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# Welcome




## 11B Clarke Way, Bassendean

**** UNDER OFFER ****

3 1 2

**** UNDER OFFER ****

The seller accepted an offer before the end date!
All offers presented on or before 6pm Tuesday 8th April 2025.

Natural light dances across the generous interiors of this exceptional property, offering a lifestyle of ease and spaciousness rarely found in a duplex. Set well back at a bend in the road, an established garden planted with low-maintenance native plants provides a living screen and enhances the sense of space.

Entry is to the open-plan living room and substantial eat-in kitchen, where hi-gloss cabinets in a sophisticated clotted cream finish reflect natural light. An expanse of benchtop runs the length of the space, offering abundant room for culinary creativity. The kitchen's proportions comfortably accommodate a full-size table, making everyday meals and special occasions equally convenient. A partial wall provides a subtle divide between the kitchen/dining zone and living area  maintaining visual connection while offering a subtle spatial definition. This considered design element preserves the home's open-plan ethos while allowing each space to maintain its distinct character and function.

What truly distinguishes this property is its exceptional outdoor living spaces. The extensive yard and meticulously maintained reticulated garden create a private sanctuary that extends the living area. Multiple zones for relaxation, entertainment, and gardening ensure every outdoor inclination is catered for, whether hosting alfresco gatherings, or enjoying the restorative power of nature.
The garden's design minimises maintenance requirements  a testament to the property's philosophy of effortless living. Established plantings provide structure and privacy while requiring minimal intervention, perfect for busy professionals or those who prefer leisure over

labour.
For the entertainer, the outdoor spaces offer limitless potential across all seasons, with a built-in barbecue and ample room for dining and lounging.

SCHOOLS
1 km • Cyril Jackson Senior Campus
1 km • Bassendean Primary School
1.1 km • Casa Mia Montessori School
1.4 km • Ashfield Primary School
4.5 km • Guildford Grammar
6.2 km • Governor Stirling Senior High School

RATES
Council: $2109
Water: $1172

FEATURES
* Low-Maintenance
* Survey Strata Duplex
* Open Plan Kitchen Meals
* Living Room with Gas Bayonet
* Large Alfresco Entertaining
* Updated Kitchen
* Updated Bathroom
* Storage in Laundry
* 3 x Reverse Cycle Airconditioners
* Ceiling Fans
* Fully Fenced Backyard
* Auto Retic
* Garden Shed
* Established Gardens
* Roller Shutters
* Single-car Garage
* Paved Driveway
* Off-street Parking

General
* 3 bedrooms, 1 bathroom
* Build Year: 1976
* Block: 639 sqm
* Internal Living: 99 sqm
* Total Built Area: 225 sqm

