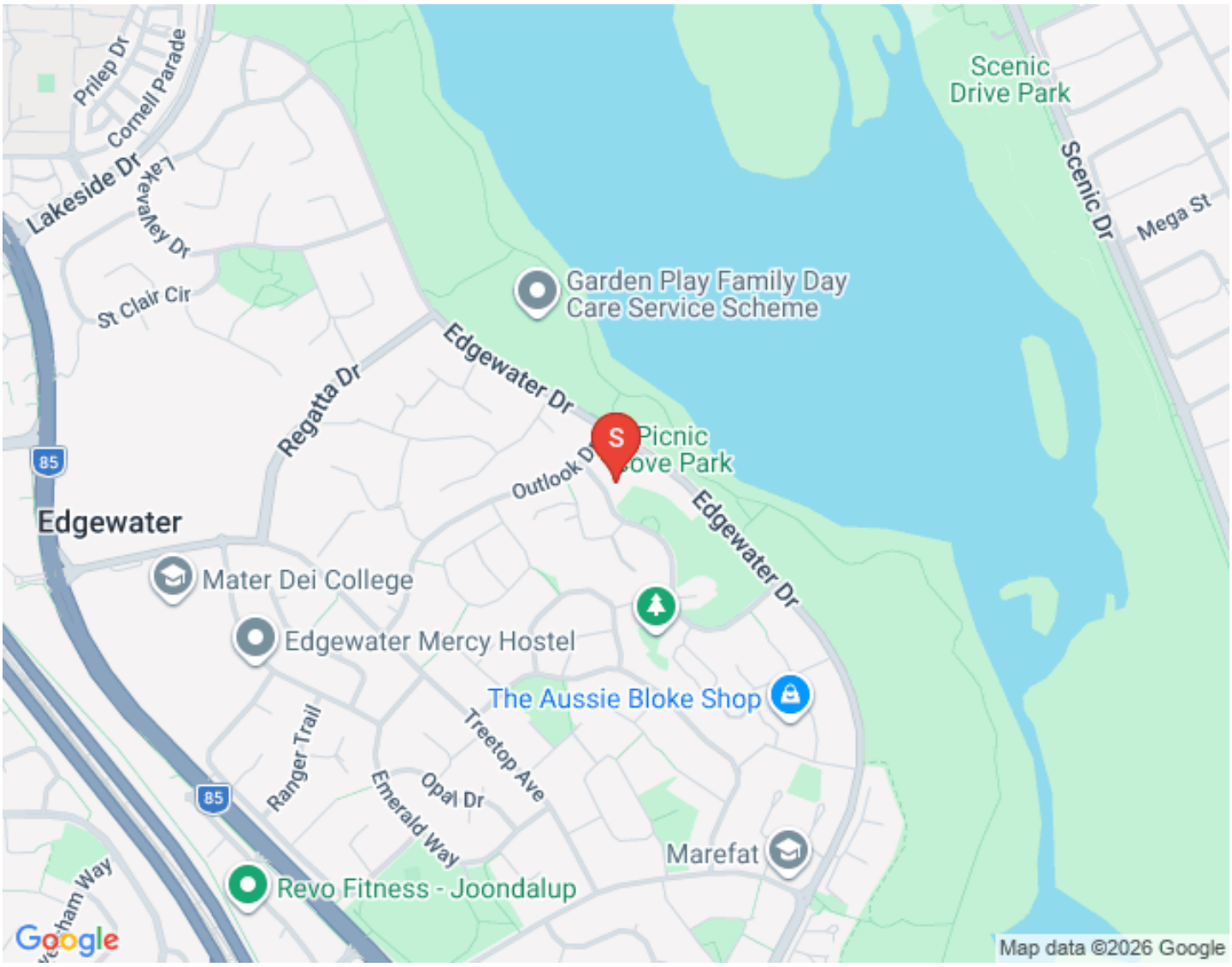
SCHOOL CATCHMENT
Edgewater Primary School (850m)

Belridge Secondary College (3.7km)

RATES
Council:
Water: $1403 approx.

