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Welcome



95 Fauntleroy Avenue, Ascot

**** UNDER OFFER ****

5 2 2

**** UNDER OFFER ****

** UNDER OFFER **

Modern and convenient living.

SCHOOLS
1.8 km • Redcliffe Primary School
3.8 km • Belmont Primary School
5.1 km • St Columba's School
5.4 km • Guildford Grammar School

RATES
Council: $2520
Water: $1458

FEATURES
General
* Build Year: 2012
* Built Area: 310 sqm

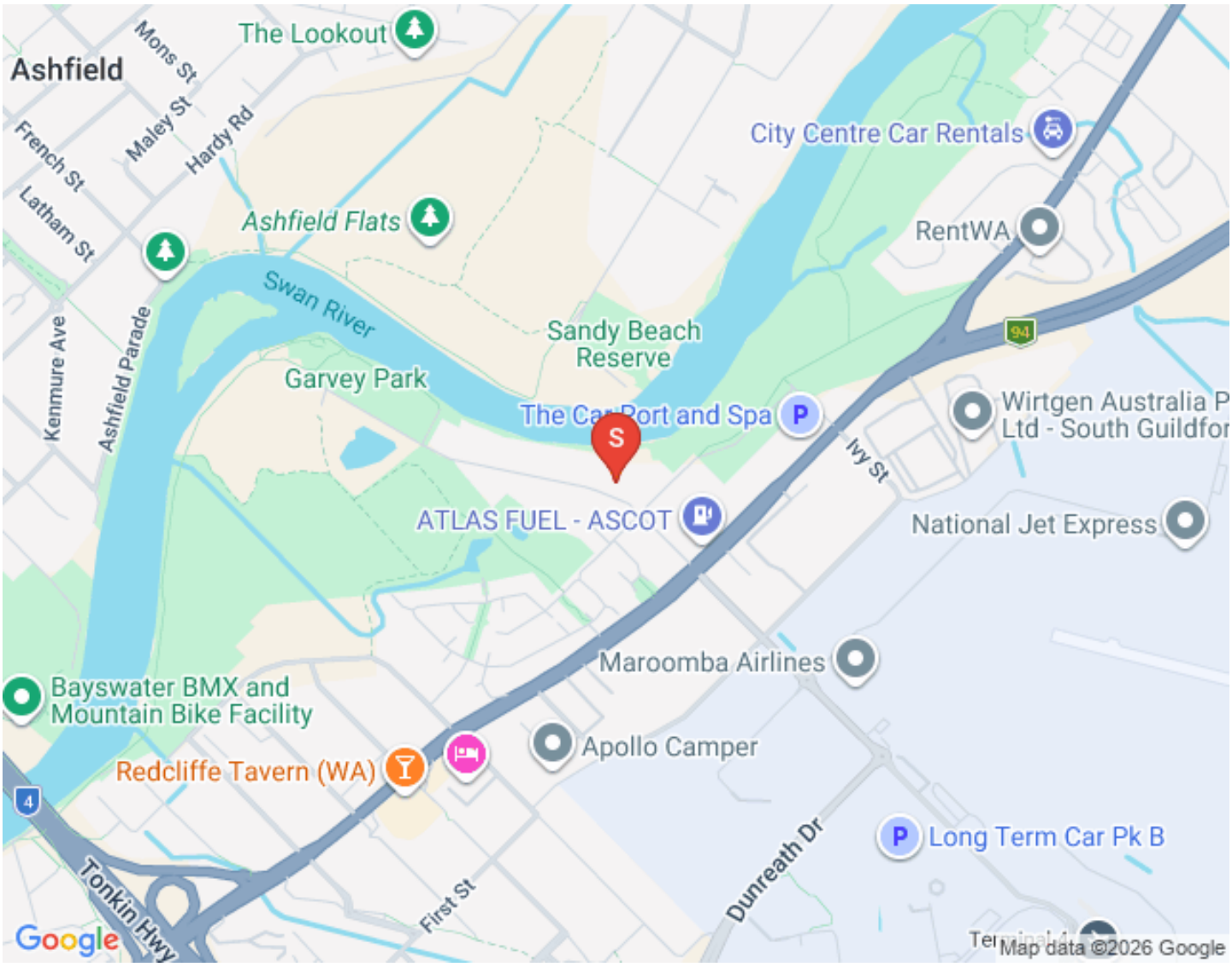
* 2 Powder Rooms
* Second-storey Adults' Zone
* High / Raked Ceilings
* Luminous Open Plan Living
* Full-height Glazing

* North Aspect Alfresco Entertaining
* Moda Living Electric Fireplace
* Ducted R/C Air-Conditioning (Daikin)
* Big River Spotted Gum Timber Floorboards
* Porcelain Tiles
* Quality Window Treatments
* Ducted Vacuum System

Kitchen
* Corian Benchtops
* Seamless Splashback
* 700 mm Oven (Westinghouse)
* 5 Burner Gas Stove (Westinghouse)
* Dishwasher (Westinghouse)
* Fitted Walk-in Pantry
* Appliance Nook
* Waterfall End Breakfast Bar
* Built-in Credenza

