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Welcome






70 Lascelles Parade, Gooseberry Hill

**** UNDER OFFER ****

4  3  0 

**** UNDER OFFER ****








1 Ensuite

Rise to every occasion in this hillside home with truly astounding views extending in a westward arc to the far-distant horizon. The two-storey family home with multiple living areas, including a ground-floor games room, takes every advantage of its spectacular location, with decks and verandahs on both levels and an inspired  sunset  deck at the top of the lot  an inspired space perfect for evening gatherings and alfresco entertaining.

Built in the late 1970s, the home's split-level first floor reflects its era with soaring timber-lined ceilings, jarrah floorboards, and exposed beams, adding warmth and character. The generously proportioned kitchen offers ample bench space, abundant storage, ensuring those who love to cook and entertain have all they need at their fingertips. A small breakfast bar offers an idyllic spot to begin the day.

A striking natural landscape of eucalypts and grass trees sets the stage for this elevated retreat. Positioned in a highly sought-after location, the home offers an irresistible invitation to embrace a life close to nature where each day unfolds against a backdrop of awe-inspiring views.

SCHOOL CATCHMENT

- 2 km  Gooseberry Hill Primary School
- 2.4 km  Mary Mounts Primary School
- 3.7 km  Kalamunda Primary School
- 4.8 km  Kalamunda Senior High School
- 7.6 km  Helena Valley Primary School
- 12.9 km  Guildford Grammar
- 14.9 km  Helena College Senior Campus

RATES

Shire -

Water -

FEATURES

- * Prestigious Gooseberry Hill Location
- * Unparalleled Views
- * Split-Level First-floor design
- * ◆Sunset◆ Deck
- * Separate Study/4th Bedroom
- * Ground Floor Games Room with Powder Room
- * Semi-Open Plan Kitchen/Meals
- * Timber Lined High Ceilings
- * Exposed Beams
- * Clerestory Windows
- * Full-length Decks and Patios
- * Full-height Integrated Hallway Storage
- * Fujitsu Split System Air Conditioning Units
- * Ceiling Fans
- * Jarrah Floors
- * Slow Combustion Fireplace
- * Extensive Ground Floor Storage/Workspace
- * Junior Bedroom with attic/cubby/reading nook

General

- * Build Year: 1978
- * Block: 1002 sqm
- * Internal Living Area: 199 sqm
- * Total Built Area: 273 sqm

Kitchen

- * Laminate Benchtops and Breakfast Bar
- * Electric Wall Oven (Bellissimo)
- * 5-burner Gas Hob
- * Rangehood
- * Dishwasher (Bosch)
- * Walk-in Pantry

Main Bedroom

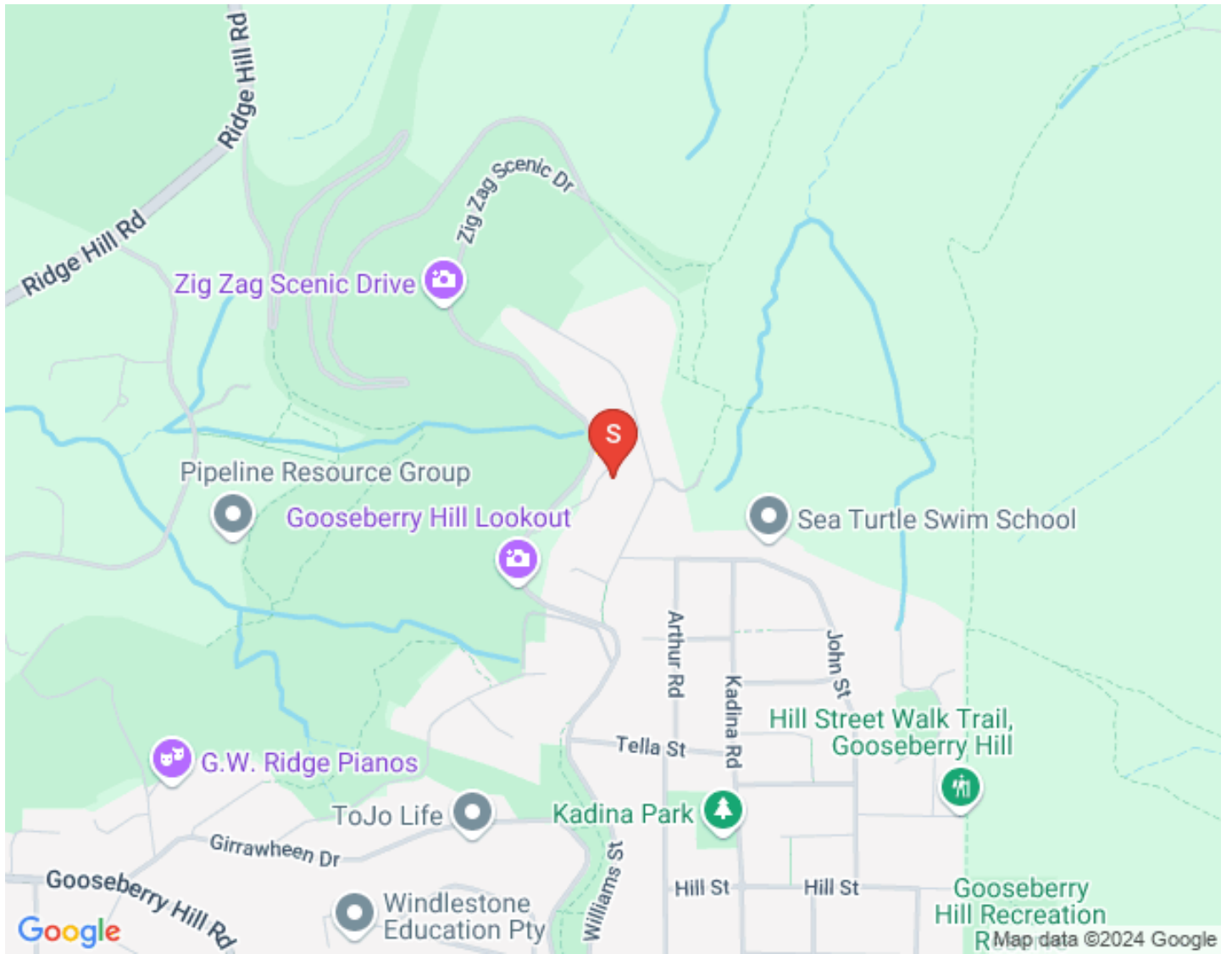
- * Picture Window Framing Stunning Views
- * 3-door Mirror-front Wardrobe
- * Fully Tiled Renovated Ensuite
- * Floating Vanity
- * Rainfall Shower
- * Split System AC

Outside

- * ◆ Sunset ◆ Deck
- * Classic Hills Landscape
- * Paved Drive
- * 4-car Off-street Parking
- * Instantaneous Gas Hot Water

LIFESTYLE

- 350 m Gooseberry Hill Lookout
- 900 m Zig Zag Scenic Drive
- 900 m Bus Stop
- 3.8 km Kalamunda
- 11.4 km Midland
- 11.8 km ◆ St John of God Hospital
- 12 km ◆ Perth Airport (15-20 minutes)
- 18 km ◆ Perth Observatory
- 36.1 km ◆ Perth CBD (30-40 minutes)



Floor Plan



70 Lascelles Parade, Gooseberry Hill

Residence 199m² | Verandah 21m² | Patio 24m² | Balcony 20m² | Storage 4m² | Porch 5m²

Total Area 273m²



This floorplan is for illustration purposes only to show the layout of the property, while every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Directive will not 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.citydirect.com.au

Comparable Sales



42 JOHN STREET, GOOSEBERRY HILL, WA 6076, GOOSEBERRY HILL

4 Bed | 2 Bath | 4 Car
\$950,000
Sold ons: 24/07/2024
Days on Market: 1



202 WILLIAMS STREET, GOOSEBERRY HILL, WA 6076, GOOSEBERRY HILL

4 Bed | 2 Bath | 2 Car
\$980,000
Sold ons: 11/07/2024
Days on Market: 18

Land size: 928



7 WYEE PLACE, GOOSEBERRY HILL, WA 6076, GOOSEBERRY HILL

4 Bed | 2 Bath | 2 Car
\$985,000
Sold ons: 25/04/2024
Days on Market: 44

Land size: 962



138 WILLIAMS STREET, GOOSEBERRY HILL, WA 6076, GOOSEBERRY HILL

4 Bed | 2 Bath | 4 Car
\$1,020,000
Sold ons: 22/05/2024
Days on Market: 59

Land size: 1924



63 GOOSEBERRY HILL ROAD, GOOSEBERRY HILL, WA 6076, GOOSEBERRY HILL

4 Bed | 2 Bath | 2 Car
\$1,195,000
Sold ons: 16/05/2024
Days on Market: 51

Land size: 2820

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](#)