FEATURES
* Lake Joondalup Views
* 4 Bedrooms
* 154m&#65533; Living Area
* Beautifully Established Trees
* Multiple Separate Living Spaces
* Spacious Living Area
* Fireplace
* Built-in Bar
* Large Kitchen with Plenty of Natural Light and Lake Views
* Timber Finishes for a Warm Modern Country Feel
* Ample Bench Space and Under-Bench Storage
* Electric 4-Burner Stovetop (Chef)
* Oven and Grill (Chef)
* Master Bedroom with Ensuite and Walk-in Wardrobe
* Double Windows in Master Bedroom for Beautiful Natural Light
* Secondary Bedrooms with Mirrored Built-in Wardrobes
* Common Bathroom with Bathtub
* Laundry with Built-in Cupboard
* Reverse Cycle Air Conditioning (Vulcan)
* Large Balcony with Undercover Pergola Overlooking the Pool
* Large Swimming Pool
* Spacious Grassed Area
* Garden Shed
* Large Undercover Front Porch
* Double Carport
* Large Driveway

LIFESTYLE
200m &#65533; Ramble Park
350m &#65533; Picnic Cove
1.3km &#65533; Mater Dei College
1.8km &#65533; Wisterias Edge Caf&#65533;
2.5km &#65533; Edith Cowan University
2.7km &#65533; St John Urgent Care
3.6km &#65533; Edgewater Train Station


Scenic Drive Park
Scenic Dr
Mega St
Prilep Dr
Cornell Parade
Lakeside Dr
Lakeview Dr
St Clair Cir
Garden Play Family Day Care Service Scheme
Edgewater Dr
Regatta Dr
Picnic
Outlook Dr
Edgewater
85
Mater Dei College
Edgewater Mercy Hostel
The Aussie Bloke Shop
Ranger Trail
Treetop Ave
Opal Dr
Emerald Way
Marefat
Revo Fitness - Joondalup
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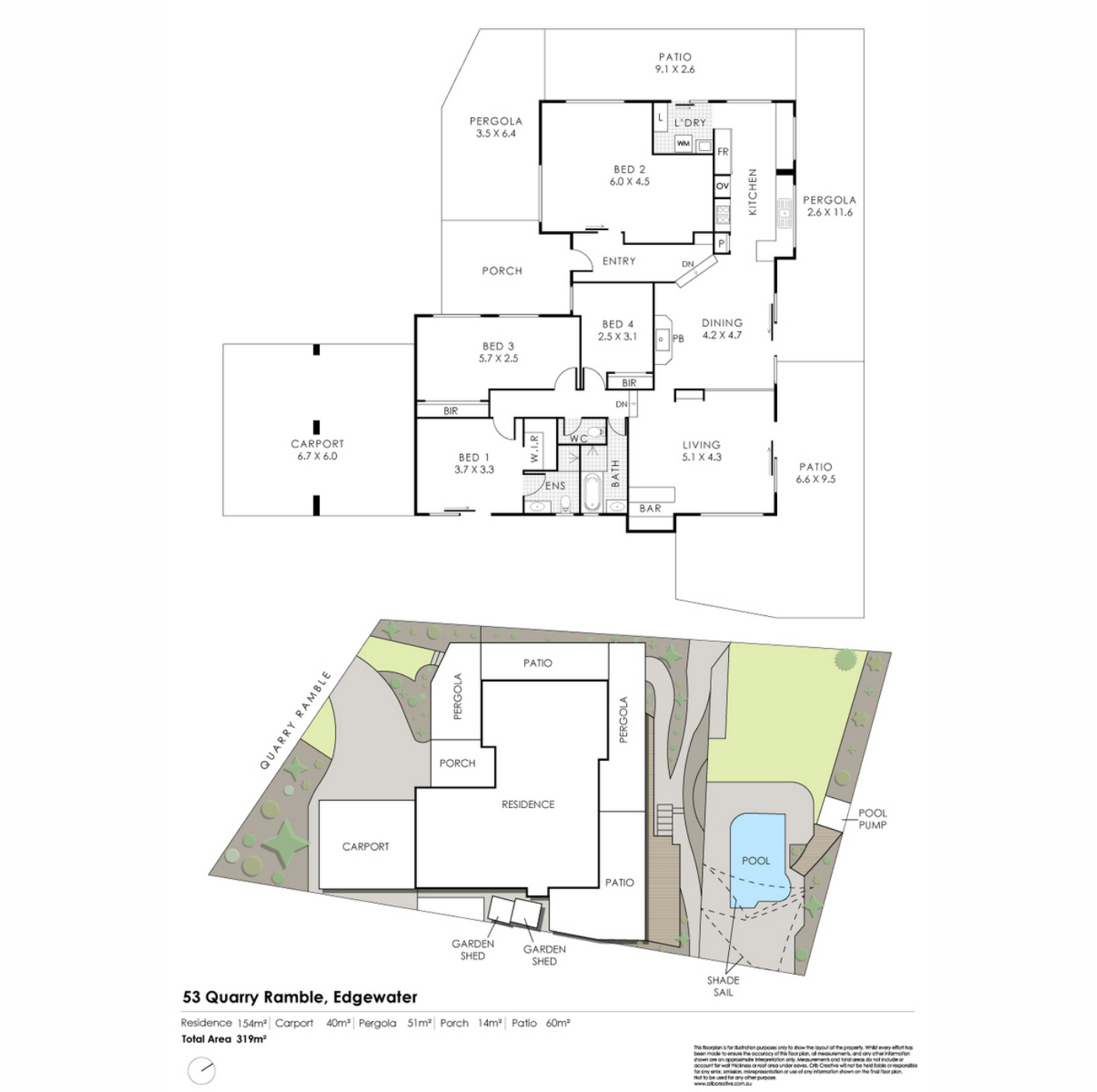
Floor Plan



