First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

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Welcome



10 Thesis Court, Marangaroo

Effortless Family Living in a Sought-After Cul-De-Sac

4 2 1

End Date Process

As one of our VIP clients we are notifying you about this upcoming property that may interest you.

If you have interest, please contact Damian Martin on 0432 269 444 if you want to know more information or have a look!

All offer presented on before 6pm Tuesday 4th of August.
(The seller reserves the right to accept offers before the end date.)

Tucked away in a quiet cul-de-sac, this beautifully presented 4 bedroom, 2 bathroom home offers the perfect blend of space, comfort, and everyday practicality. The light filled open plan living and dining area creates a warm and welcoming space for the whole family to gather. The U-shaped kitchen is both functional and bright, with a double window over the sink letting in plenty of natural light, along with a built-in fridge recess and microwave nook for a clean, streamlined look. Flowing seamlessly from here, the living space opens out to a spacious backyard, where real grass and lush garden beds set the scene, and a huge patio running the length of the home provides the ultimate spot for outdoor entertaining, all bordered by established fruit trees adding an element of charm.
For those who love a little extra breathing room, the separate lounge room offers wonderful flexibility. Positioned off the master suite, this space could easily become a parents' retreat, a second living area, a sitting room, or even an activity space for the kids. The master bedroom itself is a true haven, complete with a built-in wardrobe and its own private ensuite, while the secondary bedrooms all offer built-in wardrobes of their own, keeping everyone's space tidy and organised.

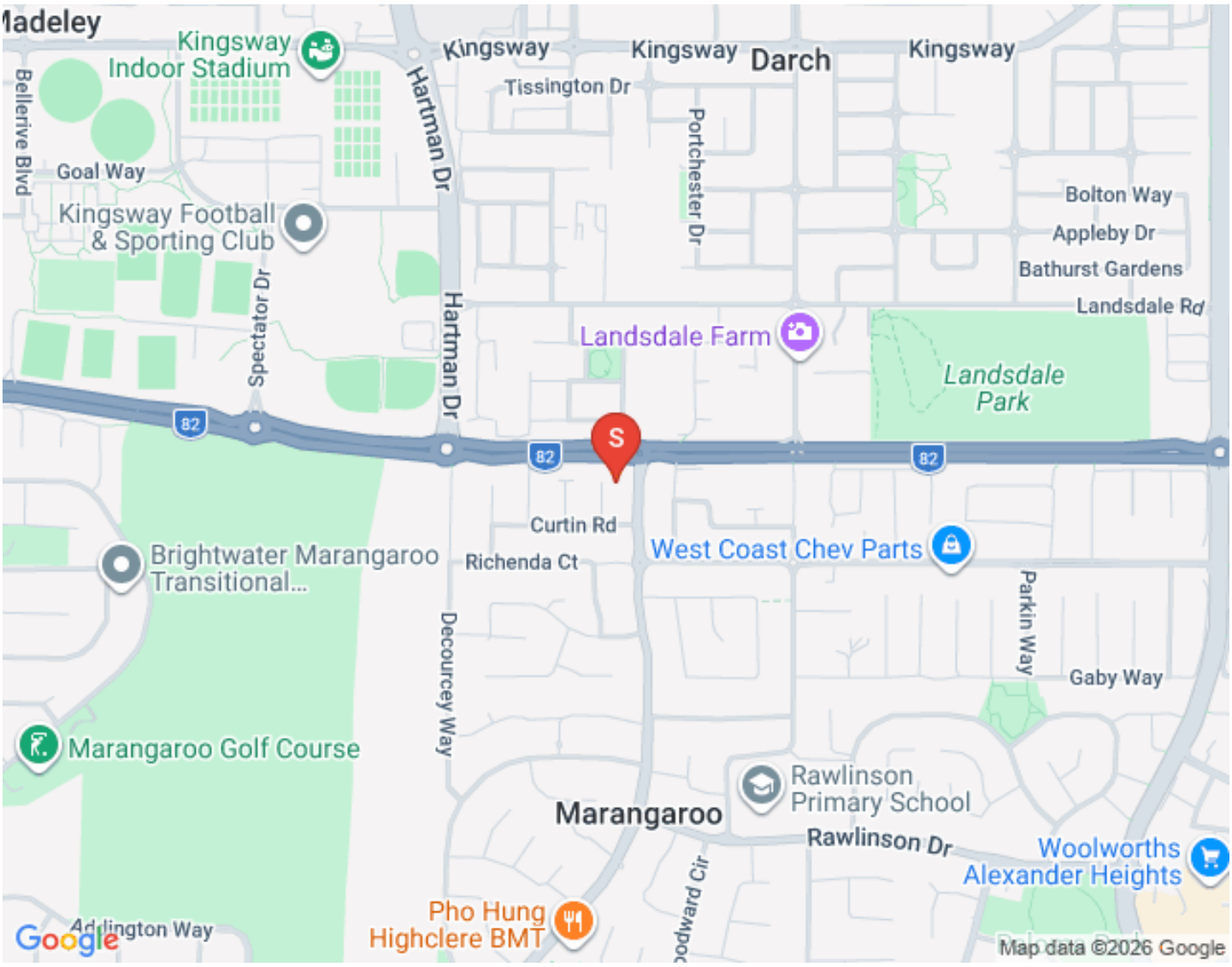
Practicality hasn't been overlooked either, with a luxury laundry featuring built-in cabinetry for extra storage, plus sliding door access straight out to the backyard for everyday convenience. Add to this a beautifully presented frontage with retained garden beds, and this home offers wonderful street appeal to match its family-friendly interior. With its prime cul-de-sac location and thoughtful design throughout, this one won't be available for long!

