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Welcome



8 Osprey Grove, Edgewater


Flexible Family Living with a Granny Flat and a Pool!

6  3  1 

**End Date
Process**

All offer presented on before 6pm Tuesday 25th March.
The seller reserves the right to accept offers before the end date.

This beautiful family home offers the perfect blend of comfort, flexibility, and resort-style living. Nestled on a large corner block, this home is designed to suit a variety of family needs with spacious living areas, a beautifully built granny flat, and multiple options for entertaining. The established gardens and decked front porch enhance the home's inviting appeal. Inside, the main living area is cozy and relaxing, featuring a fireplace, while a beautiful sunroof in the dining area fills the space with gorgeous natural light. Located next door from your local primary school and surrounded by stunning parks by the lake, you'll be immersed in the best that Edgewater has to offer.

The flexible floorplan ensures there's room for everyone. A secondary living area that welcomes you to walk through double French doors and in to your 5th bedroom with its own toilet, and direct access to the yard can easily be converted into a theatre room, office, or games room to suit your family's needs. The landing area offers a great space for family dinner and from here, step down into the main lounge where the family can relax together. The granny flat offers independent living with its own kitchen, split system air-conditioning, and a luxurious bathroom  it's ideal for guests, teens, or even as a rental for extra income. Guests will love enjoying their morning coffee on the wraparound balcony, taking in the treetop views.

The outdoor area is your private resort. A sparkling swimming pool surrounded by established palm trees sets the tone, with a huge alfresco area perfect for entertaining. Enjoy seamless indoor-outdoor living, dining outside in summer while overlooking the pool and soaking in the tropical landscaping. There's plenty of space for the kids to play and explore when they aren't

busy swimming. The generous kitchen is designed with both functionality and style in mind, featuring a 900mm Omega oven perfect for family meals. The 5-burner gas stove top makes entertaining easy, while ample bench space allows for multiple cooks in the kitchen, and the breakfast bar makes mealtime interactive and fun.

Inside, this home offers the ultimate comforts. The master suite boasts a well-appointed ensuite, complete with a built-in shower seat for relaxation. The secondary bedrooms are all carpeted and feature built-in wardrobes for easy storage solutions. The kids will love the common bathroom with a double vanity for much-needed space on busy school mornings, as well as a built-in bath for younger children. Complete with a security alarm system, this home has all the extras you could need. With its flexible floorplan and multiple living areas, there truly is something for everyone. Don't miss the chance to have a holiday destination in your backyard
◆ this is an entertainer's dream!

SCHOOL CATCHMENT

Edgewater Primary School (next door)

Belridge Secondary College (3.2km)

RATES

Council: \$

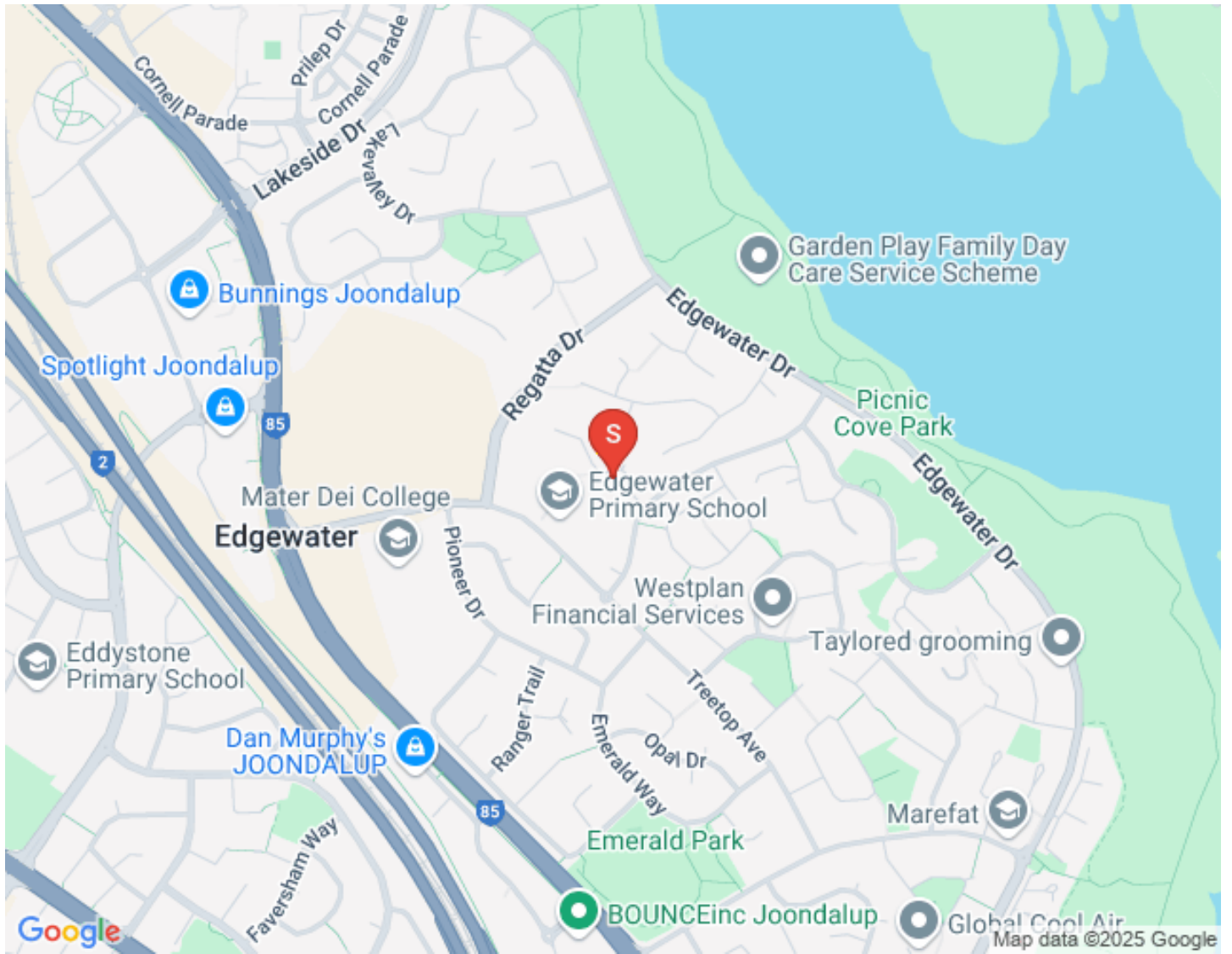
Water: \$1654 approx

FEATURES

- * Fireplace in Living Area
 - * Large Corner Block
 - * Decking on Front Porch
 - * Swimming Pool in Resort Style Backyard
 - * Additional Living Area Can Be Converted to Theatre or Additional Bedroom
 - * Split System Air-Conditioning in Living Area (Panasonic)
 - * Evaporative Air-Conditioning (Braemer)
 - * Master Bedroom with Ensuite
 - * Secondary Bedrooms with Built-in Wardrobes and Carpet Flooring
 - * 2 Bathrooms Plus Additional Third Toilet
 - * Secondary Bathroom with Double Vanity and Large Built-in Bath
 - * Beautiful Sun Roof in Dining Area
 - * 900mm Oven (Omega)
 - * 5 Burner Gas Stove
 - * Exhaust Fan (Omega)
 - * Dishwasher (Aristide)
 - * Security Alarm System
- Granny Flat
- * 1x1 Beautifully Renovated Granny Flat
 - * Split System Air Conditioning (Daikin)
 - * Oven and 4 Burner Stove Top
 - * Balcony

LIFESTYLE

- 550m  Edgewater Quarry Park
- 850m  Picnic Cove Park
- 400m  Mater Dei College
- 1.0km  Joondalup Drive Medical Centre
- 1.0km  Emerald Park
- 1.5km  Joondalup Square Shopping Complex
- 1.6km  Edgewater Shopping Centre
- 1.8km  Edith Cowan University
- 3.2km  Lakeside Joondalup Shopping Centre
- 3.3km  Edgewater Train Station
- 4.0km  Yellagonga National Park
- 4.4km  Joondalup Resort
- 4.4km  Joondalup Health Campus
- 4.5km  Arena Joondalup
- 6.5km  Mullaloo Beach



Floor Plan



8 Osprey Grove, Edgewater

Residence 234m² | Store 5m² | Garage 50m² | Verandah 41m² | Dry 6m² | Patio 55m² | Shelter 11m² | Cabana 25m² | Pump 2m² | Porch 8m²
Total Area 437m²



This document 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 on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.cliocreative.com.au

Certificate of Title

[Click to download the Certificate of Title](#)

[Click to download the Sketch](#)

[Click to download Transfer](#)

[Click to download Plan](#)

[Click to download Plan - Title List](#)

Comparable Sales



24 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 3 Bath | 3 Car
 Days on Market: 34

Land size: 771
 sale - current



24 EMERALD WAY, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 3 Bath | 2 Car
 \$920,000
 Sold ons: 14/06/2024
 Days on Market: 68