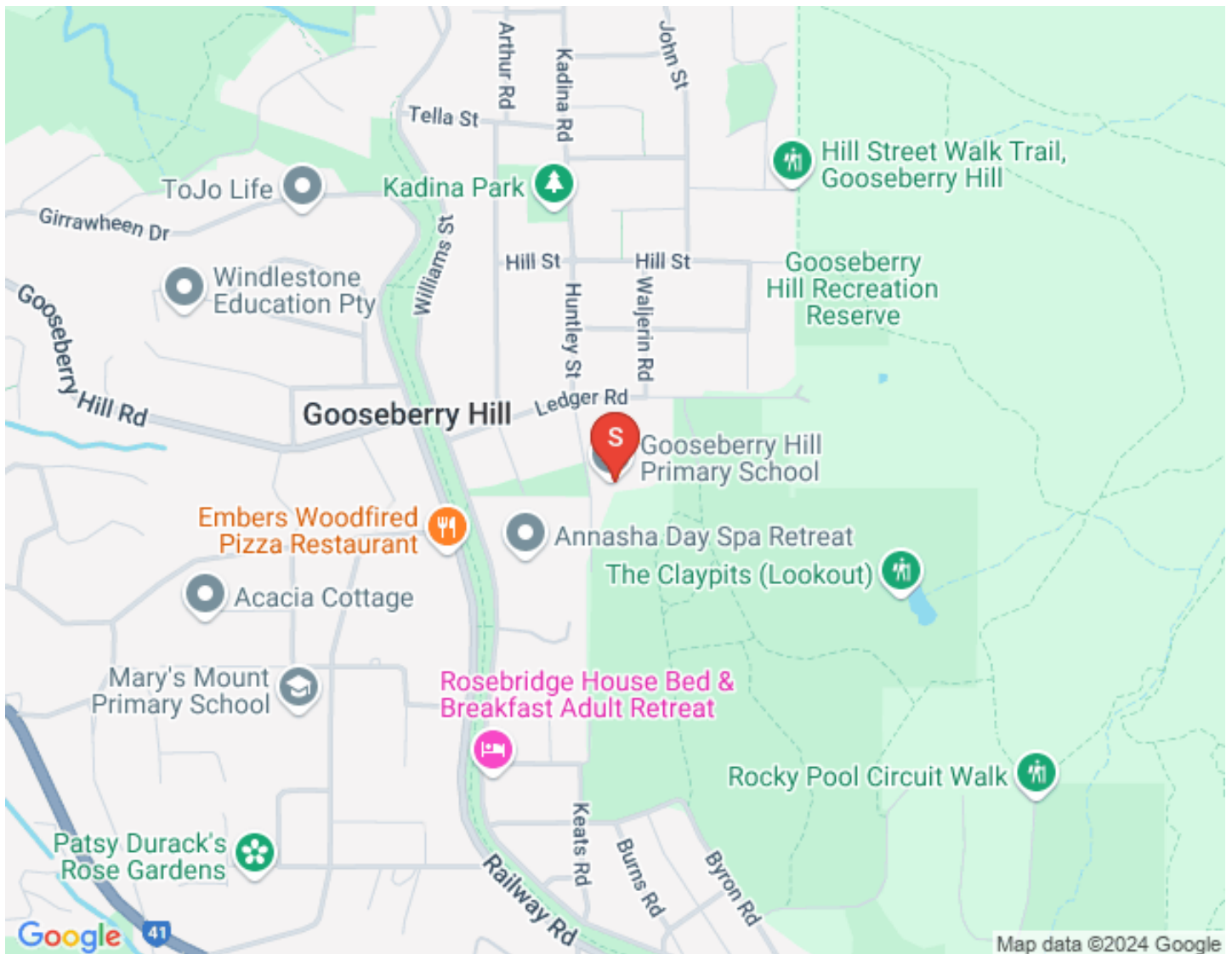
[Click to Download the Sketch](#)

[Click to Download the Plan](#)

Local Schools



[Click Here to View Gooseberry Hill Primary School](#)

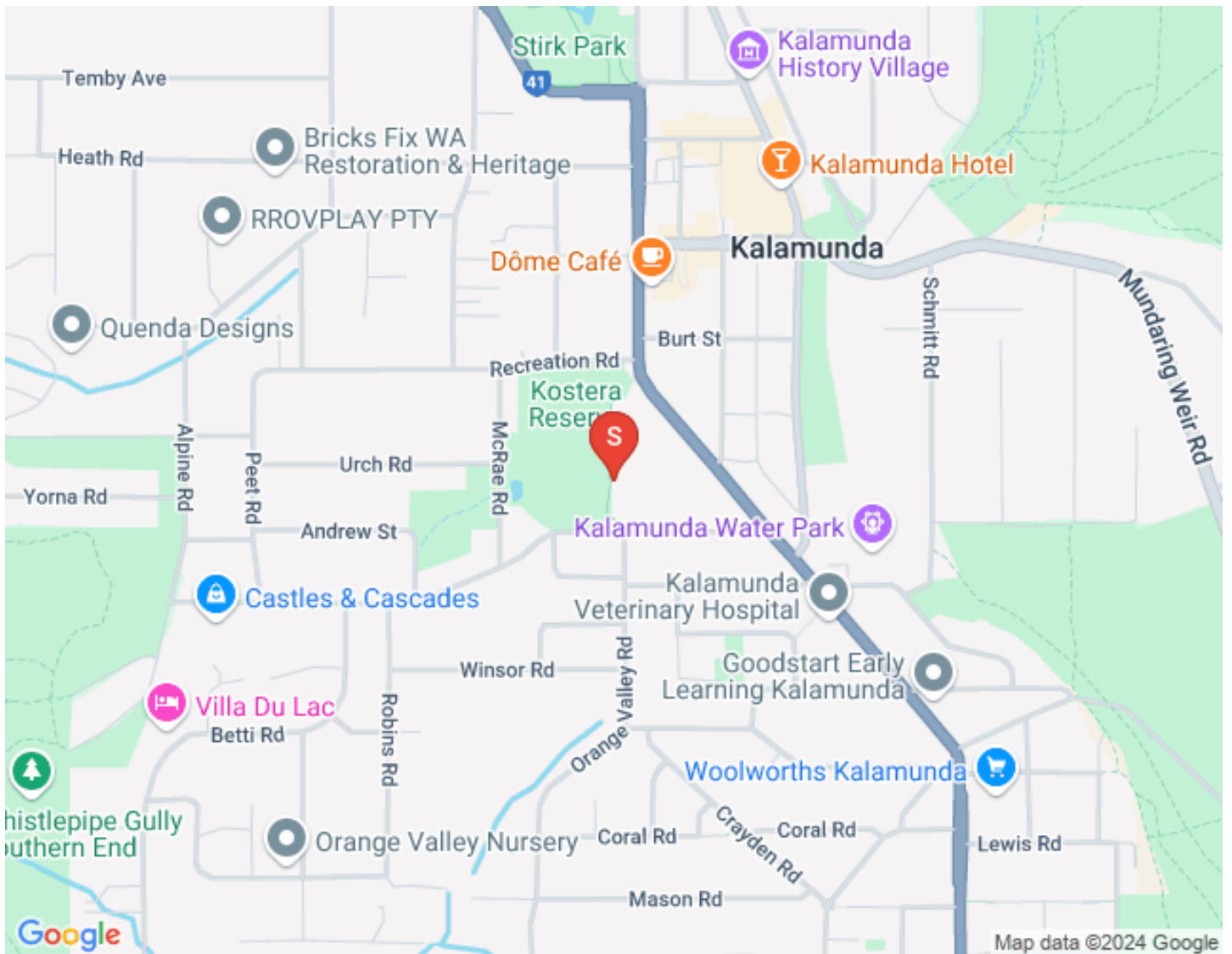


KALAMUNDA SENIOR HIGH SCHOOL



AN INDEPENDENT PUBLIC SCHOOL

[Click here to view Kalamunda Senior High School](#)