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Certificate of Title

Click here to download the Certificate of Title
Click here to download the Certificate of Title Sketch
Click here to download the Plan
Click here to download the Plan Title
Click here to download the Transfer

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Offer Documents

Click to Download the Multiple Offers Form

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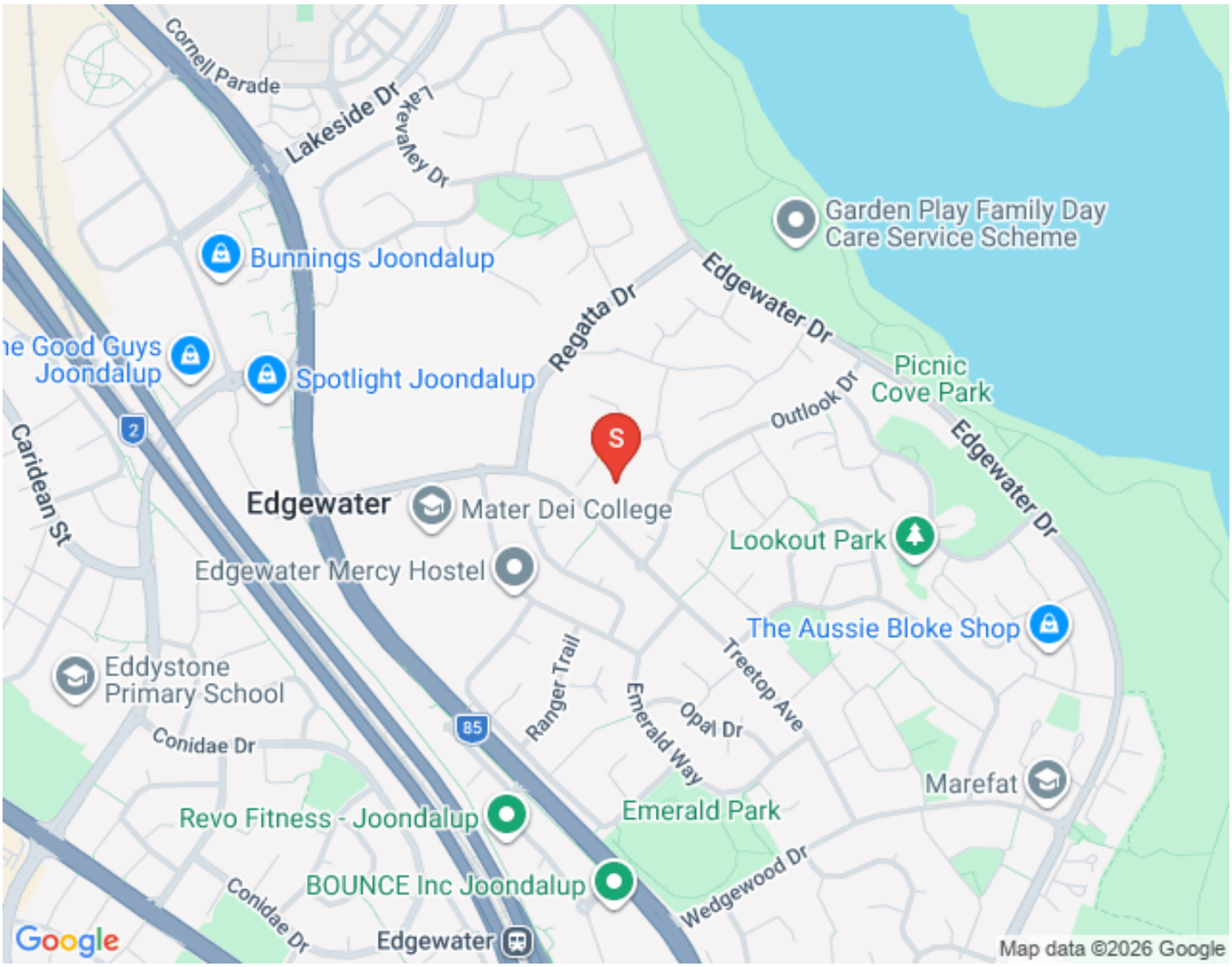
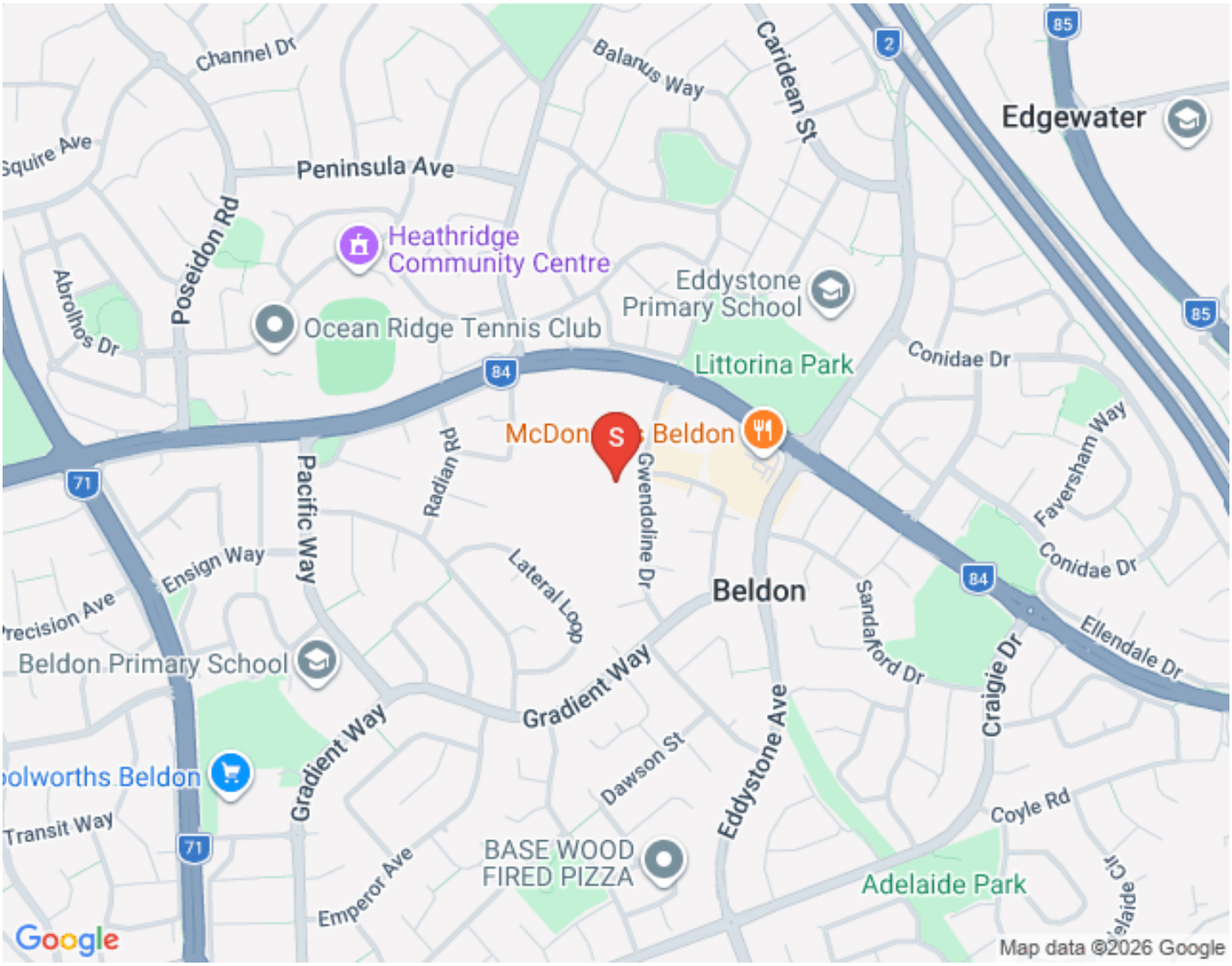
Local Schools