Outside
* Rendered/Brick Brick Veneer
* Second-storey Balcony
* Easy-care Gardens
* North Facing Outdoor Entertaining 3.8m X 6.5 m
* Remote Entry 2-car Garage with Storage
* Leafy Backyard
* Exposed Aggregate Driveway
* Keyless Shoppers Entry from Garage
* instant Gas Hot Water (Rinnai)
* Swim Spa
* 6.6 kW Solar Array
* 5 kW Fronius Inverter

LIFESTYLE
200 m Swan River
400 m Garvey Park
700 m Ascot Kayak Club
1.8 km Perth Airport (5 minutes)
4 km Guildford
7.7 km Maylands Peninsula Public Golf Course
8 km St John of God Hospital Midland
11.9 km Perth CBD (20 Minutes)


Ashfield
The Lookout
Mons St
Maley St
Hardy Rd
French St
Latham St
Kenmure Ave
Ashfield Parade
Ashfield Flats
Swan River
Garvey Park
Sandy Beach Reserve
City Centre Car Rentals
RentWA
94
Wirtgen Australia P
Ltd - South Guildfor
The Carport and Spa
P
S
Ivy St
ATLAS FUEL - ASCOT
National Jet Express
Maroomba Airlines
Bayswater BMX and
Mountain Bike Facility
Apollo Camper
Redcliffe Tavern (WA)
4
Tonkin Hwy
First St
Dunreath Dr
P
Long Term Car Pk B
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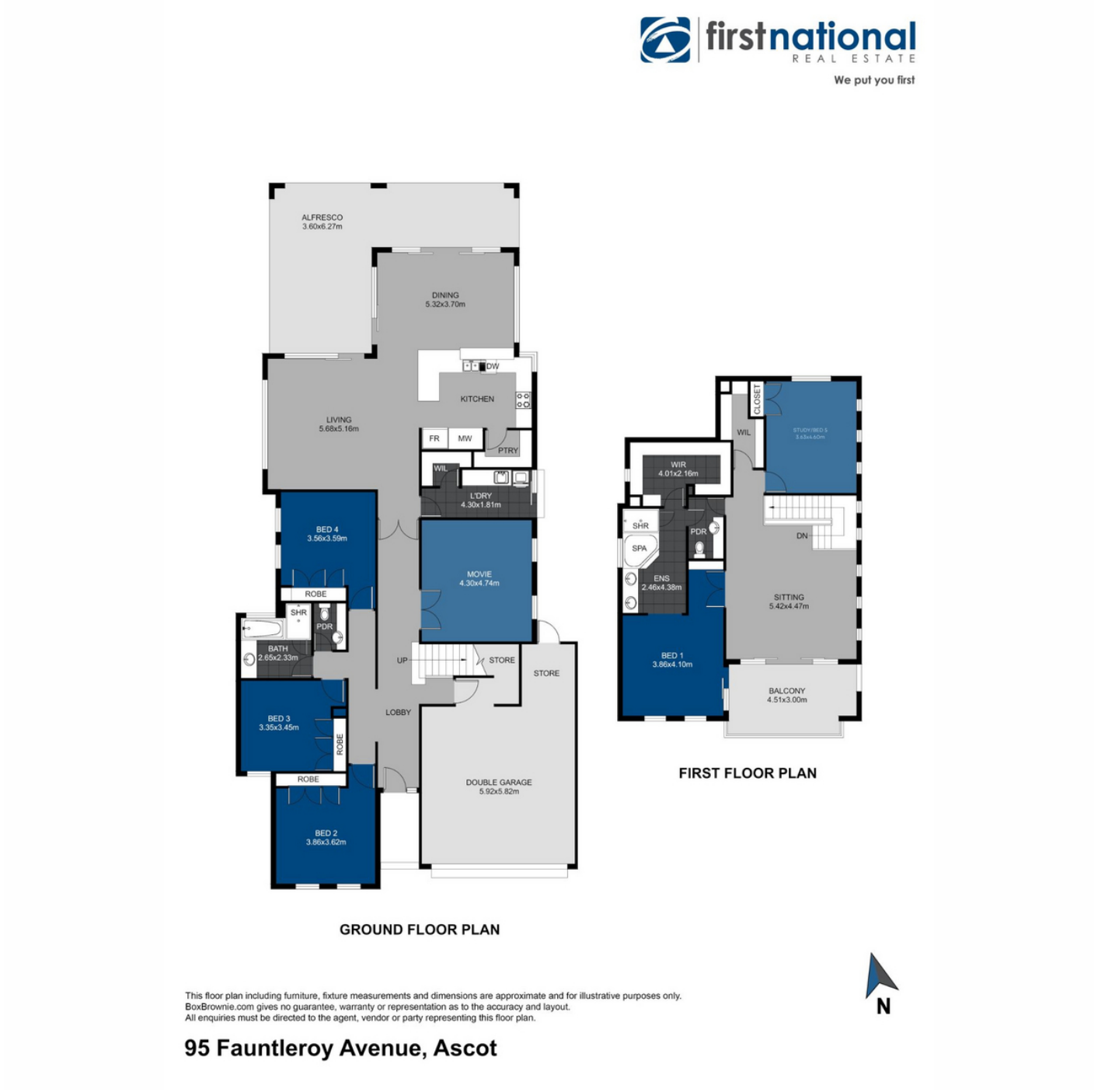
Floor Plan