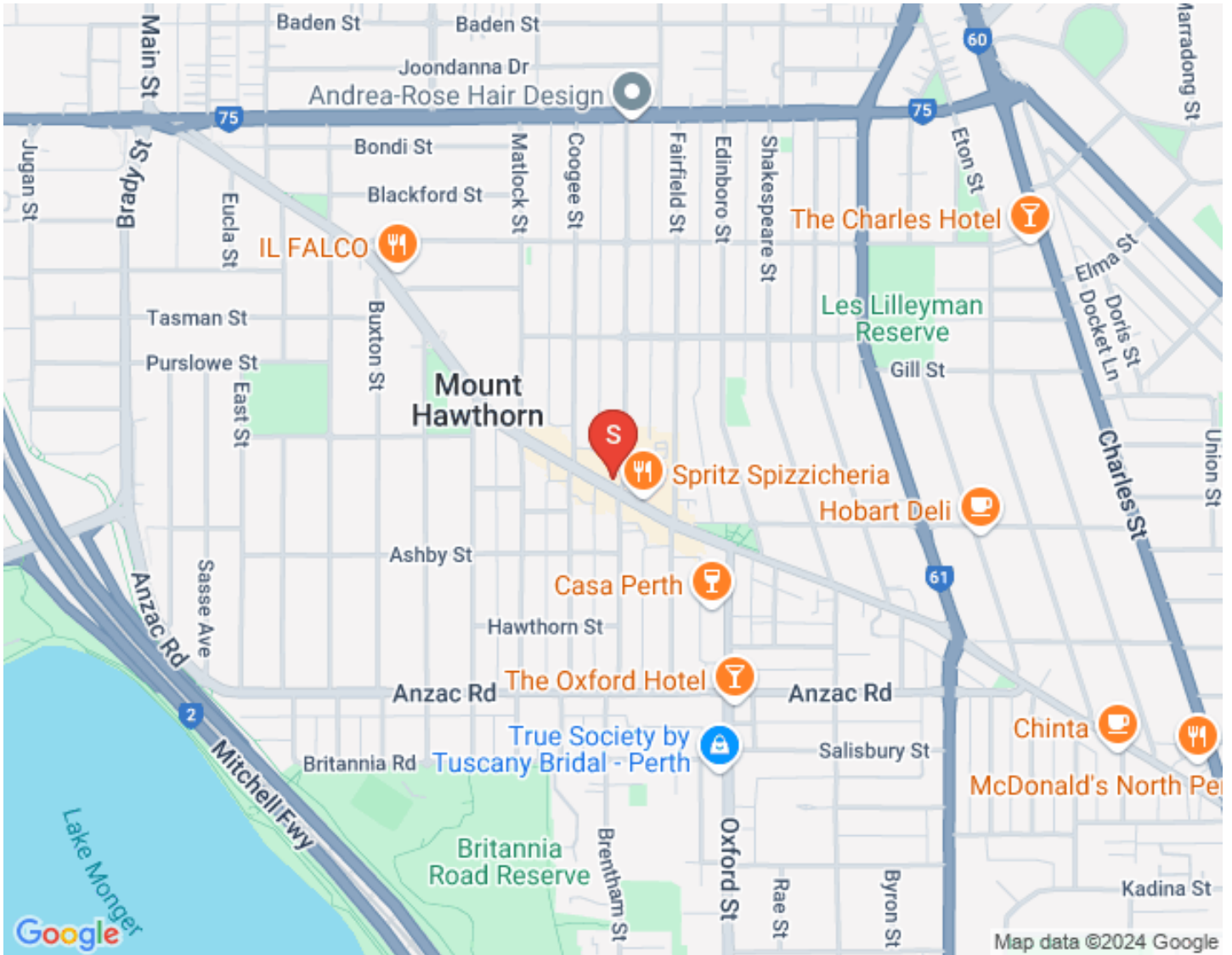
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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

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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

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

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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@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 in the Area



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



1445 Coulston Road, Boya

3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER

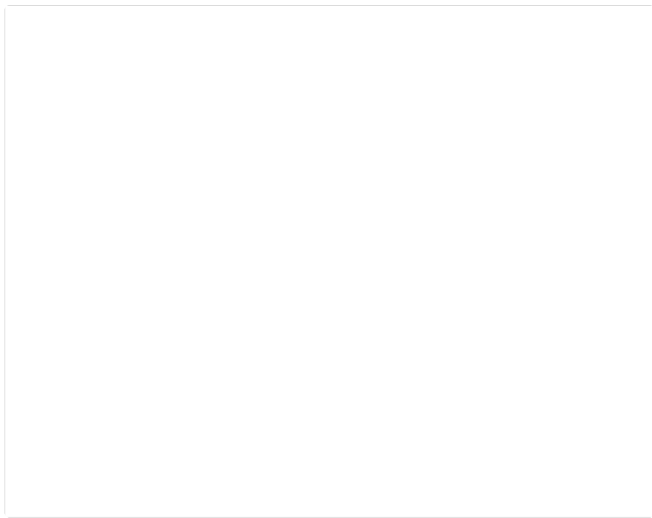


50 Sexton Street, Sawyers Valley

4 Bed | 2 Bath | 1 Car

Land size: 3705sqm

UNDER OFFER



36 Marnie Road, Glen Forrest

4 Bed | 2 Bath | 2 Car

Land size: 1782sqm

UNDER OFFER



21 Swan Street East, Guildford

3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process



9 Hillway, Swan View

4 Bed | 2 Bath | 5 Car

Land size: 2264sqm

From \$739,000



45 Myles Road, Swan View

3 Bed | 2 Bath | 3 Car

Land size: 690sqm

From \$399,000