54 LAKESIDE DRIVE, JOONDALUP, WA 6027, JOONDALUP

6 Bed | 3 Bath | 2 Car
 \$1,054,000
 Sold ons: 06/09/2024
 Days on Market: 40

Land size: 339



12 WOODVIEW COURT, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 2 Bath | 2 Car
 \$1,150,000
 Sold ons: 25/09/2024
 Days on Market: 9

Land size: 731



19 NARRAN CLOSE, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 2 Bath | 2 Car
 \$1,230,000
 Sold ons: 14/03/2024
 Days on Market: 9

Land size: 1075



23 LAKEHILL GARDENS, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 2 Bath | 2 Car

Land size: 975

\$1,202,500

Sold ons: 22/11/2024

Days on Market: 43



41 STILLWATER WAY, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 2 Bath | 2 Car

Land size: 725

\$1,250,000

Sold ons: 25/09/2024

Days on Market: 8



1 HORIZON PLACE, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 5 Bath | 4 Car

Land size: 845

\$1,350,000

Sold ons: 21/11/2024

Days on Market: 49

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Offer Documents

[Click to Download the Offer Pack](#)

[Click to Download the Multiple Offers Form](#)

Local Schools

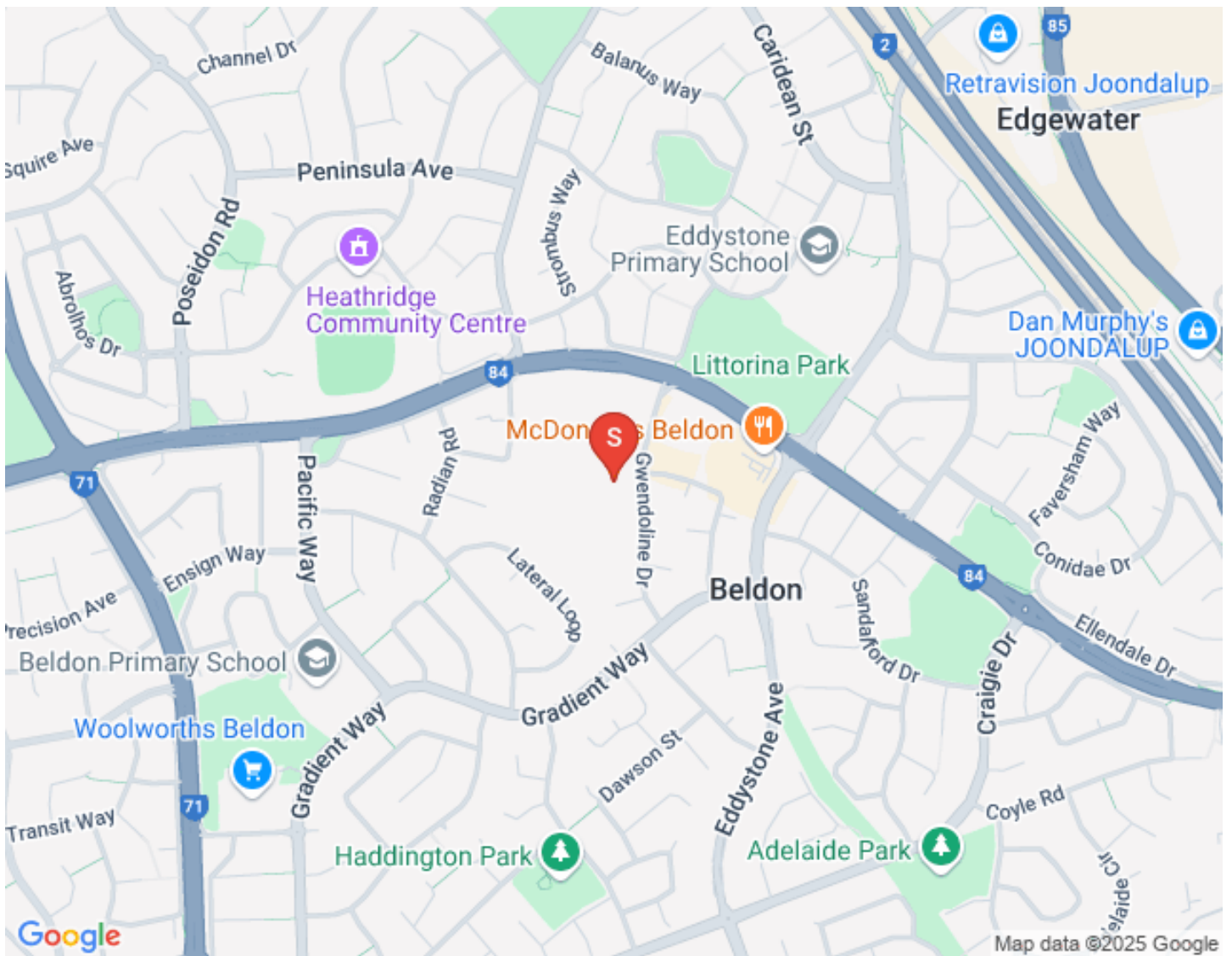


[Click here to view Intake Area](#)





[Click here to view Intake Area](#)



Edgewater

Picnic Cover Park



Lake Joondalup



Lake Joondalup Walking Trail



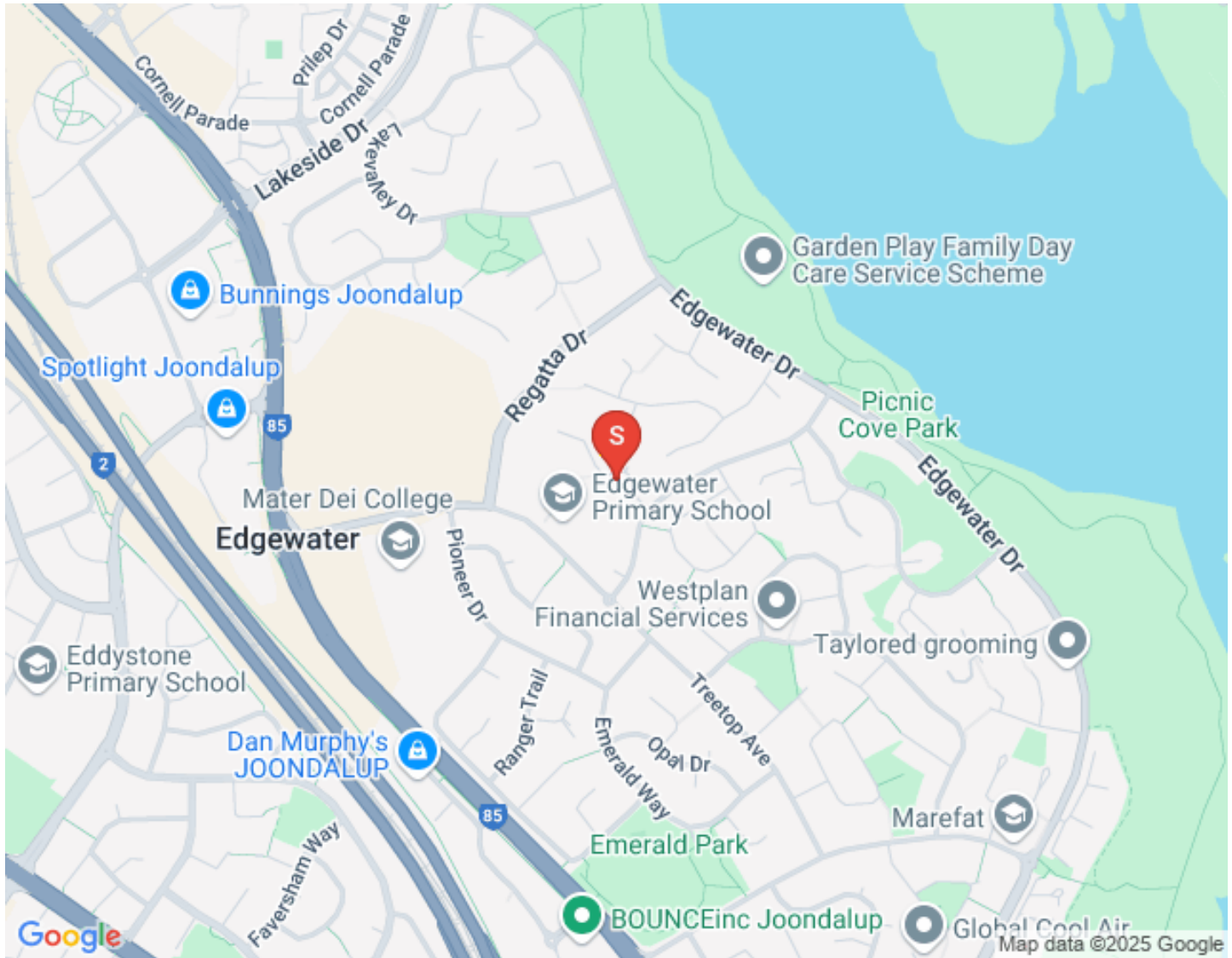
Lakeside Joondalup



X Golf



Bounce

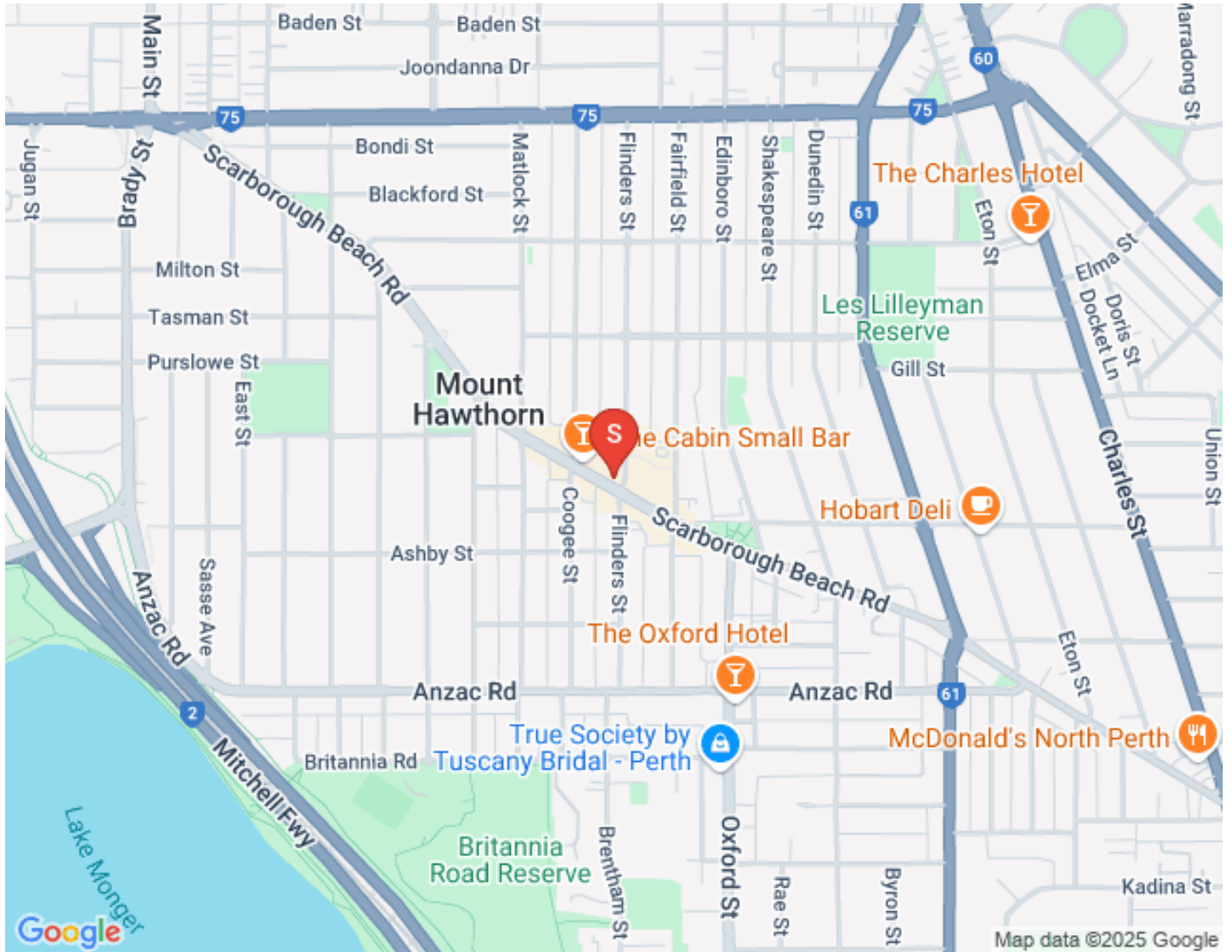


Joint Form of General Conditions

2022 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**

Team Genesis



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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"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

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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.



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@fngenesisis.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.



GUY KING

SALES CONSULTANT

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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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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.



ILENA GECAN

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

SALES ADMINISTRATOR/MARKETING OFFICER

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Meet Kahla, residing in Heathridge, 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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fn genesis.com.au

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Our Local Sales



1 Horizon Place, Edgewater

5 Bed | 5 Bath | 4 Car

Land size: 845sqm

UNDER OFFER



23 Lakehill Gardens, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 975sqm

End Date Process



29 Lakehill Gardens, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 1054sqm

Offers



1 Regatta Drive, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 740sqm

End Date Process



91 Edgewater Drive, Edgewater

4 Bed | 2 Bath | 3 Car

Land size: 720sqm

UNDER OFFER



18 Lakeview Drive, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 514sqm

OFFERS



17 Emerald Way, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 701sqm

All Offers Presented



8 Tipuana Place, Edgewater

4 Bed | 2 Bath | 1 Car

Land size: 693sqm

OFFERS