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Comparable Sales



19 JANUK TURN, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 2 Bath | 2 Car
$1,450,000
Sold ons: 28/02/2025
Days on Market: 105

Land size: 540
sale - sold



1/69 STONE STREET, BAYSWATER, WA 6053, BAYSWATER

4 Bed | 2 Bath | 4 Car
$1,493,000
Sold ons: 07/01/2025
Days on Market: 47

Land size: 309
sale - sold



30 THE BOARDWALK, ASCOT

4 Bed | 2 Bath | 2 Car
Listing Price: $1,500,000
Sale Price: $1,500,000
Sold on: 12/02/2025
Days on Market: 0

Land size: 360
For Sale
View Property



15A KANOWNA AVENUE WEST, ASCOT, WA 6104, ASCOT

5 Bed | 3 Bath | 4 Car
$1,700,000
Sold ons: 10/11/2024
Days on Market: 10

sale - sold

Powered by PropTrack

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Offer Documents

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

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Certificate of Title

Click to download the Certificate of Title
Click to download the Deposited Plan

Guy King
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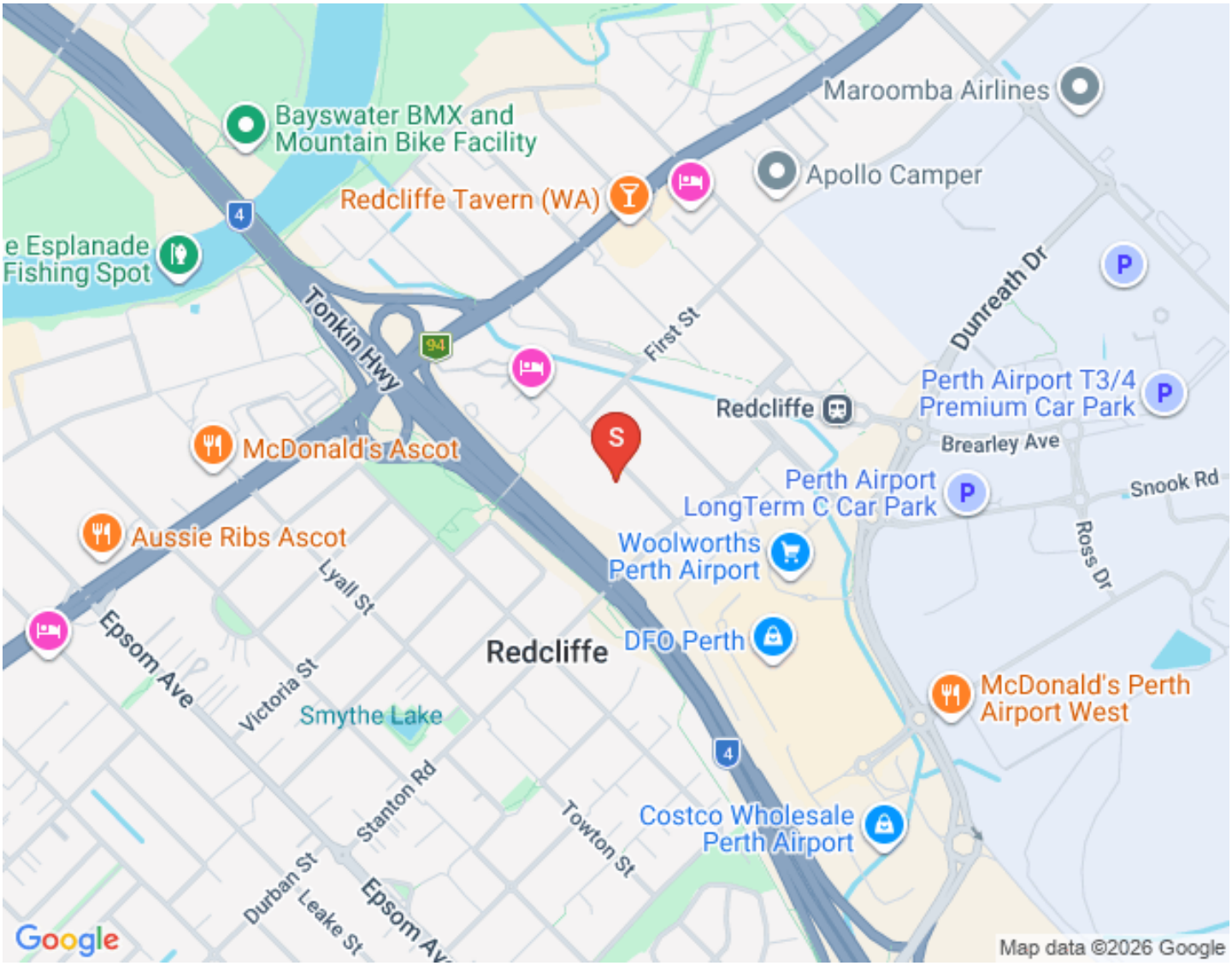
Local Schools