SCHOOL CATCHMENT
Rawlinson Primary School (900m)
Girrawheen Senior High School (2.1km)

RATES
Council: $ approx
Water: $1196 approx

FEATURES
* Quiet Cul De Sac
* 4 Bedrooms
* 2 Bathrooms
* Separate Lounge Room
* Spacious Backyard
* Huge Patio in Backyard for Outdoor Entertaining
* Light Filled Open Plan Living and Dining
* Plush Carpet in Living Area
* Master Bedroom with Built-in Wardrobe and Ensuite
* Built-in Wardrobes in Secondary Bedrooms
* Common Bathroom with Built-in Bath
* Luxury Laundry with Built-in Cabinetry for Additional Storage
* Sliding Door Access to Backyard from Laundry for Convenience
* Established Fruit Trees in Backyard
* Lush Garden Beds
* Beautiful Frontage with Retained Garden Beds

LIFESTYLE
650m Kwith Griffith Park
1.4km Landsdale Park
1.5km Kingsway Christian College
1.5km Kingsway Football and Sporting Club
1,7km Kingsway Bar & Bistro
1.7km Darch Plaza
2.2km Kingsway Shopping Centre
2.4km Marangaroo Golf Course
6.1km Greenwood Train Station


Madeley
Kingsway Indoor Stadium
Kingsway
Kingsway
Darch
Kingsway
Tissington Dr
Portchester Dr
Bellerive Blvd
Goal Way
Kingsway Football & Sporting Club
Hartman Dr
Bolton Way
Appleby Dr
Bathurst Gardens
Landsdale Rd
Spectator Dr
Landsdale Farm
Landsdale Park
82
82
82
S
Curtin Rd
Richenda Ct
West Coast Chev Parts
Brightwater Marangaroo Transitional...
Decourcey Way
Parkin Way
Gaby Way
Marangaroo Golf Course
Rawlinson Primary School
Marangaroo
Rawlinson Dr
Woolworths Alexander Heights
Pho Hung Highclere BMT
Addington Way
Google
Map data ©2026 Google

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Comparable Sales



14 RICHENDA COURT, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 3 Car
$855,000
Sold ons: 16/10/2025
Days on Market: 58

Land size: 509
sale - sold



4 ORION WAY, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 4 Car
$905,000
Sold ons: 08/04/2026
Days on Market: 29

Land size: 680
sale - sold



14 CYCAS COURT, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 2 Car
$971,000
Sold ons: 19/02/2026
Days on Market: 16

