First National Real Estate Genesis
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Welcome



31 Upney Mews, Joondalup

UNDER OFFER - HOME OPEN CANCELLED

4 3 2

UNDER OFFER

Offering exceptional flexibility and a lifestyle of convenience, this unique Joondalup property features a 3x2 townhouse paired with a fully self-contained loft apartment above the garage, both with private entrances and currently leased. The main home includes three generous upstairs bedrooms, a master suite with balcony and treetop views, and bright open-plan living downstairs. Neutral finishes, a well-appointed kitchen, excellent storage, and courtyards at both the front and rear create a comfortable and functional home designed for everyday ease. Separated by a private courtyard, the loft apartment provides a rare opportunity for additional income or multigenerational living. With its pitched ceilings, well-equipped kitchen, ensuite, and laundry space, it offers complete independence in a quiet laneway location. With caf&#65533;s, parks, Lakeside Joondalup and Mullaloo Beach all within easy reach, this is a home that blends comfort, practicality and lifestyle in one of Perth's most convenient northern hubs.

SCHOOL CATCHMENT
Connolly Primary School (3.7km)
Belridge Secondary College (5.1km)

RATES:
Council:
Water: $1157 approx.
Strata: $476/qtr (commonly held insurance, annual gutter cleaning and annual pest inspection)

CURRENT RENT RATES:
Main 3x2 Residence: $640 per week (Current lease ending 21/03/2026)

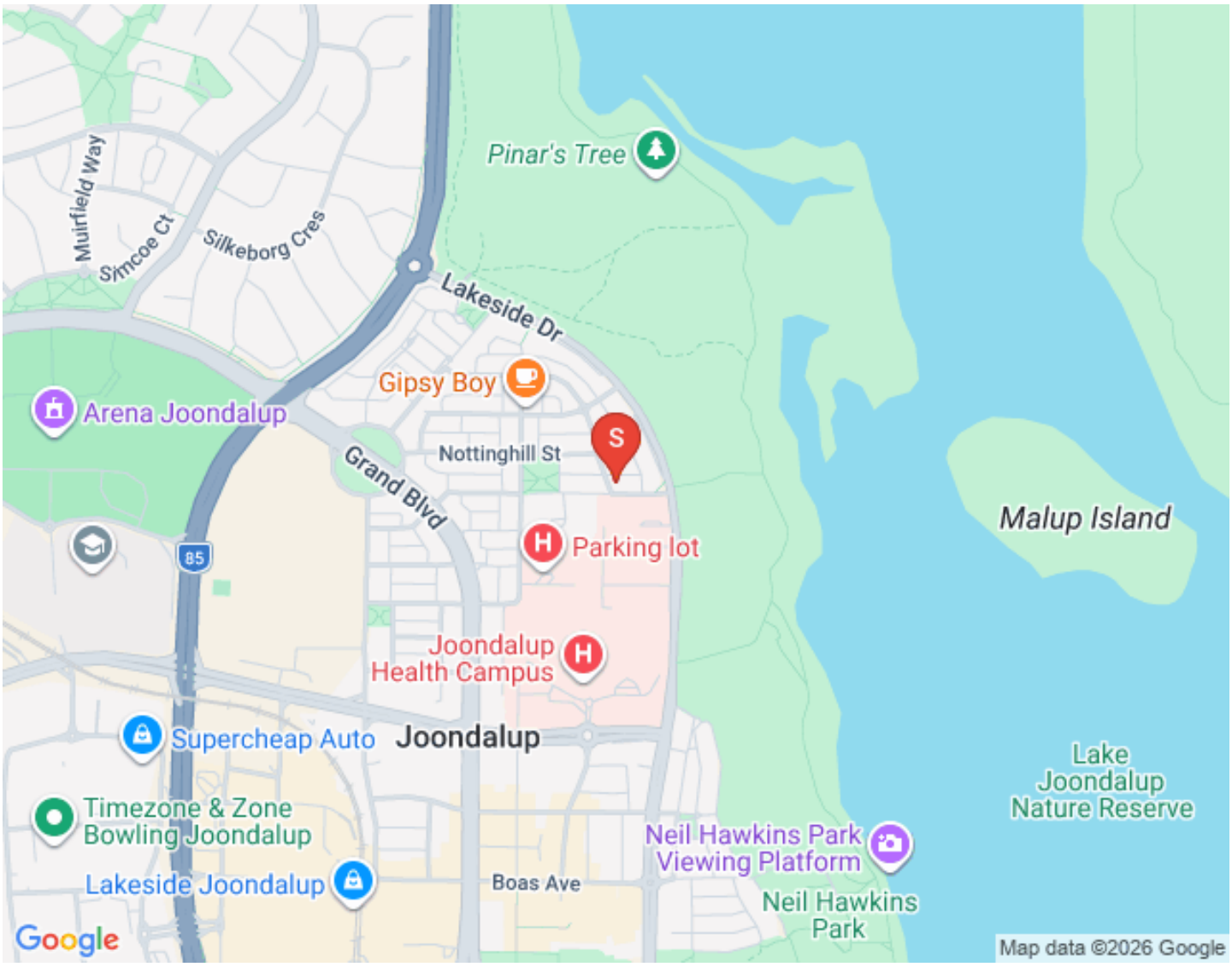
Loft Apartment: $480 per week (Current lease ending 17/01/2027)