Redcliffe Primary School

[Click here to view Intake Information]



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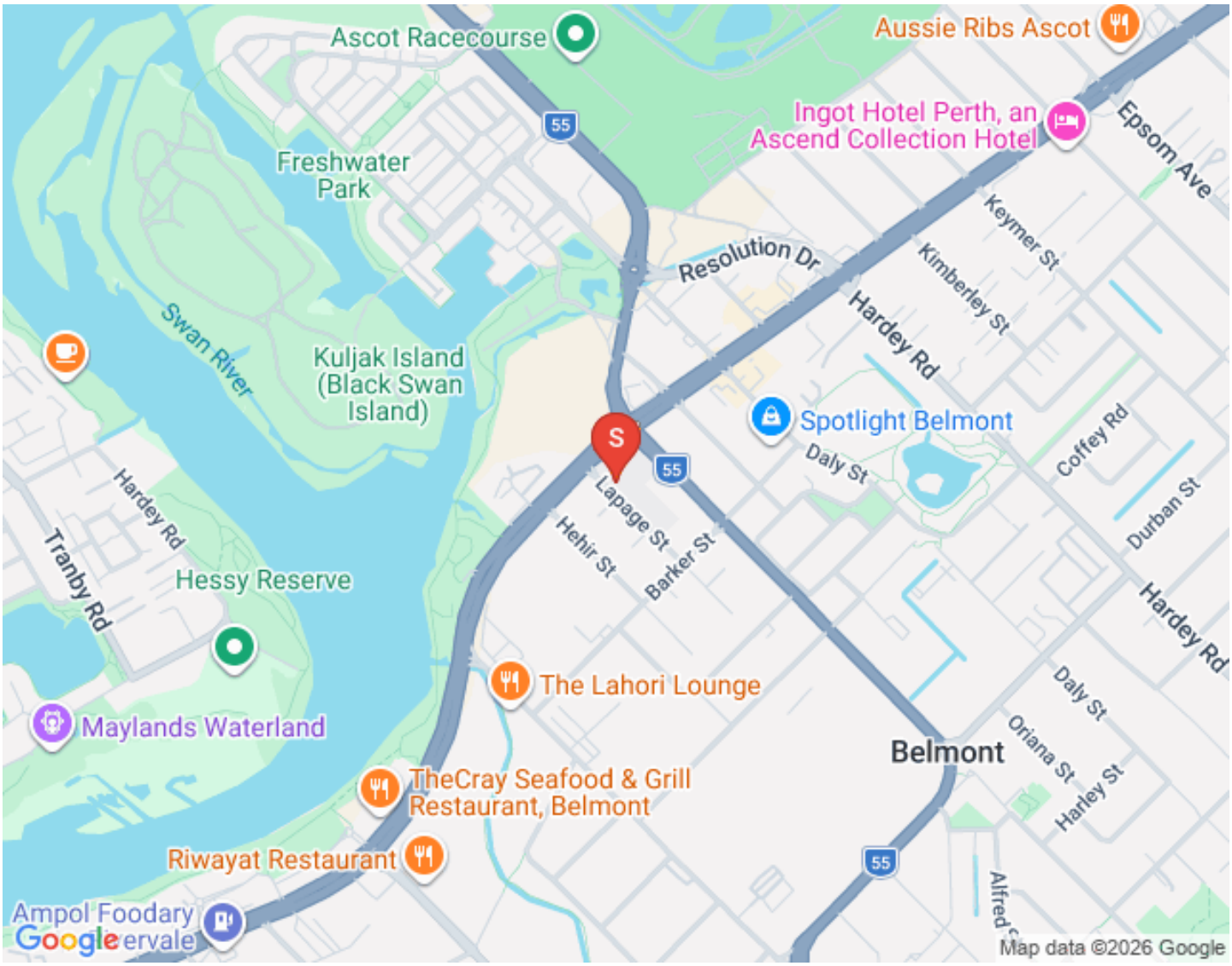