Land size: 556
sale - sold



19 BREDHURST ROAD, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 4 Car
$996,000
Sold ons: 07/02/2026
Days on Market: 25

Land size: 715
sale - sold



10 SPARKES COURT, GIRRAWHEEN, WA 6064, GIRRAWHEEN

4 Bed | 2 Bath | 2 Car
$1,010,000
Sold ons: 25/02/2026
Days on Market: 12

Land size: 785
sale - sold



89 ULLINGER LOOP, MARANGAROO, WA 6064, MARANGAROO

4 Bed | 2 Bath | 2 Car
$1,060,000
Sold ons: 04/05/2026
Days on Market: 28

Land size: 530
sale - sold

Powered by PropTrack

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Offer Documents

Click to download Offer Pack
Click to download the Multiple Offers Form

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Certificate of Title

Click here to download The Certificate of Title
Click here to download the Certificate of Title with Sketch
Click here to download the Plan
Click here to download the Plan - Title List

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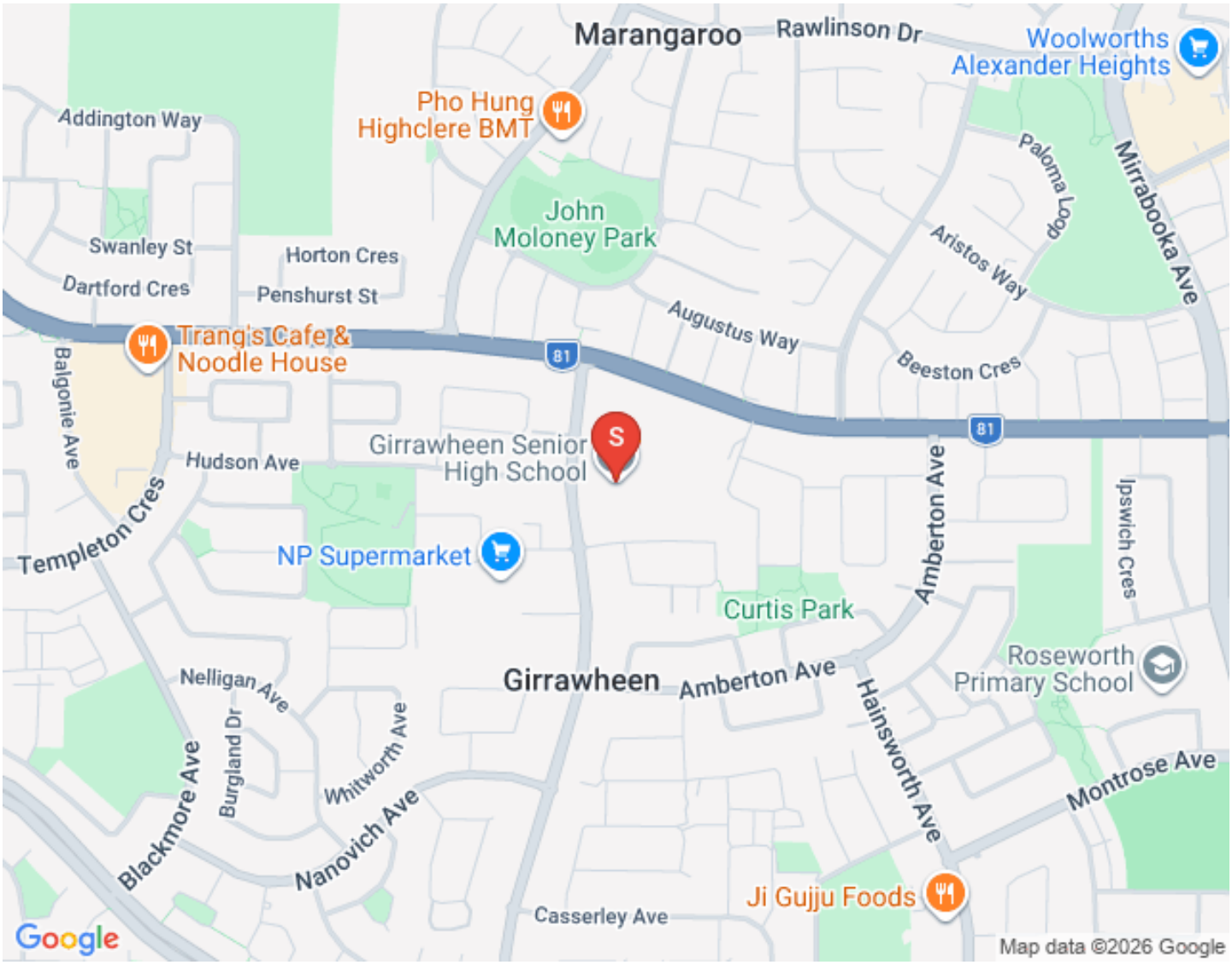
Local Schools