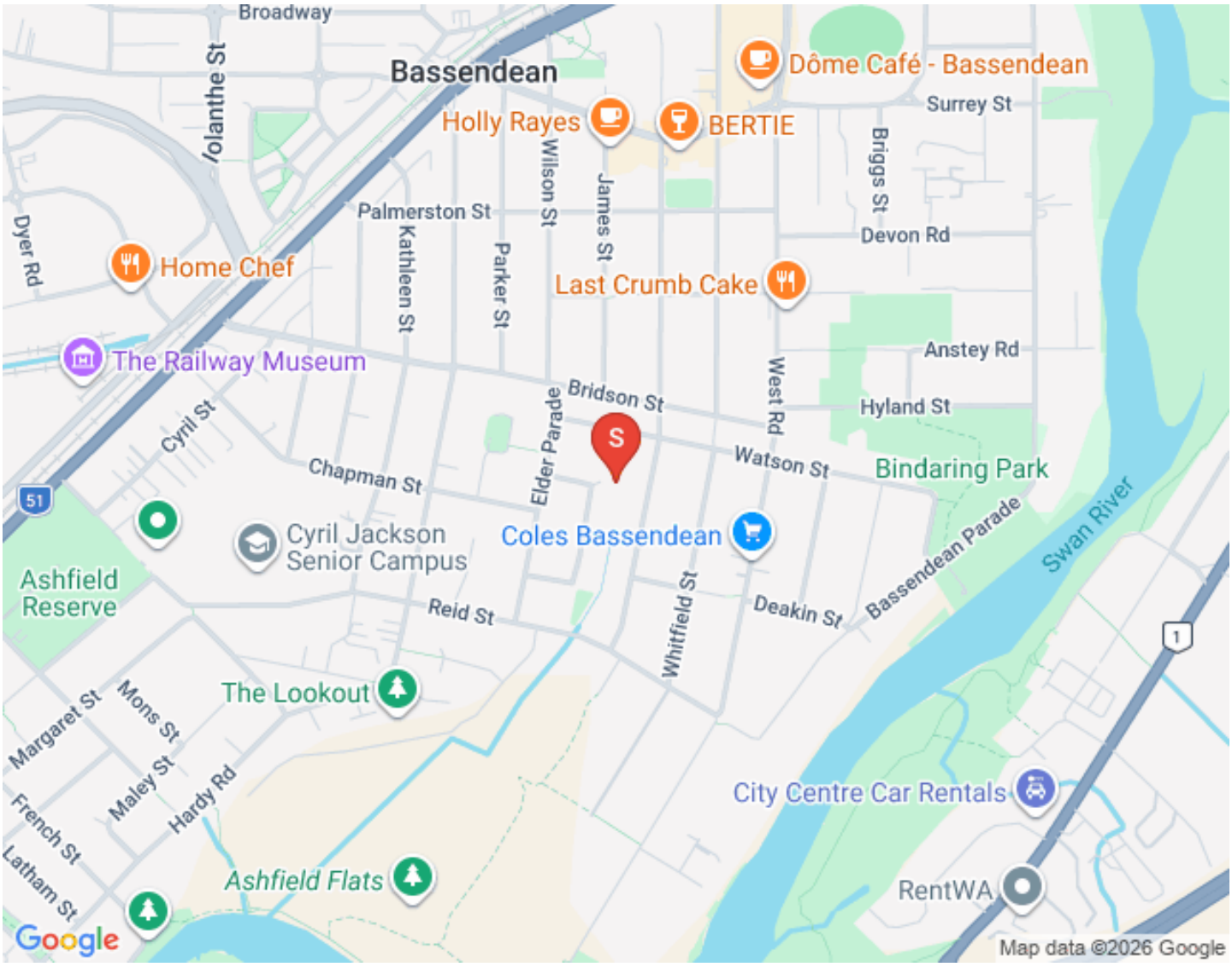
Kitchen
* Open Plan Kitchen/Meals
* Ample Storage

* Tiled Floor
* Laminate Benchtops
* Freestanding Indesit Oven
* Rangehood

Main Bedroom
* Carpet
* Air-conditioner
* Ceiling Fan
* Carpet
* Built-in Robe

Outside
* 5 KVA Solar
* Hunter Auto Retic
* 3 m x 4 m Garden Shed
* Rheem Instantaneous HWS
* Side Gate
* Large South Facing Alfresco Entertaining
* Fitted Barbecue
* Fully Fenced Backyard
* Colorbond Fence
* Side Gate
* Wide paved Front Verandah
* Mitsubishi HI AC unit
* Kelvinator Inverter X 2

LIFESTYLE
1.1 km  Pickering Park
1.3 km  Swan River
1.6 km  Coles Bassendean
1.8 km  Ashfield Train Station
5 km  Embleton Golf Course
6.7 km  Perth Airport (10-15 minutes)
7.1 km  Midland Gate
7.4 km  St John of God Hospital Mt Lawley
10.6 km  Perth CBD (20 minutes)