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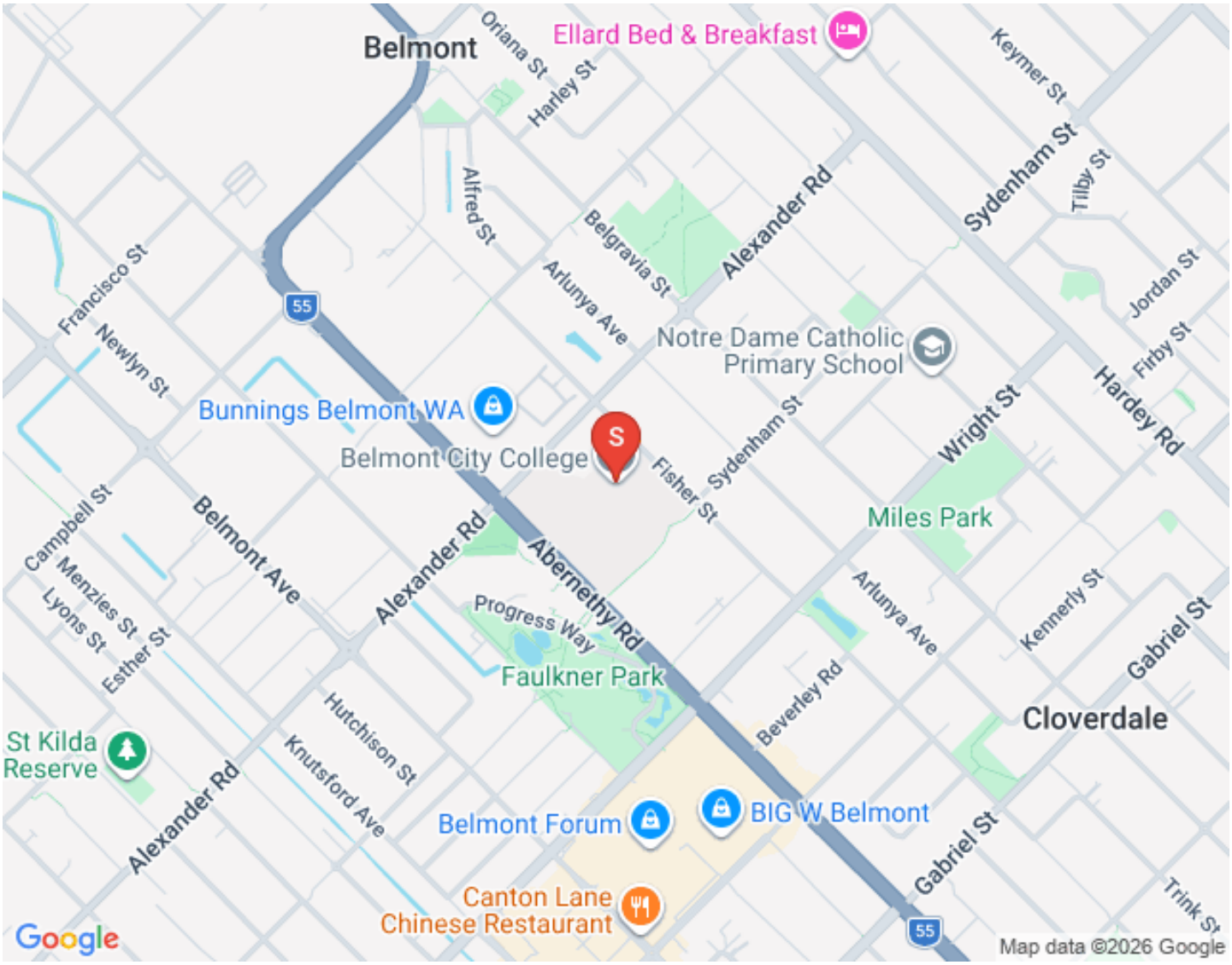
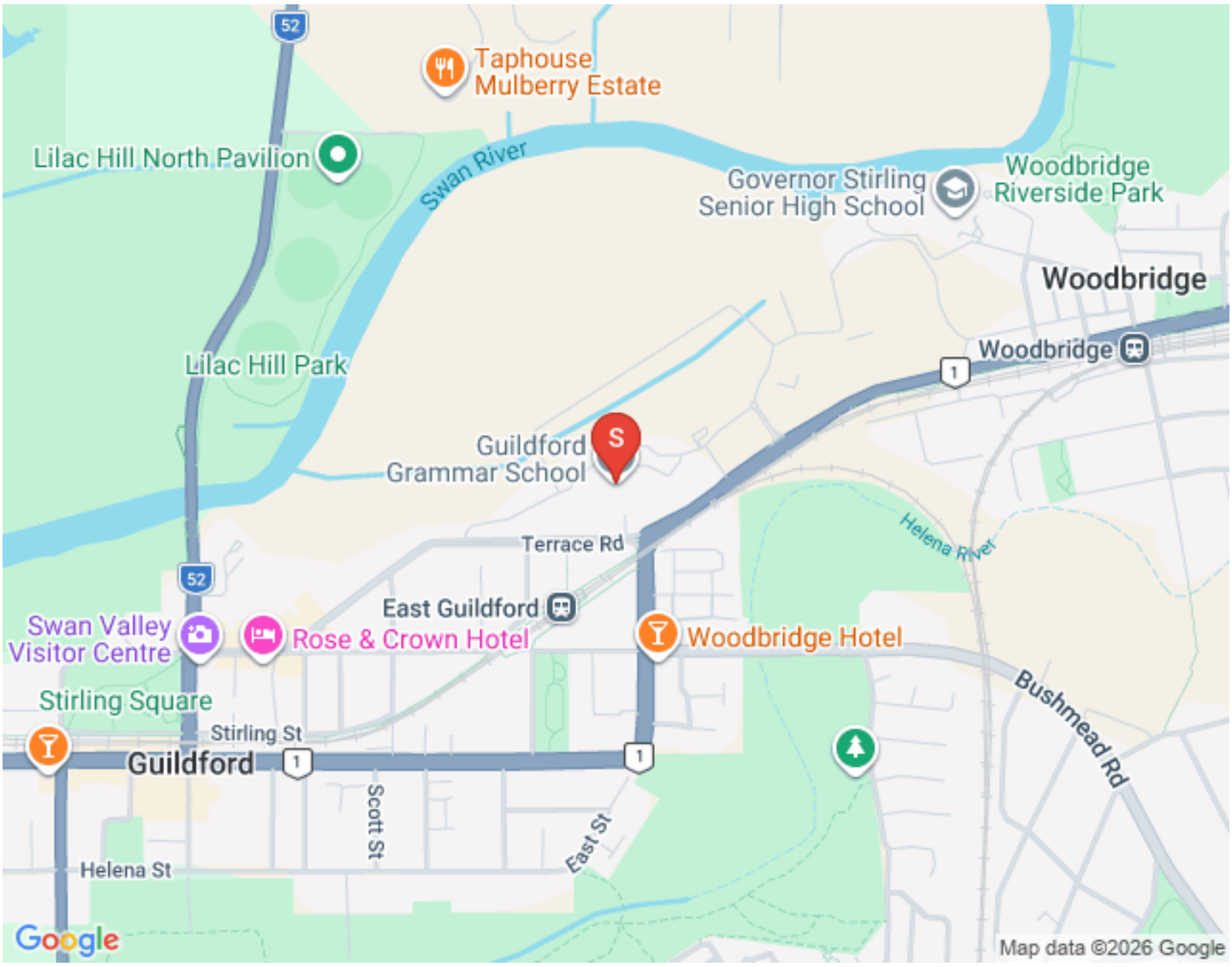