FEATURES
* 3 Bedroom 2 Bathroom Townhouse
* 1 Bedroom Loft Apartment Above the Double Garage
* Separate Entrances to the Townhouse and the Apartment
* Loft Apartment is a Spacious Studio Off a Quiet Laneway
* Both Dwellings Currently Being Rented

TOWNHOUSE
* 3 Great Sized Bedrooms Upstairs
* Master Bedroom with Balcony, Ensuite, and Walk-in Wardrobe
* Air-Conditioning
* Second Bathroom Upstairs
* Chef Oven
* 4 Gas Burner Stove
* Kitchen, Living, and Dining Areas Located Downstairs
* Laundry Downstairs with Guest Toilet
* Courtyards at Front and Back
* Gas Water Heater (Vulcan)
* Additional Storage Throughout

LOFT APARTMENT
* Built-in Wardrobe
* Ensuite Bathroom
* Split System Air-conditioning (Mitsubishi)
* Laundry Area
* 4 Burner Stove Top (Simpson)
* Oven (Simpson)

LIFESTYLE
300m • Good Company Caf•
350m • Gipsy Boy Cafe
700m • Aldgate Park
900m • Joondalup Health Campus
1.2k • Yellagonga Regional Park Trail
1.3km • Lakeside Joondalup Shopping Centre
1.3km • Neil Hawkins Park
1.4km • Lake Joondalup Baptist College
1.5km • Arena Joondalup
1.6km • Candlewood Village Shopping Centre
1.8km • Joondalup Train Station
1.9km • Edith Cowan University
5.1km • Iluka Foreshore Park
8km • Mullaloo Beach


Pinar's Tree
Muirfield Way
Simcoe Ct
Silkeborg Cres
Lakeside Dr
Gipsy Boy
Arena Joondalup
Nottinghill St
Grand Blvd
Malup Island
Parking lot
85
Joondalup
Health Campus
Supercheap Auto
Joondalup
Lake
Joondalup
Nature Reserve
Timezone & Zone
Bowling Joondalup
Neil Hawkins Park
Viewing Platform
Lakeside Joondalup
Boas Ave
Neil Hawkins
Park
Google
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Floor Plan



31 Upney Mews, Joondalup

Residence 137m² | Garage 36m² | Verandah 6m² | Porch 3m² | Balcony 4m² | Store 11m² | Loft 39m²

Total Area 236m²

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



1/41 BLACKFRIARS ROAD, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car — Land size: 338
$840,000
Sold ons: 19/02/2025
Days on Market: 58



1/56 NOTTINGHILL STREET, JOONDALUP, WA 6027, JOONDALUP

3 Bed | 2 Bath | 2 Car
$841,000
Sold ons: 20/06/2025
Days on Market: 101



3 CHILKO COURT, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car — Land size: 551
$843,000
Sold ons: 24/04/2025
Days on Market: 64



40 BLACKFRIARS ROAD, JOONDALUP, WA 6027, JOONDALUP

3 Bed | 2 Bath — Land size: 340
$875,000
Sold ons: 12/06/2025
Days on Market: 23



14 OZARK GARDENS, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car — Land size: 743
$883,000
Sold ons: 20/06/2025
Days on Market: 44



35 BURLEY GRIFFIN MEWS, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
$898,000
Sold ons: 10/02/2025
Days on Market: 70



14 ADLER STREET, ASHBY, WA 6065, ASHBY

4 Bed | 2 Bath | 2 Car
Land size: 606
$900,000
Sold ons: 10/03/2025
Days on Market: 4



6 EUCUMBENE CRESCENT, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
Land size: 637
$905,000
Sold ons: 16/12/2024
Days on Market: 54



16 SIMCOE COURT, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
Land size: 641
$921,000
Sold ons: 14/03/2025
Days on Market: 44



12 COMO PLACE, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
Land size: 658
$945,000
Sold ons: 03/09/2025
Days on Market: 9



4 NAIVASHA TURN, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
Land size: 601
$965,000
Sold ons: 31/07/2025
Days on Market: 10



21 ARROW PLACE, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car — Land size: 627
$970,000
Sold ons: 19/08/2025
Days on Market: 93



5 CHILKO COURT, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car — Land size: 556
$992,000
Sold ons: 14/11/2025
Days on Market: 94



45 DONNELLY RAMBLE, WANNEROO, WA 6065, WANNEROO

4 Bed | 2 Bath | 2 Car — Land size: 591
$1,000,000
Sold ons: 29/04/2025
Days on Market: 56



18 GOSHAWK STREET, TAPPING, WA 6065, TAPPING

4 Bed | 2 Bath | 2 Car — Land size: 519
$1,040,000
Sold ons: 03/11/2025
Days on Market: -14

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Certificate of Title

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Click to Download the Plan
Click to Download the Plan List

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Offer Documents

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

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Strata Documents

Click here to download the Precontractural Disclosure
Click here to download the Strata (Attachment 1+2)
Click here to download the By-Laws (Attachment 3)

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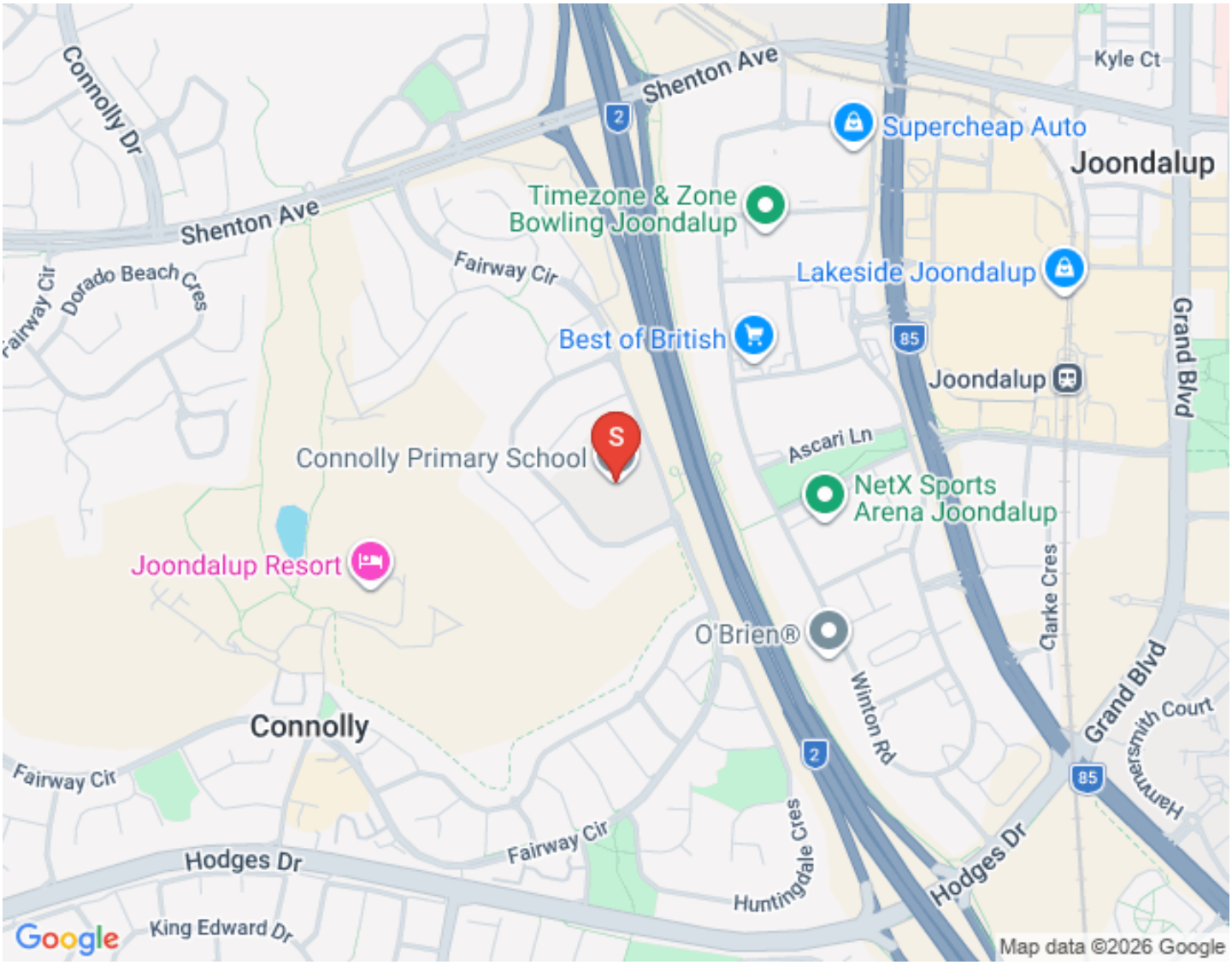
Local Schools

[Click here to view Intake Area]



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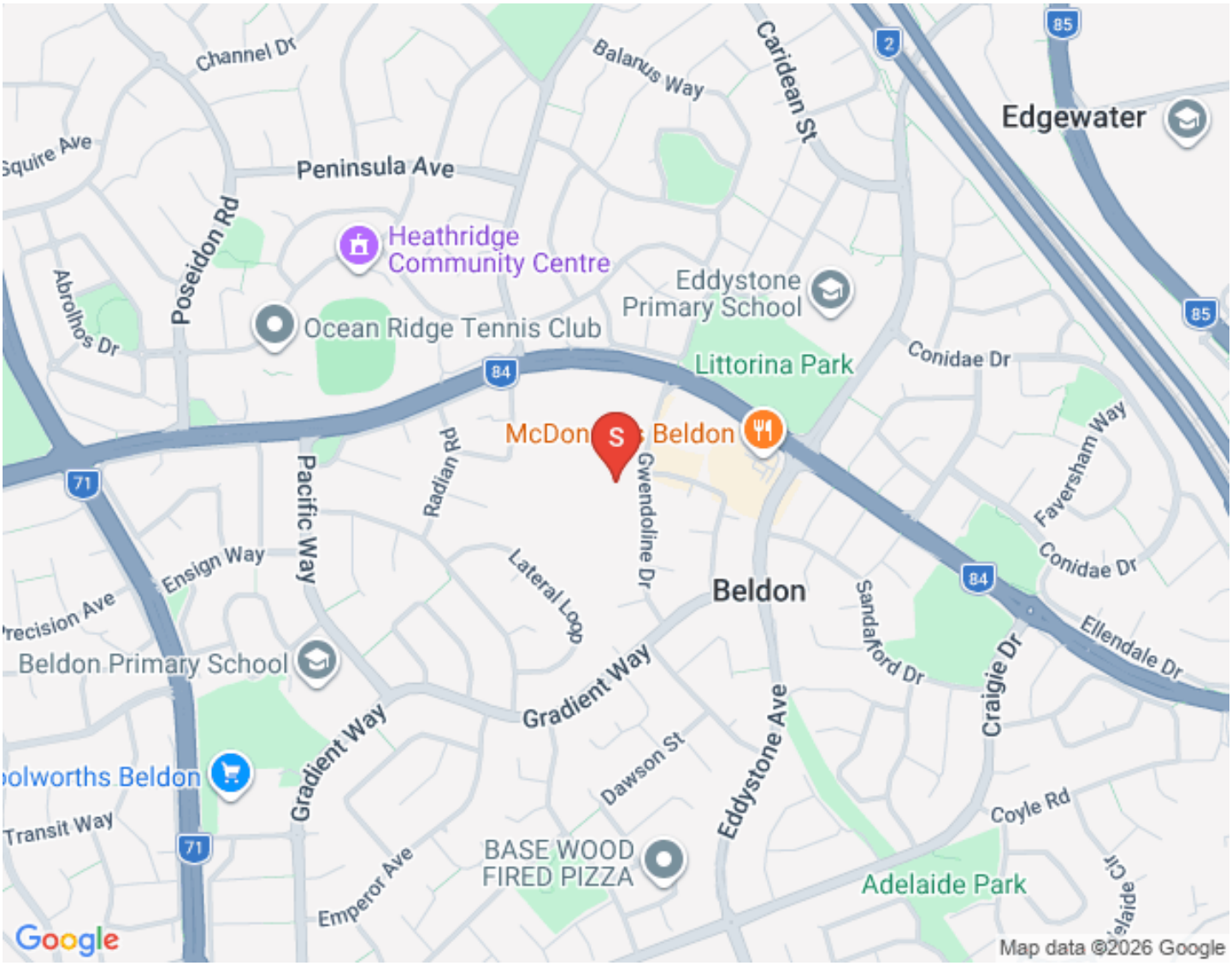

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Joondalup

Regents Park



Lakeside Joondalup



Joondalup Square



2 Fat Indians

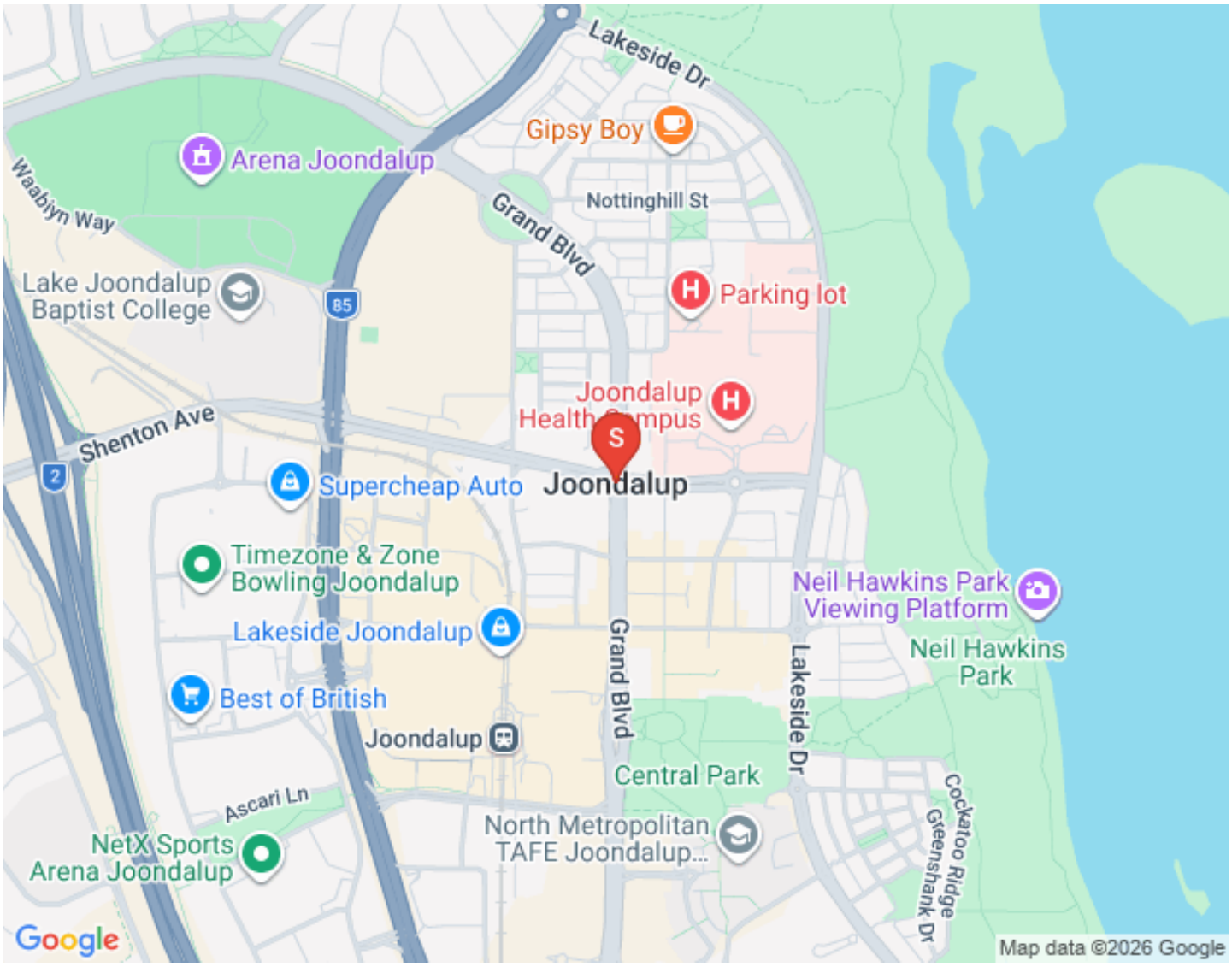


Arena Joondalup



Joondalup Train Station

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Gipsy Boy
Arena Joondalup
Waabiyn Way
Nottinghill St
Grand Blvd
Lake Joondalup Baptist College
85
Parking lot
Joondalup Health Campus
Shenton Ave
2
Supercheap Auto
Joondalup
Timezone & Zone Bowling Joondalup
Neil Hawkins Park Viewing Platform
Lakeside Joondalup
Neil Hawkins Park
Best of British
Joondalup
Central Park
Ascari Ln
North Metropolitan TAFE Joondalup...
NetX Sports Arena Joondalup
Cockatoo Ridge
Greenshank Dr
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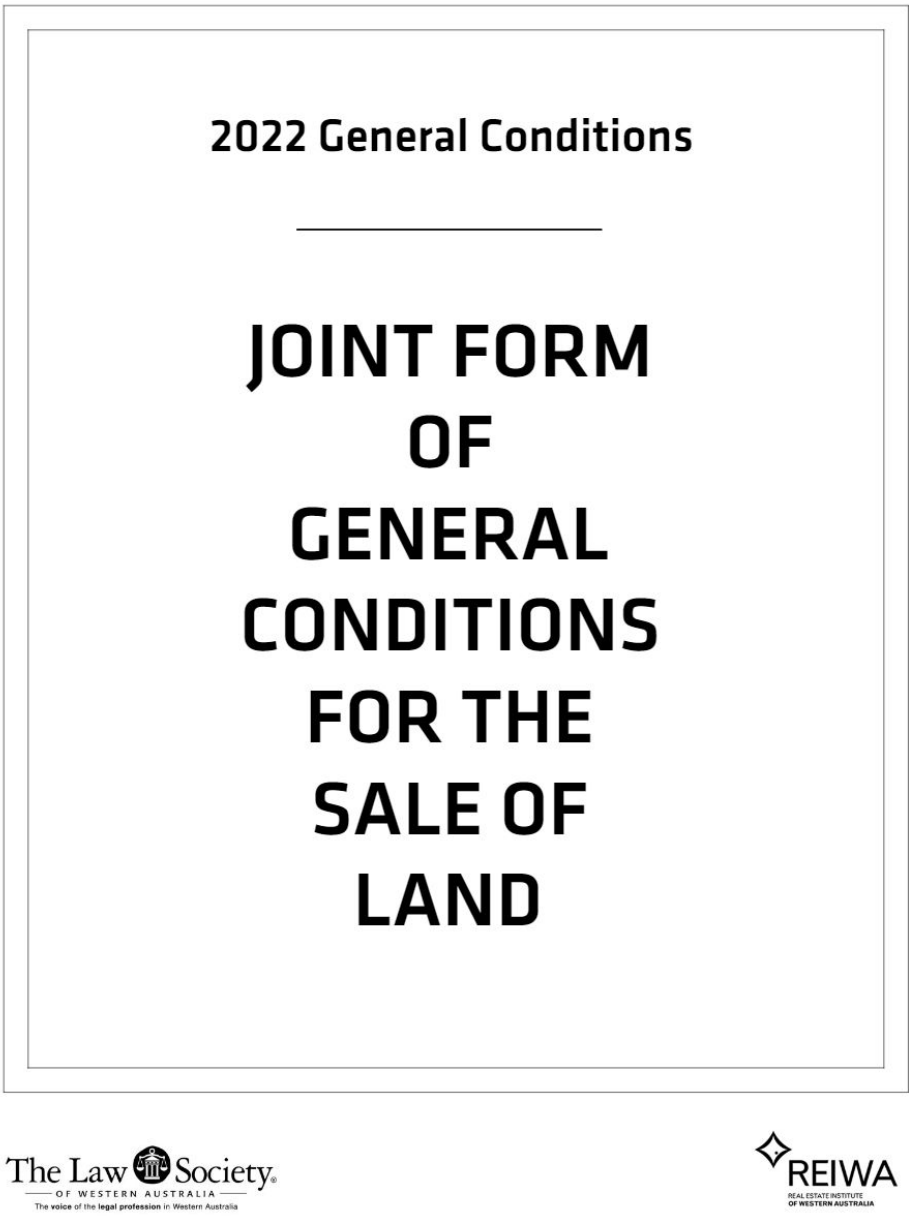
Joint Form of General Conditions



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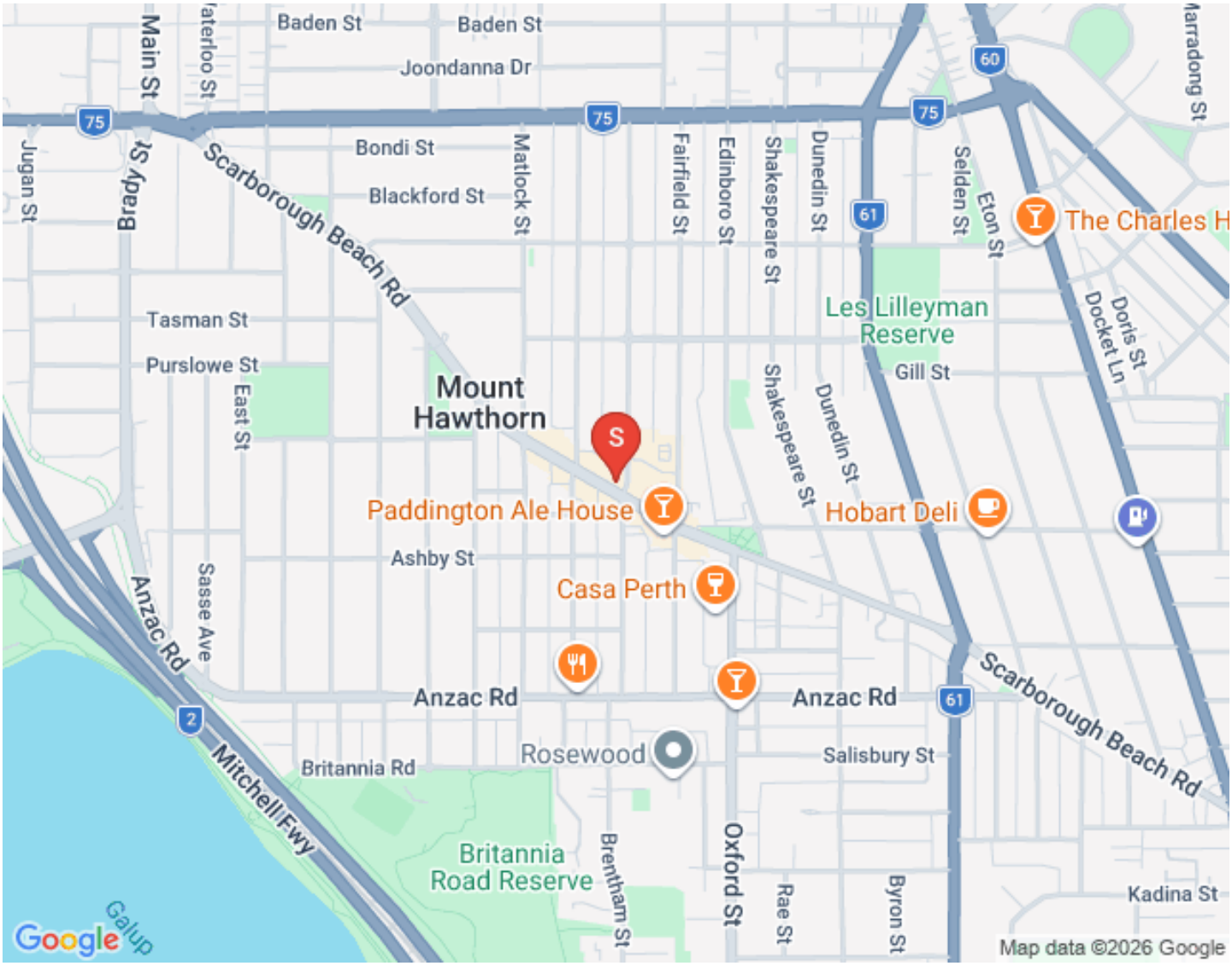
Team Genesis





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.



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.