[Click to view Intake Area.]



Click to view intake area.



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Comparable Sales



8A FAIRLAWN GARDENS, HEATHRIDGE, WA 6027, HEATHRIDGE

3 Bed | 2 Bath | 2 Car
$1,155,000
Sold ons: 09/10/2025
Days on Market: 38

sale - sold



20 CASTLEGATE WAY, WOODVALE, WA 6026, WOODVALE

3 Bed | 2 Bath | 2 Car
$1,000,000
Sold ons: 22/04/2025
Days on Market: 70

Land size: 776
sale - sold



16 CLIFFSIDE TRAIL, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,150,000
Sold ons: 20/08/2025
Days on Market: 76

Land size: 712
sale - sold



16 TROCHIDAE WAY, HEATHRIDGE, WA 6027, HEATHRIDGE

4 Bed | 2 Bath | 6 Car
$1,146,000
Sold ons: 04/02/2025
Days on Market: 33

Land size: 914
sale - sold



37 COYLE ROAD, BELDON, WA 6027, BELDON

4 Bed | 2 Bath | 1 Car
$1,185,000
Sold ons: 18/11/2025
Days on Market: 50

Land size: 680
sale - sold



18 SHOVELER TERRACE, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
$1,010,000
Sold ons: 15/05/2025
Days on Market: 50

Land size: 454
sale - sold

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Edgewater

Local Parks

Picnic Cove Park



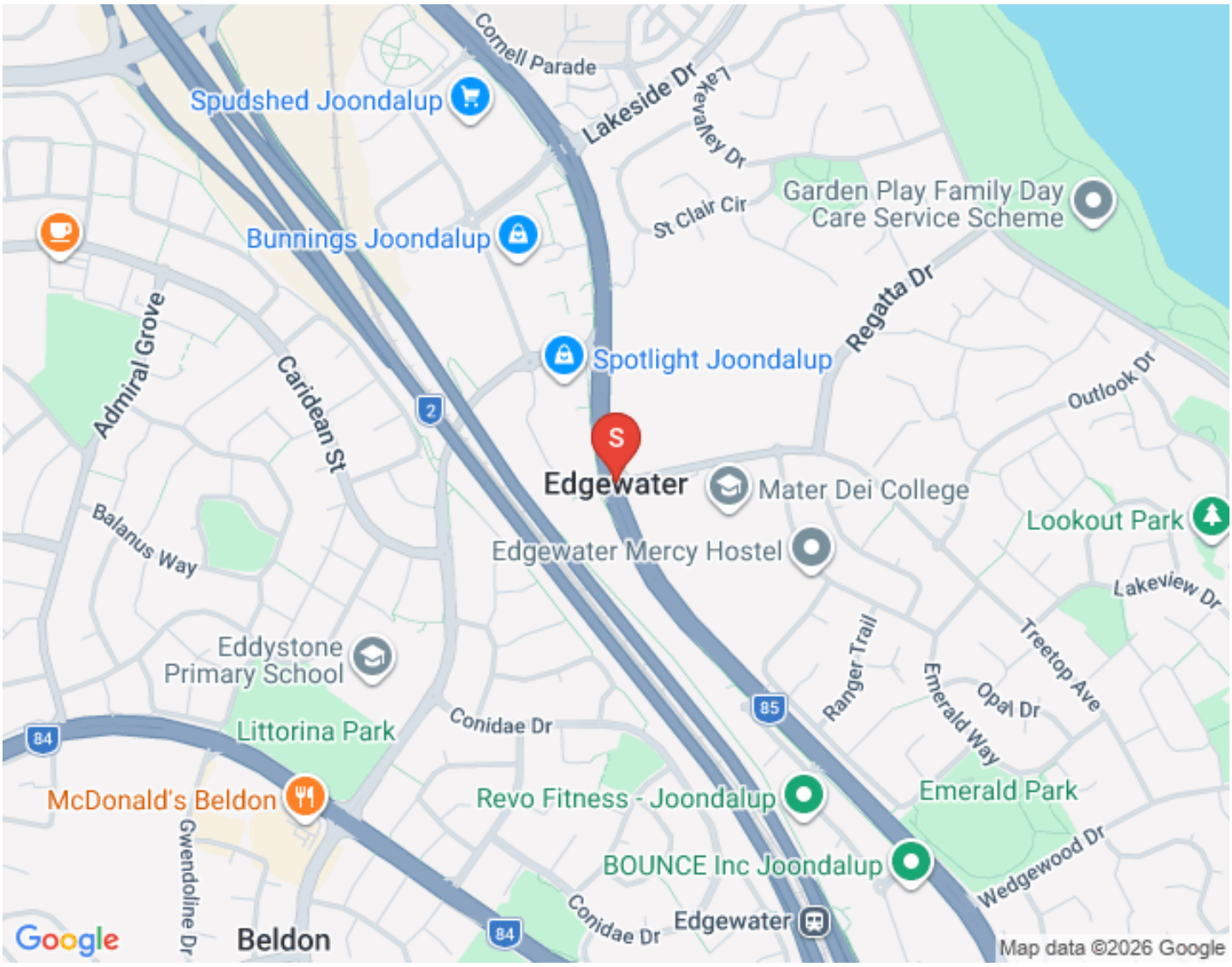


Lakeside Joondalup Shopping City



Joondalup Square


BUNNINGS
warehouse
SHERIDAN


Cornell Parade
Spudshed Joondalup
Lakeside Dr
Lakevalley Dr
St Clair Cir
Garden Play Family Day Care Service Scheme
Bunnings Joondalup
Admiral Grove
Caridean St
Spotlight Joondalup
Regatta Dr
Outlook Dr
Edgewater
Mater Dei College
Lookout Park
Balanus Way
Edgewater Mercy Hostel
Lakeview Dr
Eddystone Primary School
Ranger Trail
Treetop Ave
Emerald Way
Opal Dr
Littorina Park
Conidae Dr
McDonald's Beldon
Revo Fitness - Joondalup
Emerald Park
Gwendoline Dr
BOUNCE Inc Joondalup
Wedgewood Dr
Conidae Dr
Edgewater
Google
Beldon
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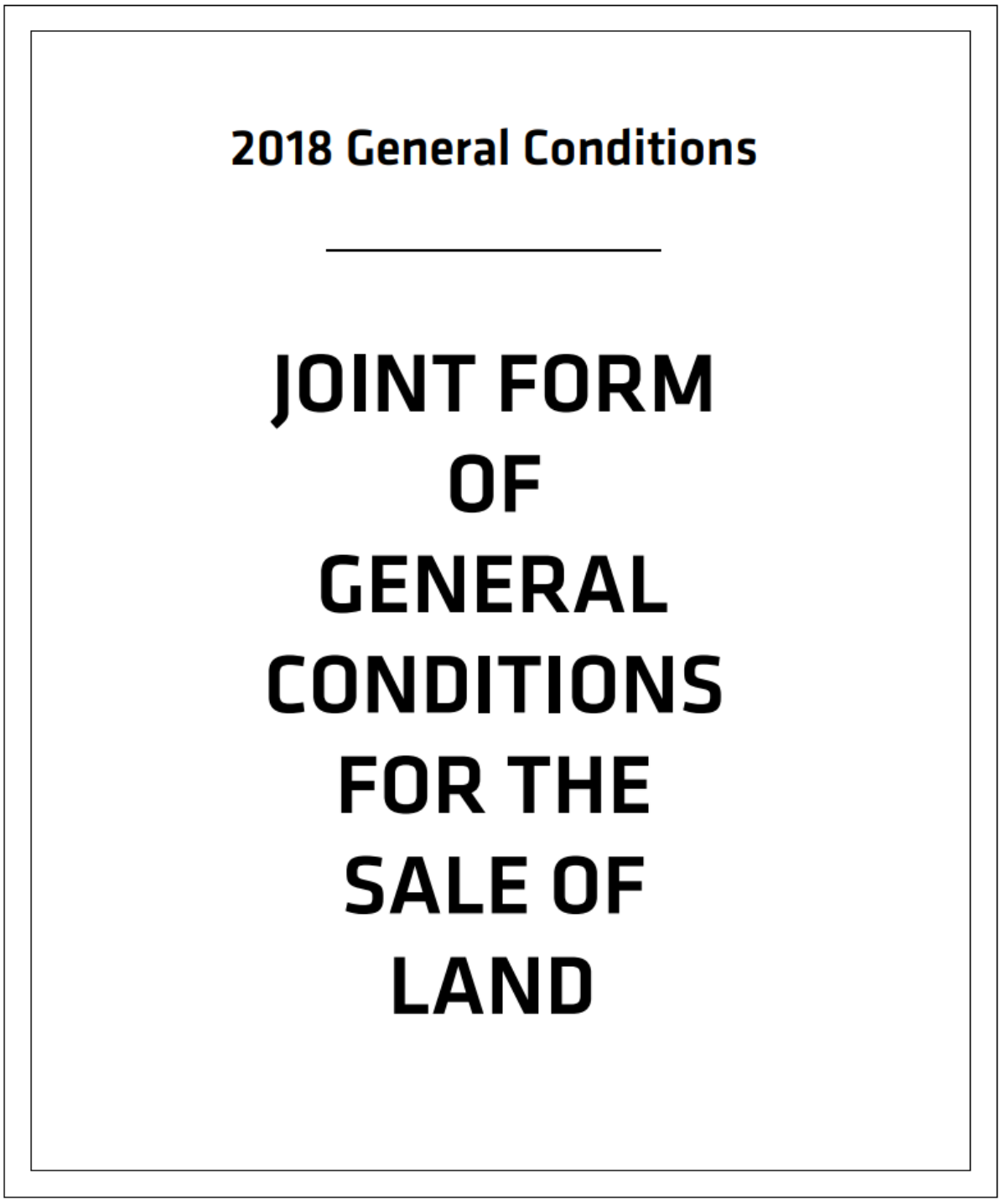
Joint Form of General Conditions



View Joint Form Here

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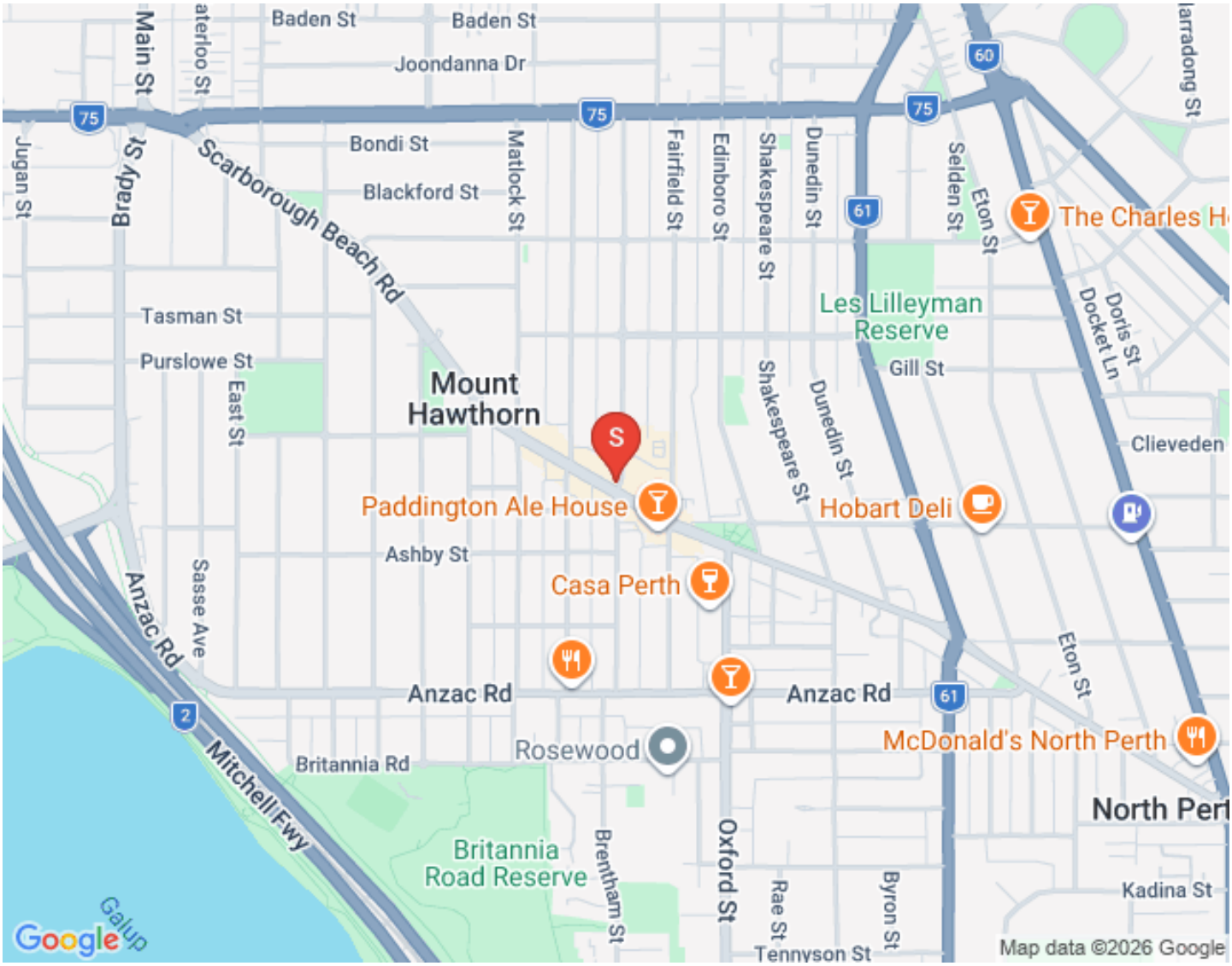
Team Genesis





DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@genesisrealtygroup.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.



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.



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.



CAITLYN NYBO

PROPERTY MANAGER

0412 175 528

rentals@fngenesis.com.au

Originally from Kalgoorlie, Caitlyn made the move to Perth in early 2025 to pursue new opportunities and grow her career in the real estate industry. With a strong background in property management, she quickly progressed from her role as an Assistant Property Manager at First National Real Estate Kalgoorlie to becoming a full-time Property Manager — a reflection of her hard work, attention to detail, and commitment to providing outstanding service to both landlords and tenants.

Caitlyn is known for her approachable nature, excellent communication skills, and ability to handle challenges with professionalism and efficiency. She takes pride in building strong relationships with clients and ensuring every property she manages is well cared for and compliant with current regulations.

Outside of work, Caitlyn enjoys keeping active and soaking up the sun with beach walks!

Caitlyn is excited to be part of the First National Real Estate Genesis team and looks forward to continuing to grow within the industry while delivering exceptional service to her clients.



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.