125 YEARS
GO·FORWARD
Guildford Grammar School
1896 – 2021

[Click here to view school website.]


Taphouse
Mulberry Estate
Lilac Hill North Pavilion
Swan River
Governor Stirling
Senior High School
Woodbridge
Riverside Park
Woodbridge
Woodbridge
Lilac Hill Park
Guildford
Grammar School
Terrace Rd
Helena River
East Guildford
Swan Valley
Visitor Centre
Rose & Crown Hotel
Woodbridge Hotel
Bushmead Rd
Stirling Square
Stirling St
Guildford
Scott St
East St
Helena St
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Ascot

Garvey Park



DFO - Perth Airport



Ascot Race Course

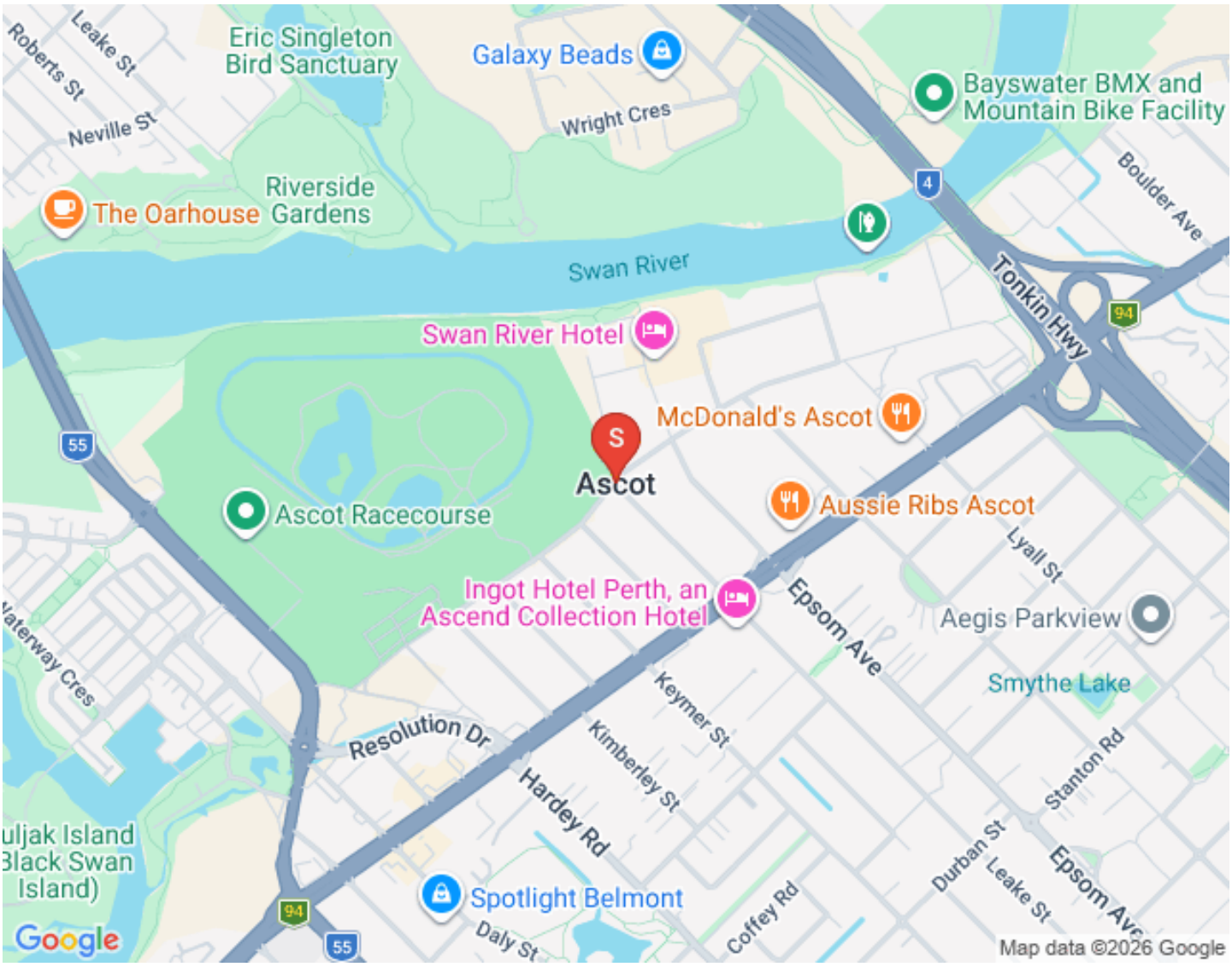


Crown Towers Perth