Broadway
Bassendean
Dôme Café - Bassendean
Surrey St
Holly Rayes
BERTIE
Briggs St
Devon Rd
Palmerston St
Wilson St
James St
Kathleen St
Parker St
Dyer Rd
Home Chef
Last Crumb Cake
The Railway Museum
Anstey Rd
Bridson St
West Rd
Hyland St
Cyril St
Chapman St
Elder Parade
Watson St
Bindaring Park
51
Cyril Jackson Senior Campus
Coles Bassendean
Ashfield Reserve
Reid St
Whitfield St
Deakin St
Bassendean Parade
Swan River
1
The Lookout
Margaret St
Mons St
Maley St
Hardy Rd
French St
Latham St
City Centre Car Rentals
Ashfield Flats
RentWA
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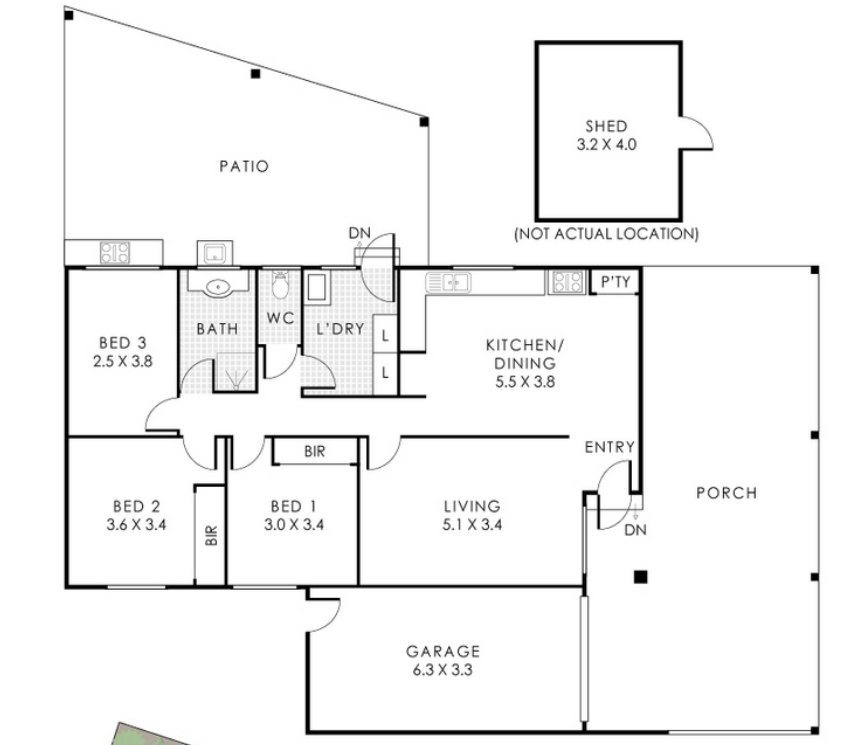
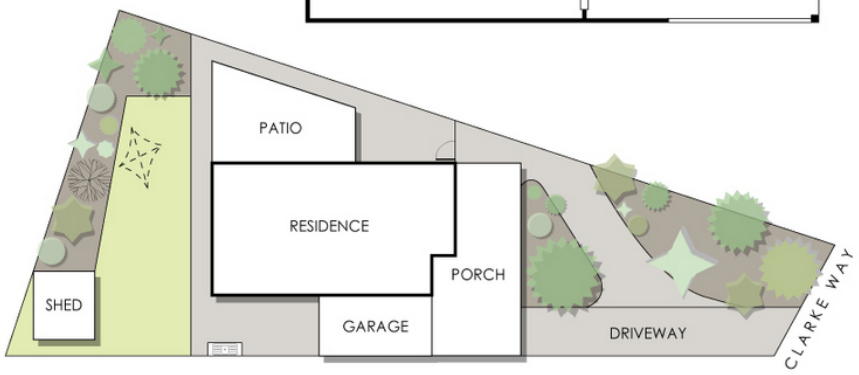
# Floor Plan




**11B Clarke Way, Bassendean**

Residence 99m² | Patio 40m² | Garage 21m² | Porch 52m² | Shed 13m²

**Total Area 225m² | Total Lot Size 639m²**

This floorplan is for illustration purposes only to show the layout of the property. Whilst 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. Orb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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# Comparable Sales



## 9 CLAUGHTON WAY, BASSENDEAN, WA 6054, BASSENDEAN

3 Bed | 1 Bath | 3 Car
$700,000
Sold ons: 03/09/2024
Days on Market: 42

**sale - sold**



## 11A PADDINGTON STREET, BAYSWATER, WA 6053, BAYSWATER

3 Bed | 2 Bath | 2 Car
$700,000
Sold ons: 21/05/2024
Days on Market: 14

Land size: 322
**sale - sold**




## 55 EILEEN STREET, BASSENDEAN, WA 6054, BASSENDEAN

3 Bed | 1 Bath | 4 Car
$735,000
Sold ons: 22/10/2024
Days on Market: 36

Land size: 440
**sale - sold**




## 13 LAMB STREET, BASSENDEAN, WA 6054, BASSENDEAN

3 Bed | 1 Bath | 1 Car
Days on Market: 659

Land size: 484
**sale - current**




## 6 FISHER STREET, BASSENDEAN, WA 6054, BASSENDEAN

3 Bed | 1 Bath | 4 Car
Days on Market: 631

Land size: 1012
**sale - current**

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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 Survey Strata Plan

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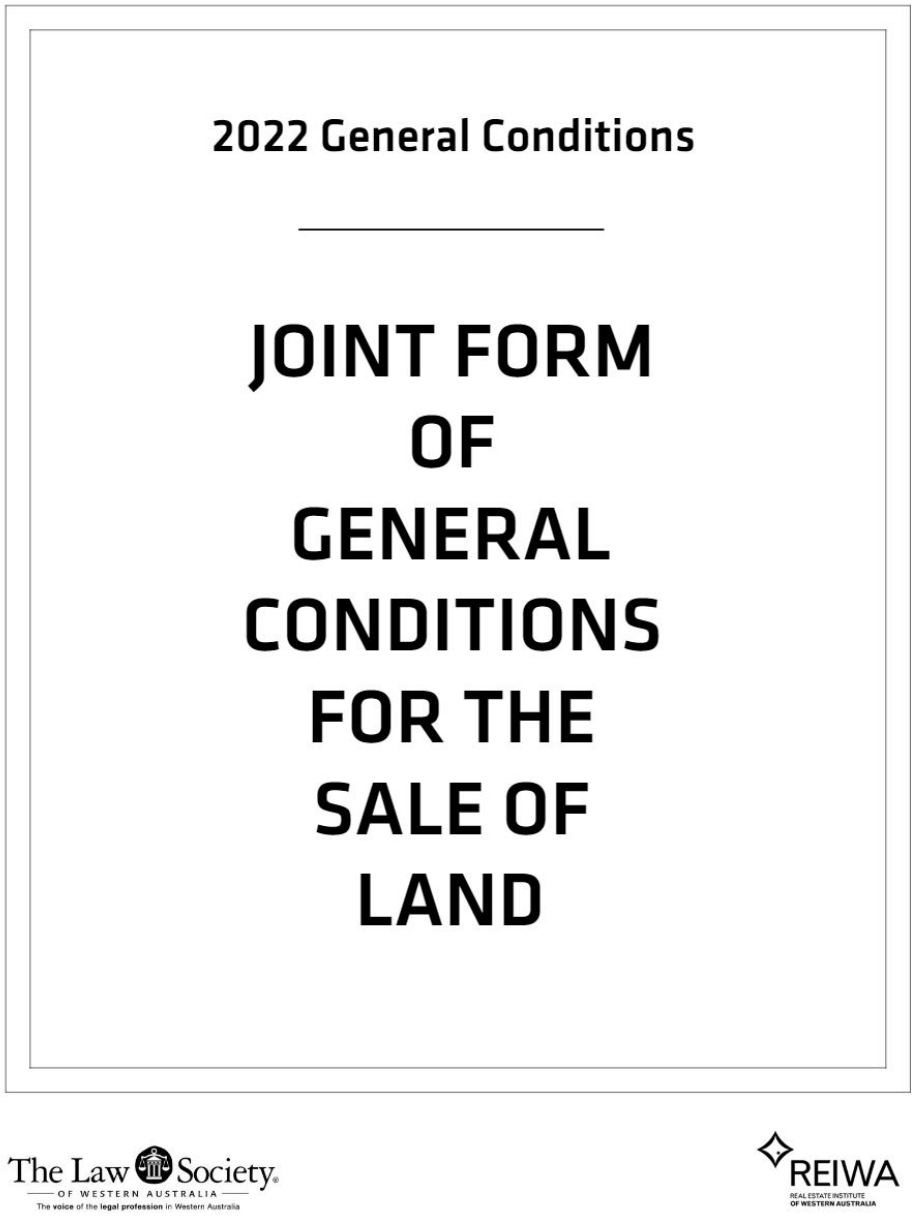
# Joint Form of General Conditions



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[View Joint Form Here]

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# Bassendean

## Hawaiian's Bassendean



## Old Perth Road Markets




## Bassendean Hotel

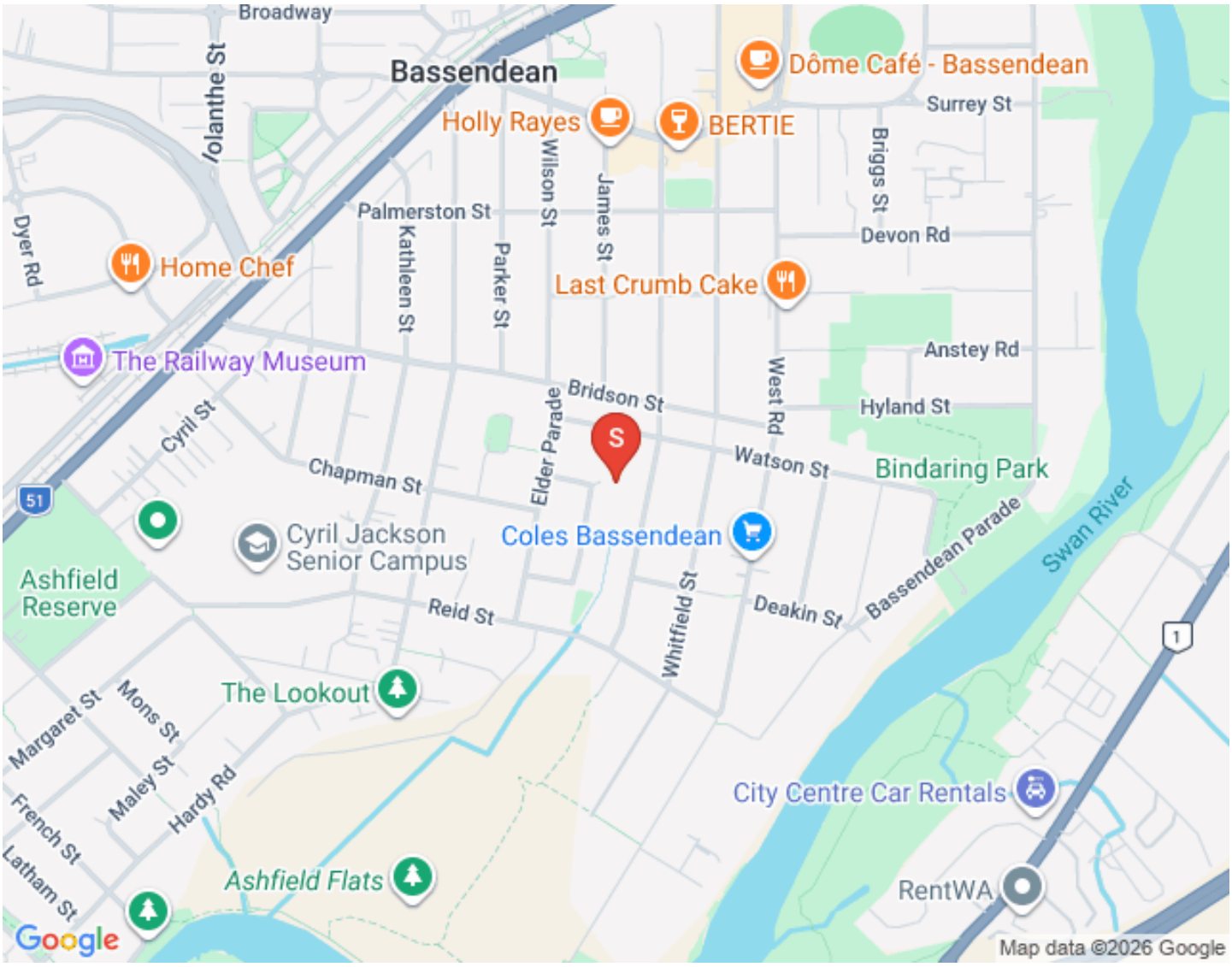



## Local Parks



## Swan River

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Briggs St
Devon Rd
Palmerston St
Wilson St
James St
Kathleen St
Parker St
Dyer Rd
Home Chef
Last Crumb Cake
The Railway Museum
Anstey Rd
Bridson St
West Rd
Hyland St
Cyril St
Chapman St
Elder Parade
Watson St
Bindaring Park
51
Cyril Jackson Senior Campus
Coles Bassendean
Ashfield Reserve
Reid St
Whitfield St
Deakin St
Bassendean Parade
Swan River
1
The Lookout
Margaret St
Mons St
Maley St
Hardy Rd
French St
Latham St
City Centre Car Rentals
Ashfield Flats
RentWA
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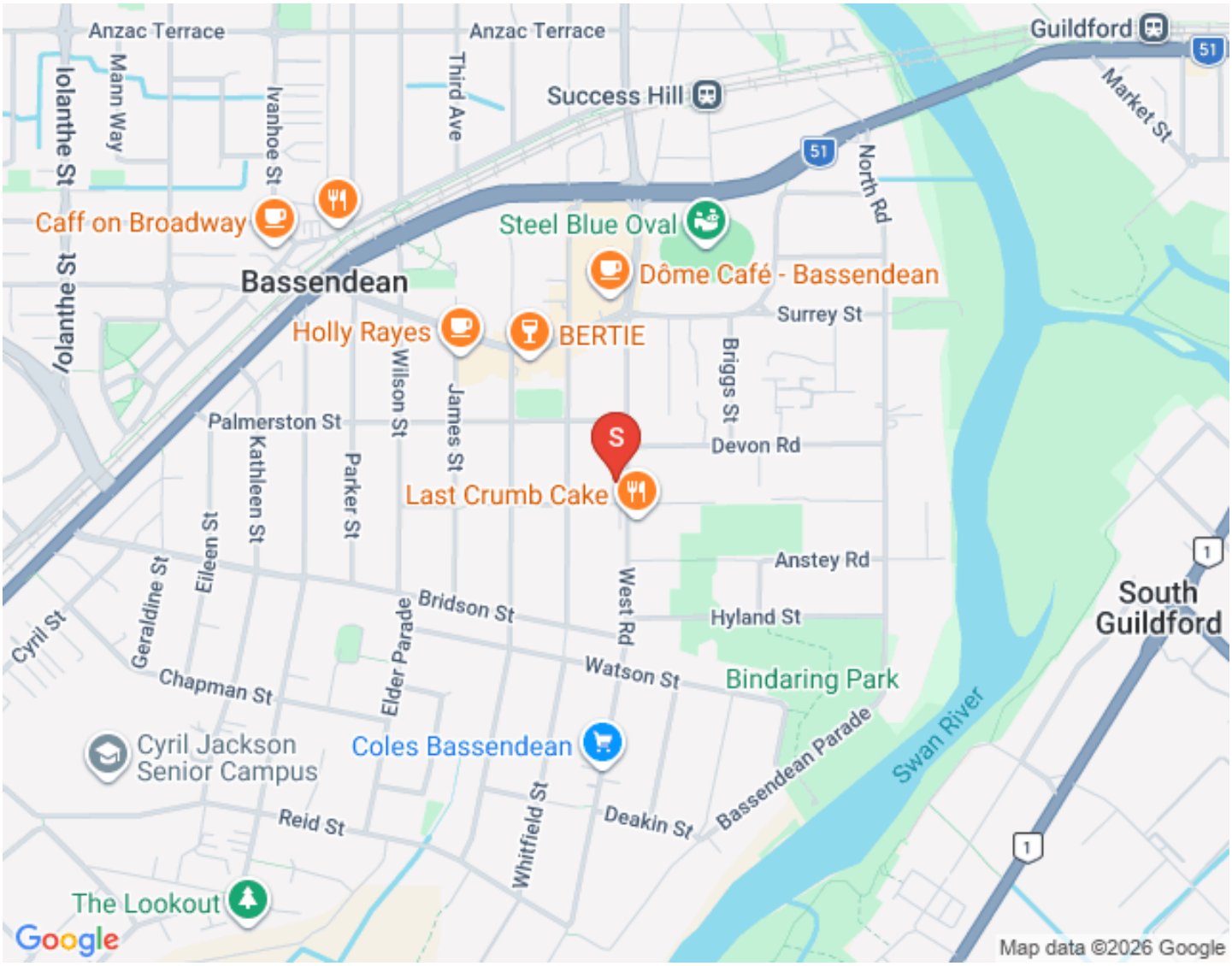
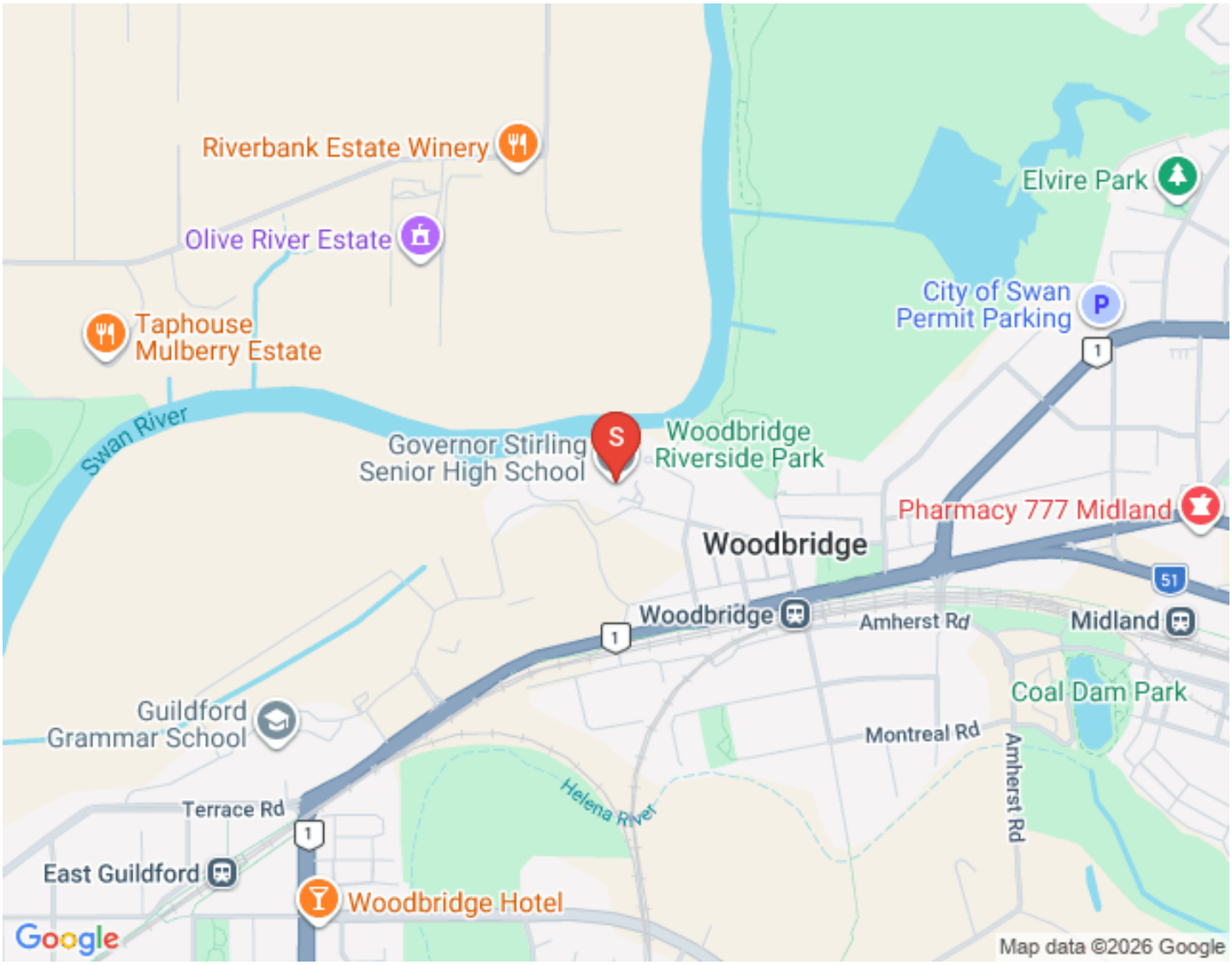
# Local Schools

[Click here to view Catchment Area](#)



GOVERNOR STIRLING
SENIOR HIGH SCHOOL

[Click Here to View INTAKE MAP]



# Team Genesis



## 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.



## 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.

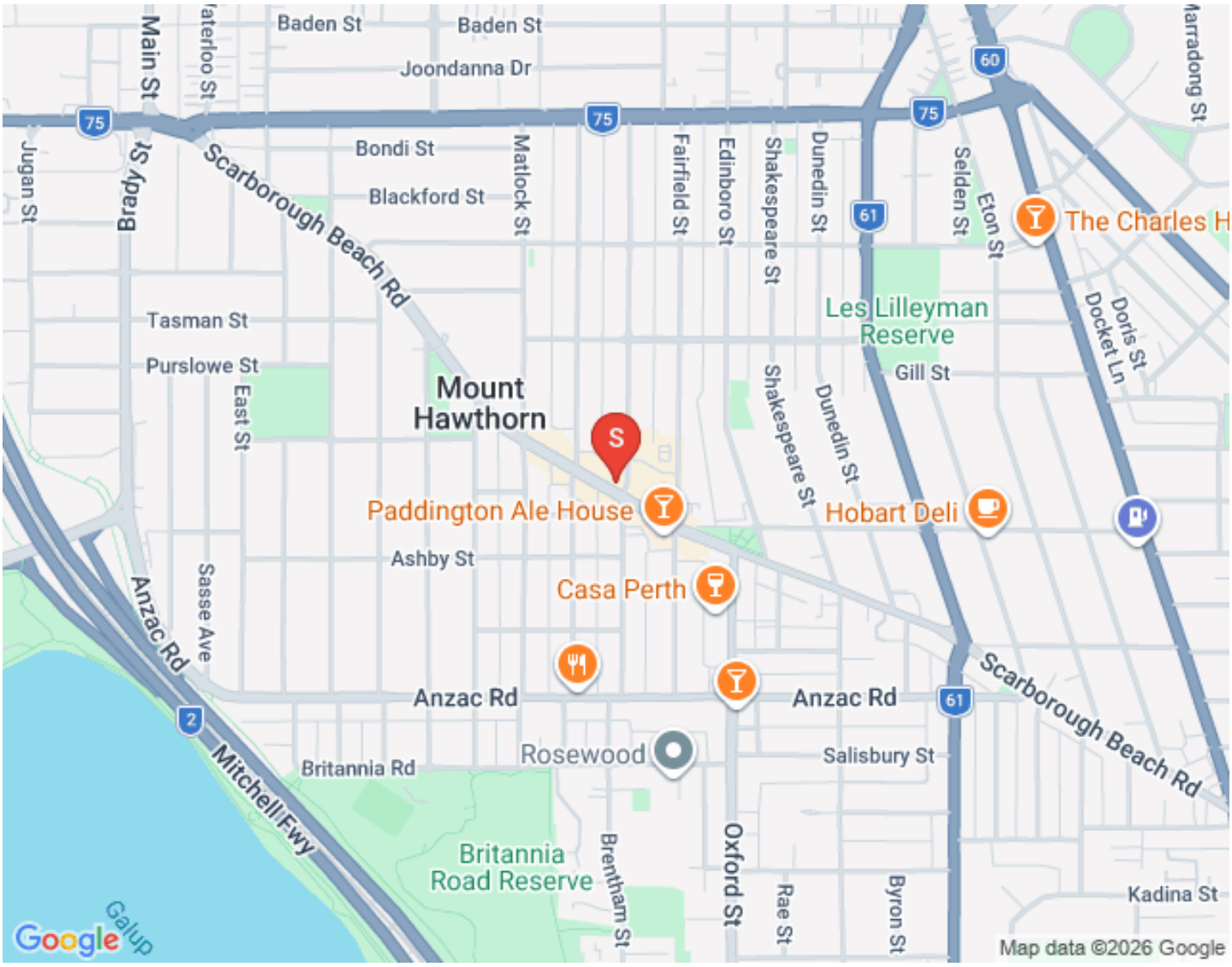


## KAHLA PURVIS

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.


Baden St
Baden St
Joondanna Dr
Main St
Waterloo St
Jugan St
Brady St
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
Scarborough Beach Rd
The Charles H
Tasman St
Purslowe St
East St
Mount Hawthorn
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
Sasse Ave
Anzac Rd
Mitchell Fwy
Britannia Rd
Rosewood
Salisbury St
Britannia Road Reserve
Brentham St
Oxford St
Rae St
Byron St
Kadina St
Galup
Google
Map data ©2026 Google

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# Our Recent Sales in the Area




## 32 Third Avenue, Bassendean

4 Bed | 2 Bath | 2 Car

Land size: 446sqm

** UNDER OFFER **




## 65C Anzac Terrace, Bassendean

3 Bed | 2 Bath | 1 Car

Land size: 200sqm

UNDER OFFER




## 165 Anzac Terrace, Bassendean

3 Bed | 1 Bath | 1 Car

Land size: 722sqm

UNDER OFFER



## 61A Second Avenue, Bassendean

3 Bed | 1 Bath | 0 Car

Land size: 527sqm

UNDER OFFER



## 68 Second Avenue, Bassendean

3 Bed | 2 Bath | 2 Car

Land size: 451sqm

End Date Process




## Lot 920, 92A Walter Road East, Bassendean

Land size: 516sqm

From 249,000

## 28 Burnside Street, Bayswater

4 Bed | 1 Bath | 2 Car

Land size: 379sqm

End Date Process




## 21 Swan Street East, Guildford

3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process




## 11 Charlbury Way, Eden Hill

3 Bed | 2 Bath | 2 Car

Land size: 695sqm

UNDER OFFER



## 1 Lovelock Place, Bassendean

3 Bed | 2 Bath | 2 Car

Land size: 473sqm

UNDER OFFER



## 4 Claymore Close, Guildford

4 Bed | 2 Bath | 2 Car

Land size: 451sqm

UNDER OFFER

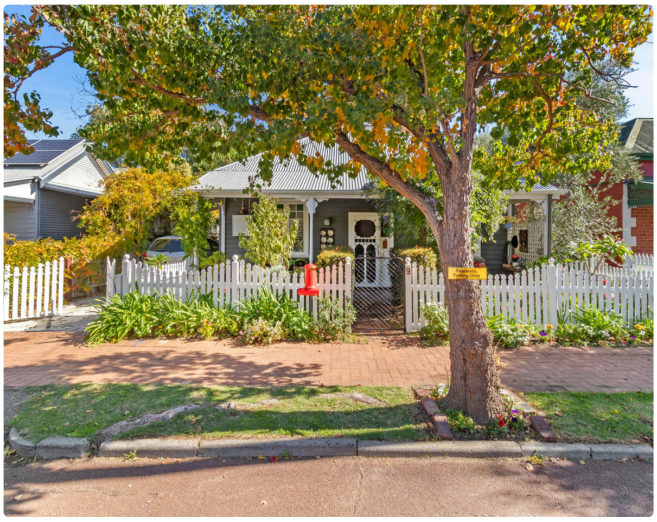


## 18 Gum Grove, Guildford

3 Bed | 2 Bath | 1 Car

Land size: 472sqm

UNDER OFFER



## 9 Hugh Street, Guildford

3 Bed | 1 Bath | 1 Car

Land size: 372sqm

SOLD $1,000,000




## 16 Houghton Close, South Guildford

3 Bed | 2 Bath | 2 Car

Land size: 570sqm

From $719,000




## 99 Waterhall Road, South Guildford

5 Bed | 2 Bath | 2 Car

Land size: 881sqm

UNDER OFFER