Rawlinson Primary School
Learning for Life

[Click here to view Intake Area]



[Click here to view Intake Area]



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Marangaroo Lifestyle

Marangaroo Golf Course

Course Overview - Marangaroo Golf Course

New Canton BBQ Restaurant



Paloma Park



Alexander Heights Shopping Centre

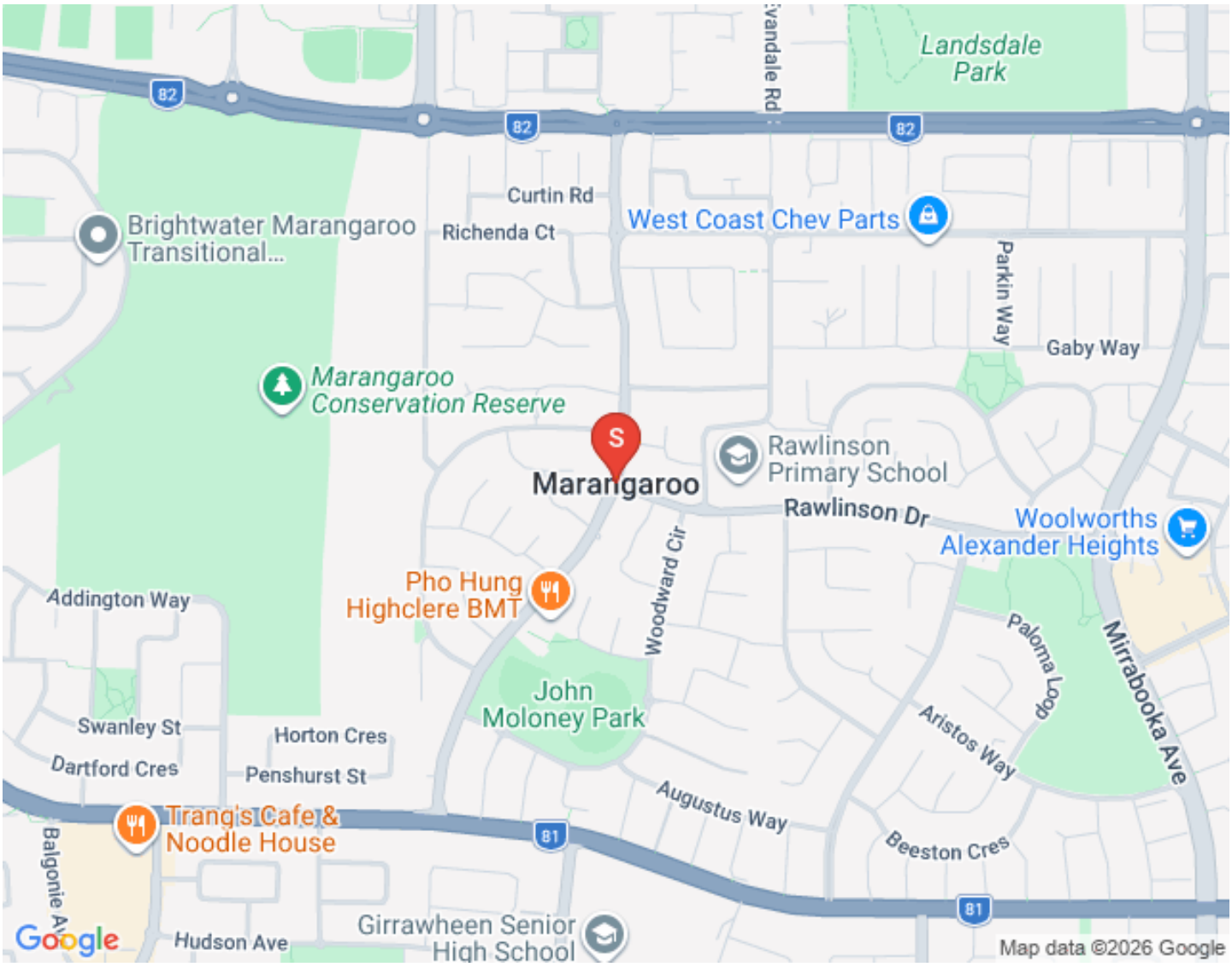


Alexander Heights Community Centre



Pho Hung Highclere BMT

Photo


Landsdale Park
82
Curtin Rd
Richenda Ct
Brightwater Marangaroo Transitional...
West Coast Chev Parts
Parkin Way
Gaby Way
Marangaroo Conservation Reserve
Marangaroo
Rawlinson Primary School
Rawlinson Dr
Woolworths Alexander Heights
Pho Hung Highclere BMT
Addington Way
Woodward Cir
Paloma Loop
Mirrabooka Ave
John Moloney Park
Swanley St
Horton Cres
Dartford Cres
Penshurst St
Aristos Way
Augustus Way
Trang's Cafe & Noodle House
81
Beeston Cres
Balgonie Ave
Hudson Ave
Girrawheen Senior High School
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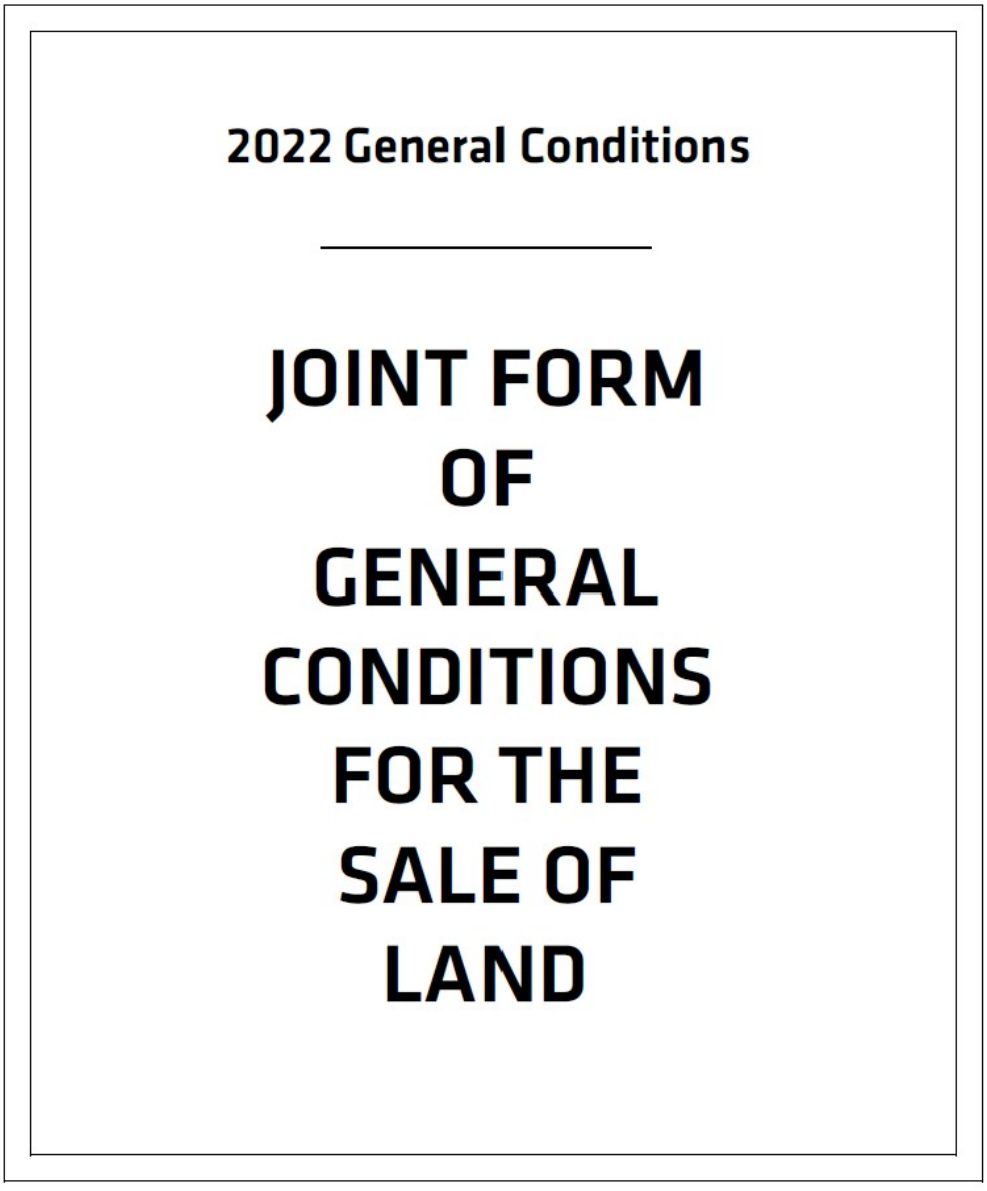
Joint Form of General Conditions



View Joint Form Here

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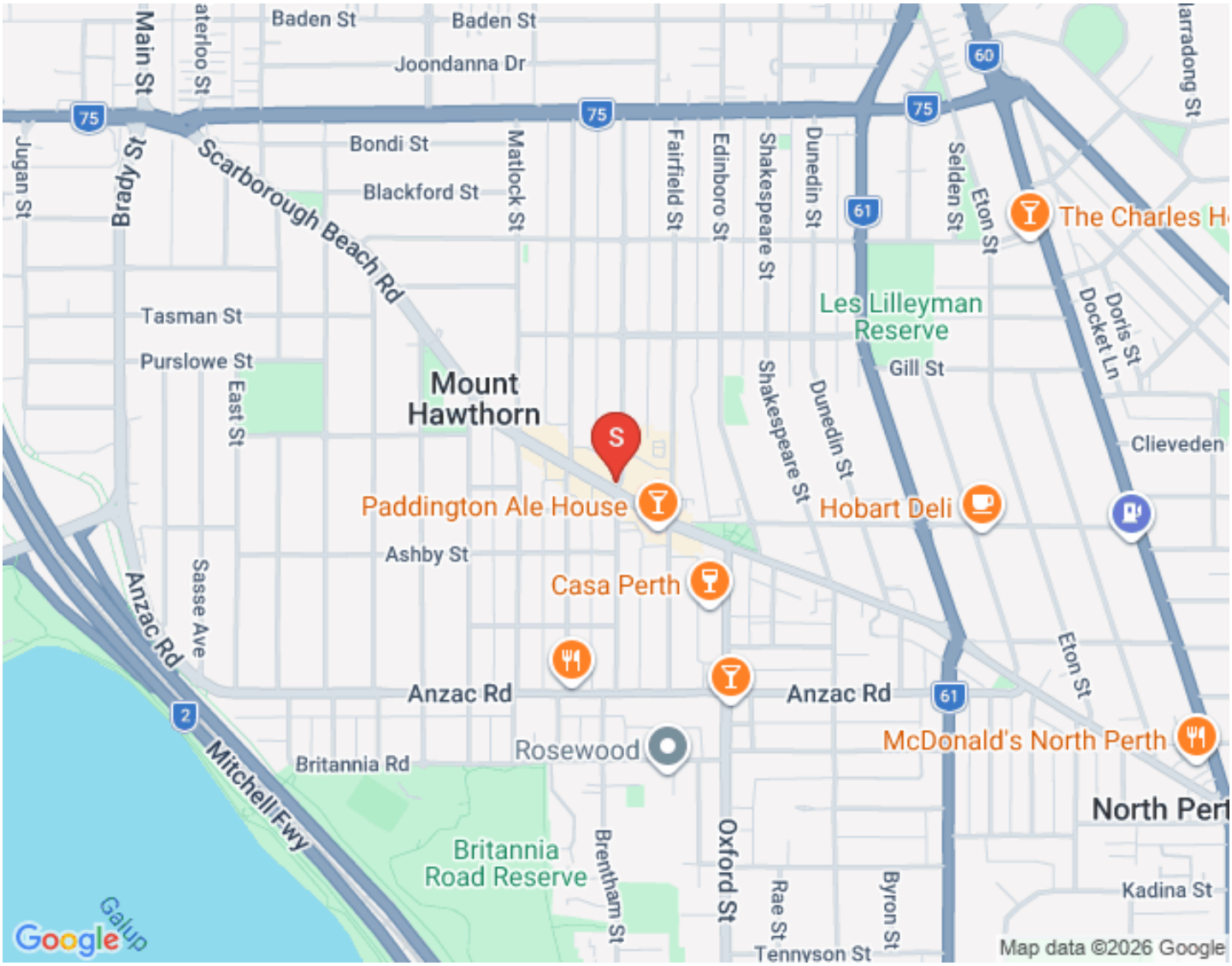
Team Genesis





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

gking@genesisrealtygroup.com.au

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.



DANIELLE VASIC

SALES CONSULTANT

dvasic@genesisrealtygroup.com.au

Danielle Vasic brings a lifetime of sales experience, genuine care, and a results-driven approach to every client she works with. Known by some of her clients as the “lucky charm,” she has built a reputation for achieving exceptional results while making the process seamless and stress-free.

Originally from Ireland, Danielle began her real estate journey at just 15 before going on to study Equine Science at the University of Limerick. She has worked in elite environments including Godolphin, preparing yearlings for sale, and later in luxury sales with diamonds and fine jewellery at Weir & Sons, experiences that shaped her attention to detail and strong negotiation skills.

Now based in Perth, Danielle works across the metropolitan area, from the Hills to the coast and everywhere in between. With over a decade of real estate experience, she is known for her honest advice, strong work ethic, and commitment to achieving the best possible outcome for her clients.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@genesisrealtygroup.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.



SAM WILLESEE

SALES CONSULTANT

0468959898

swillesee@fngenesis.com.au

Sam Willesee's journey in real estate began over six years ago through his own passion for property investment. What started as a single investment property has now grown into a substantial, multi-property portfolio spanning several states across Australia. Throughout this journey, Sam has been hands-on in every aspect of the process, from buying and selling to renovating and negotiating, gaining real-world insight into different market conditions and what drives strong results.

Sam's purpose is to help others navigate the same journey, so he formalised his experience with a Diploma in Real Estate to become a fully licensed real estate professional. Sam brings practical knowledge, a calm approach and genuine care for people into the sales arena to help his clients make one of life's biggest decisions, where they call home and where/when to invest.



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.

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Recent Sales in the Area



15 Harewood Place, Marangaroo

4 Bed | 2 Bath | 2 Car

Land size: 680sqm

$1,040,000



43 Honours Rise, Marangaroo

3 Bed | 1 Bath | 2 Car

Land size: 601sqm

$931,000



48 Redcliffe Avenue, Marangaroo

4 Bed | 2 Bath | 7 Car

Land size: 1076sqm

$1,300,000



46 Honours Rise, Marangaroo

4 Bed | 2 Bath | 2 Car

Land size: 516sqm

$810,000



24 Waddington Crescent, Koondoola

3 Bed | 2 Bath | 2 Car

Land size: 688sqm

$700,000



72 Callison Way, Koondoola

3 Bed | 1 Bath | 1 Car

Land size: 692sqm

$700,000