Swan Cafe


SPECIALS


Eric Singleton Bird Sanctuary
Galaxy Beads
Bayswater BMX and Mountain Bike Facility
Wright Cres
Roberts St
Leake St
Neville St
Riverside Gardens
The Oarhouse
Swan River
Boulder Ave
Tonkin Hwy
Swan River Hotel
McDonald's Ascot
Ascot
Ascot Racecourse
Aussie Ribs Ascot
Lyall St
Ingot Hotel Perth, an Ascend Collection Hotel
Epsom Ave
Aegis Parkview
Smythe Lake
Waterway Cres
Keymer St
Resolution Dr
Kimberley St
Hardey Rd
Stanton Rd
Durban St
Leake St
Epsom Ave
Spotlight Belmont
Coffey Rd
Daly St
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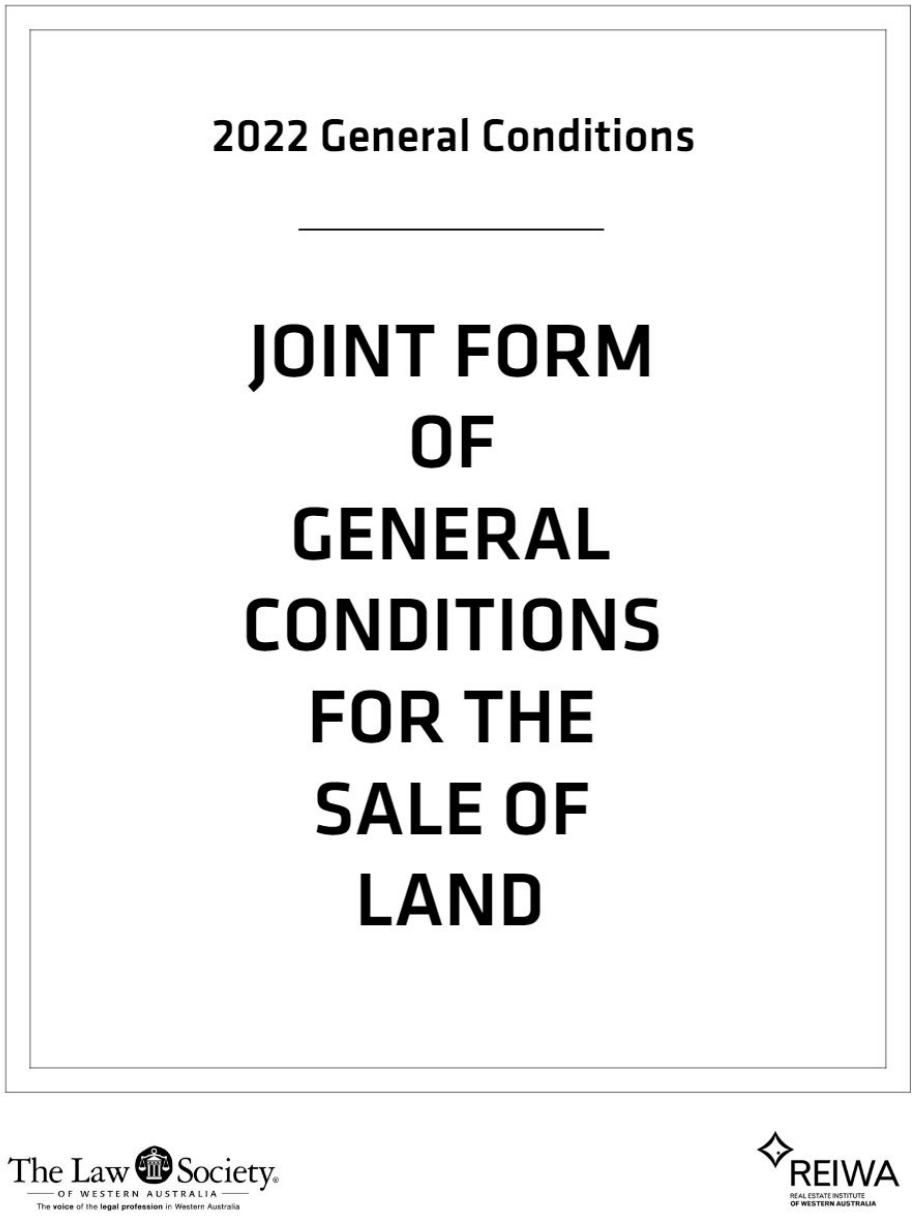
Joint Form of General Conditions



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View Joint Form Here

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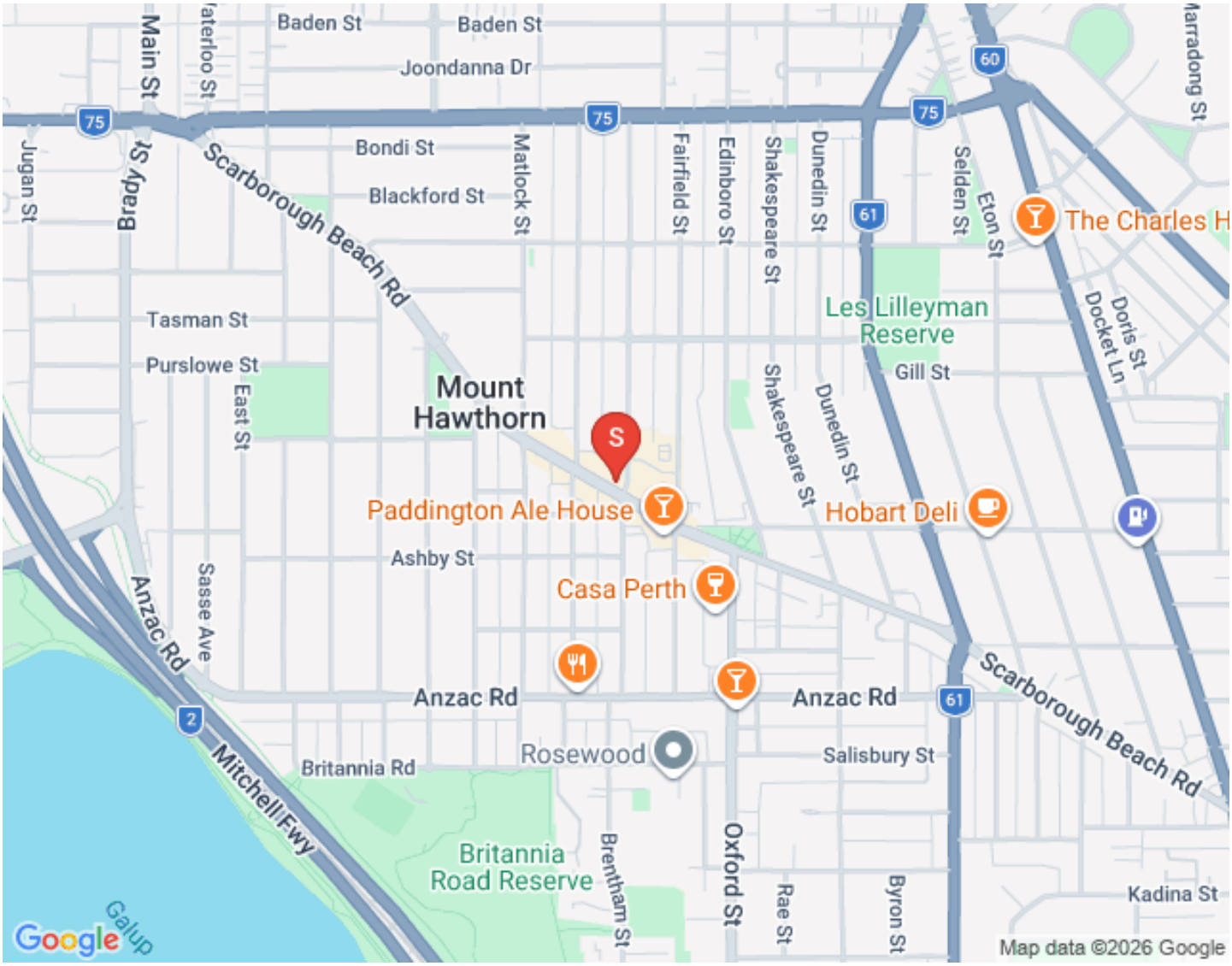
Team Genesis





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.



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.



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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesis.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.



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.



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



93/1 Kennedy Street, Maylands

2 Bed | 1 Bath | 1 Car

Land size: 100sqm

End Date Process



11B Clarke Way, Bassendean

3 Bed | 1 Bath | 2 Car

Land size: 639sqm

** UNDER OFFER **



282D Railway Parade, East Cannington

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer