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Welcome



24 Albemarle Way, High Wycombe

**** UNDER OFFER ****

3 2 2

**** UNDER OFFER ****

**** UNDER OFFER ****
The seller reserves the right to accept an offer before the end date.

Set on a quiet street in High Wycombe, this south-east-facing home is designed for ease and freedom, making it a perfect lock-up-and-leave proposition. With minimal upkeep required and fantastic access to the airport, it's an ideal choice for FIFO workers or frequent travellers seeking a low-maintenance lifestyle.

A welcoming front door, painted in a cheerful shade of red, sets the tone for this beautifully presented property. Entry leads directly into the living room, where a slow-combustion fireplace and split system air conditioning ensure year-round comfort. Soft grey walls and a painted dado create a serene and adaptable setting, while the kitchen and meals area flow effortlessly onto a decked patio, sheltered under a gabled roof. This thoughtful layout fosters a seamless indoor-outdoor lifestyle, perfect for both private relaxation and stress-free entertaining.

The bedrooms are arranged off a central hallway, each benefitting from a south-east-facing window. The warm tones of polished jarrah floors extend throughout much of the home, enhancing its inviting feel. The principal bedroom is accessed via a study an adaptable space that could be styled as a nursery or home office. Security screens on the main bedroom window are a boon for shift workers needing restful sleep during the day. The renovated ensuite features a sleek shower screen and modern tapware, mirroring the aesthetic of the stylish family bathroom.

With an easy-care lot, established plantings, and a level lawn, this home prioritises convenience and lifestyle. Whether you're jetting off for work or leisure, this thoughtfully designed home

offers comfort, security, and effortless living.

SCHOOLS
1.5 km • High Wycombe Primary School
2.6 km • Matthew Gibney Catholic Primary School
6.5 km • Hillside Christian College
10.2 km • Governor Stirling Senior High School
8.9 km • Guildford Grammar
9.2 km • Swan View Senior High School
5 km • Sawyers Valley Primary School
10.6 km • Silver Tree Steiner School
11.4 km • Mundaring Christian College (Snr Campus)

RATES
Council: $2163
Water: $1,207

FEATURES
* Low-Maintenance
* Neutral Decor
* Open Plan Kitchen Meals
* Separate Study
* Gabled Alfresco Entertaining
* Polished Jarrah Floors
* Renovated Bathrooms and Laundry
* Slow Combustion Fireplace
* 2 x Reverse Cycle SS Air Conditioning
* Complete Roof Restoration
* Garden Shed + Utility Shed
* Park at End of Quiet Street

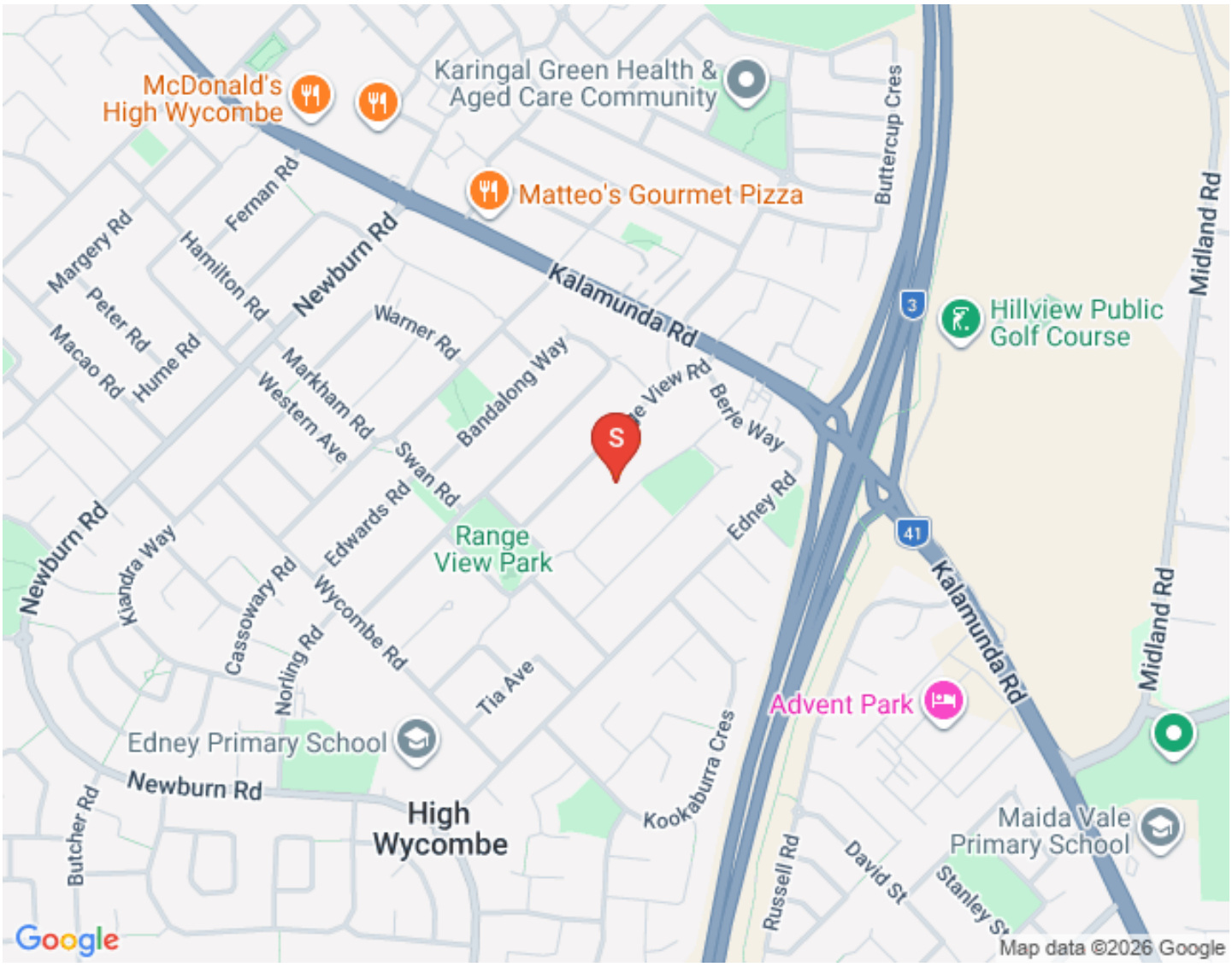
General
* 3 bedrooms, 2 bathrooms
* Build Year: 1970
* Block: sqm 415
* Internal Living: 140 sqm

Kitchen
* Open Plan Kitchen/Meals
* Galley-style Kitchen
* Tiled Floor
* Laminate Benchtops
* Chef Electric Oven
* Chef Electric Cooktop
* Slim-line Euro Dishwasher

Main Bedroom
* Renovated Ensuite
* Roller Shutter
* Adjoining Study/Nursery
* Reverse Cycle SS Air Conditioning
* Walk-through Robe

Outside
* Decked Alfresco with Gabled Roof
* Garden Shed
* Thermann 21 R HWS
* Side Gate Access
* Roof Restoration Treatement
* Low Maintenance

LIFESTYLE
28 m Mackenzie Park
290 m Range View Park
1.1 km High Wycombe IGA
1.2 2 km Hillview Public Golf Course
2.1 km Midland Gate
6.6 km Perth Airport (10 minutes)
8.3 km St John of God Hospital
19.3 km Perth CBD (25-35 minutes)


McDonald's
High Wycombe
Karingal Green Health &
Aged Care Community
Matteo's Gourmet Pizza
Buttercup Cres
Midland Rd
Hillview Public
Golf Course
Kalamunda Rd
Newburn Rd
Ferman Rd
Margery Rd
Hamilton Rd
Peter Rd
Macao Rd
Hume Rd
Warner Rd
Markham Rd
Western Ave
Bandalong Way
Berle Way
Edney Rd
Swan Rd
Edwards Rd
Range
View Park
Kiandra Way
Cassowary Rd
Norling Rd
Wycombe Rd
Tia Ave
Advent Park
Edney Primary School
Newburn Rd
High
Wycombe
Butcher Rd
Kookaburra Cres
Russell Rd
David St
Stanley St
Maida Vale
Primary School
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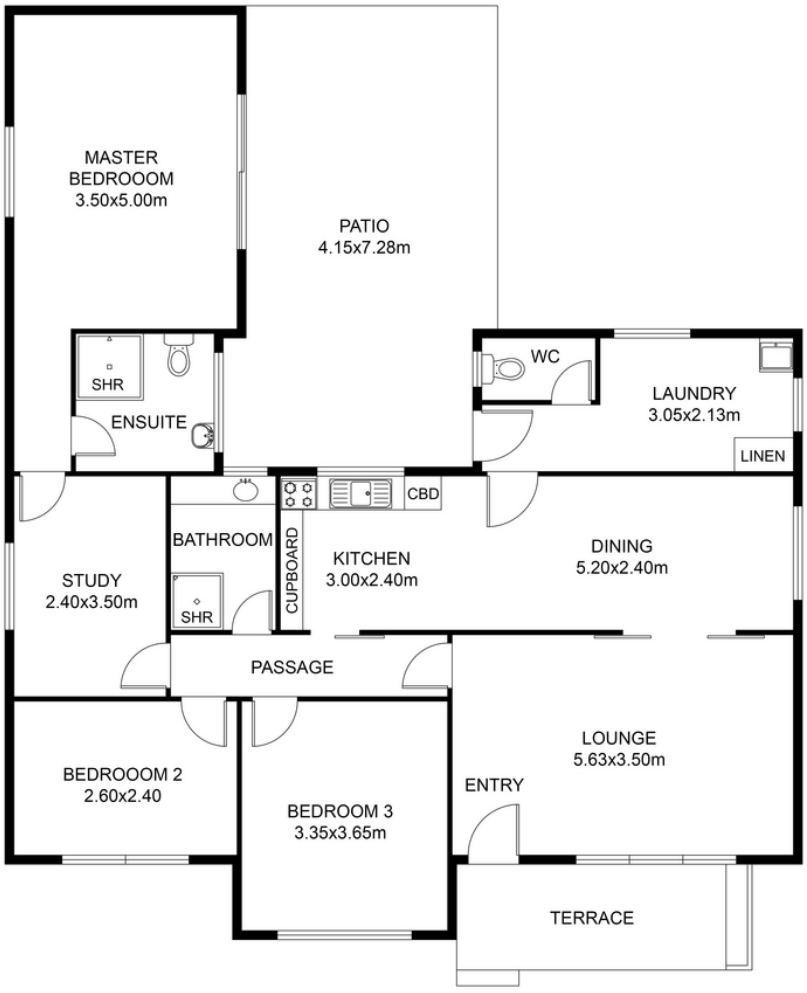
Floor Plan



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

24 Albemarle Way, High Wycombe WA 6057

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Comparable Sales



44 DURRANT WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

3 Bed | 1 Bath
$640,000
Sold ons: 06/09/2024
Days on Market: -10

Land size: 717
sale - sold



56 SWAN ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car
$670,000
Sold ons: 28/04/2024
Days on Market: 47

Land size: 870
sale - sold



90 BANDALONG WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car
$670,000
Sold ons: 10/05/2024
Days on Market: 36

Land size: 891
sale - sold



11 PERRIN WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car
$700,000
Sold ons: 15/08/2024
Days on Market: 44

Land size: 732
sale - sold



10 BARBARY ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

5 Bed | 2 Bath | 2 Car
$730,000
Sold ons: 23/08/2024
Days on Market: 26

Land size: 907
sale - sold



8 JENNINGS ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car
$740,000
Sold ons: 11/06/2024
Days on Market: 55

Land size: 721
sale - sold



3 MACAO ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

5 Bed | 2 Bath | 1 Car
$752,000
Sold ons: 25/06/2024
Days on Market: 20

Land size: 753
sale - sold

Powered by PropTrack

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Offer Documents

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

Guy King
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Certificate of Title

Click to Download the Certificate of Title
Click to Download the Strata Plan

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Local Schools

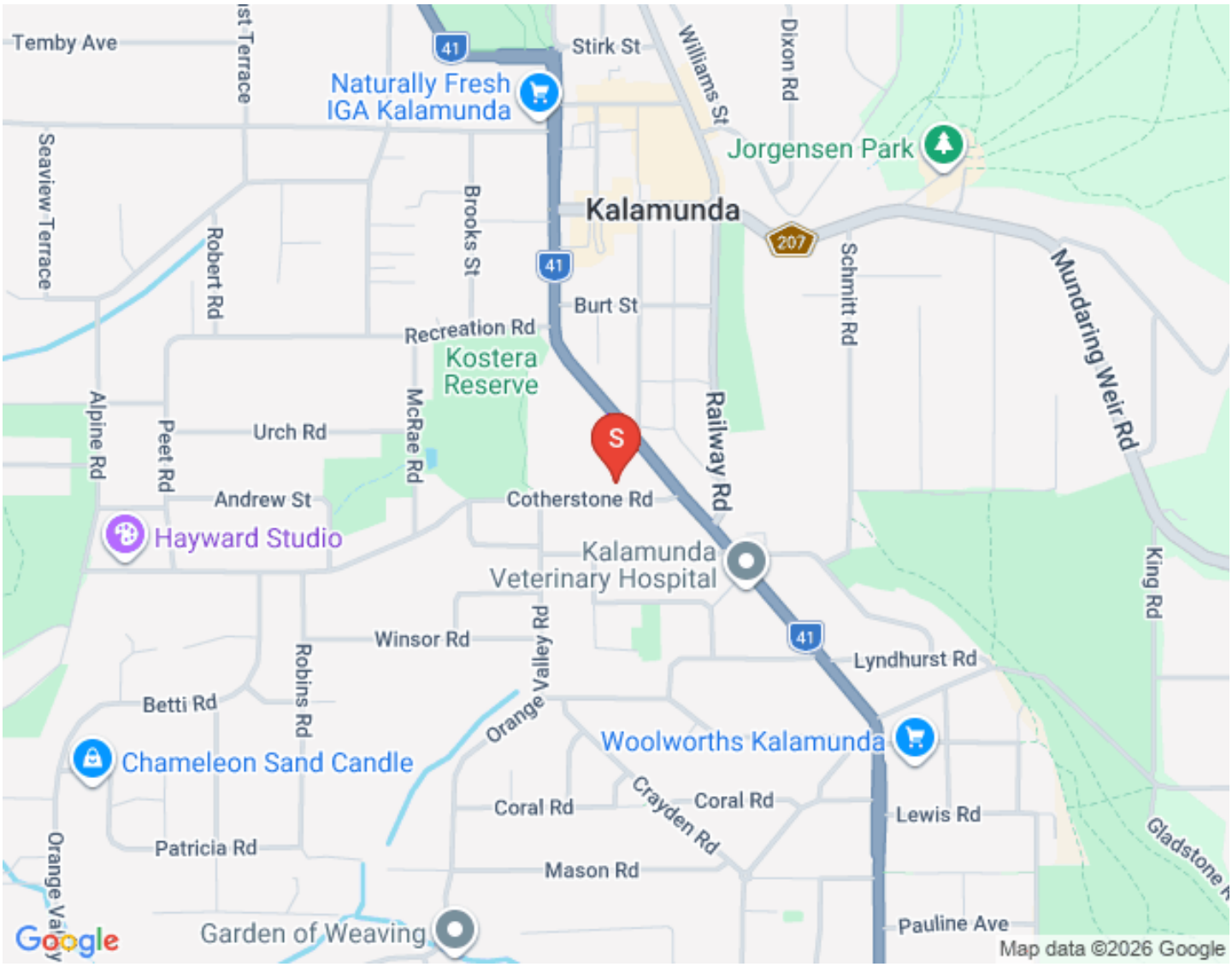
[Click here to view School Website](#)



KALAMUNDA
SENIOR HIGH SCHOOL

AN INDEPENDENT PUBLIC SCHOOL

[Click here to view School Website]



DARLING RANGE
SPORTS COLLEGE

[Click here to view School Website]


Pest in Peace
A Cat's Holiday Home - Perth
Let's Get Planted
Harrison Rd
Ashby Cl
Grace Removals
Seville Rd
Hawtin Rd
Ken's Cafe
The Hales Park
Brethren Church
3
Dawson Park Playground
Dawson Park
Darling Range Sports College
The Hales Fenced Dog Park
Dawson Park Primary School
Todds Auctions
Bougainvillea Ave
Berkshire Rd
Boodjera Bend
Gracie's Cafe
Dawson Ave
Bougainvillea Ave
Hibiscus Dr
Strelitzia Ave
Hawtin Rd
Juniper Reserve
Woodlupine Primary School
Forrestfield
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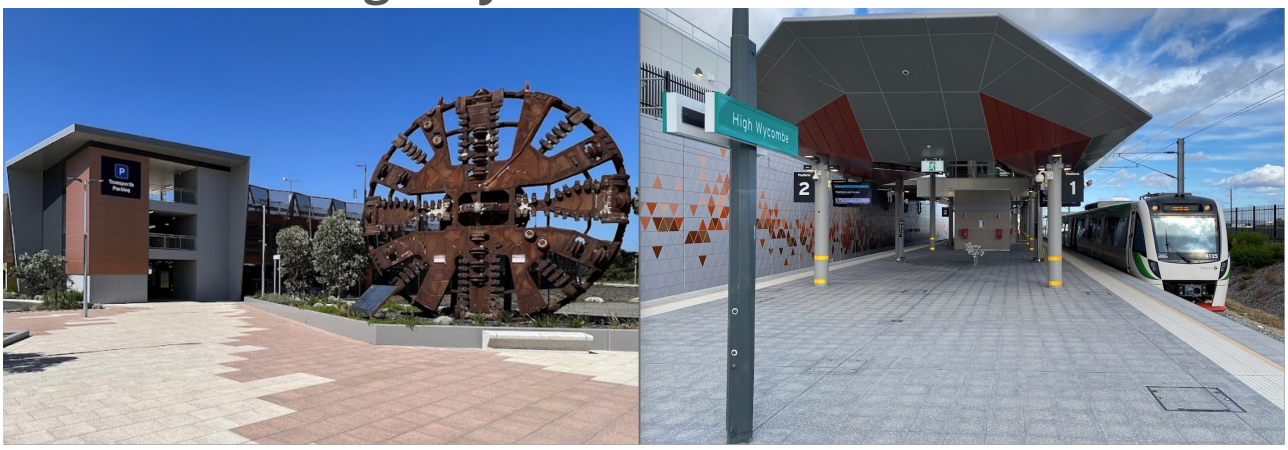
High Wycombe

High Wycombe Train Station



The Village Shopping Centre - High Wycombe



IGA Maida Vale





Maida Vale Rectration Reserve





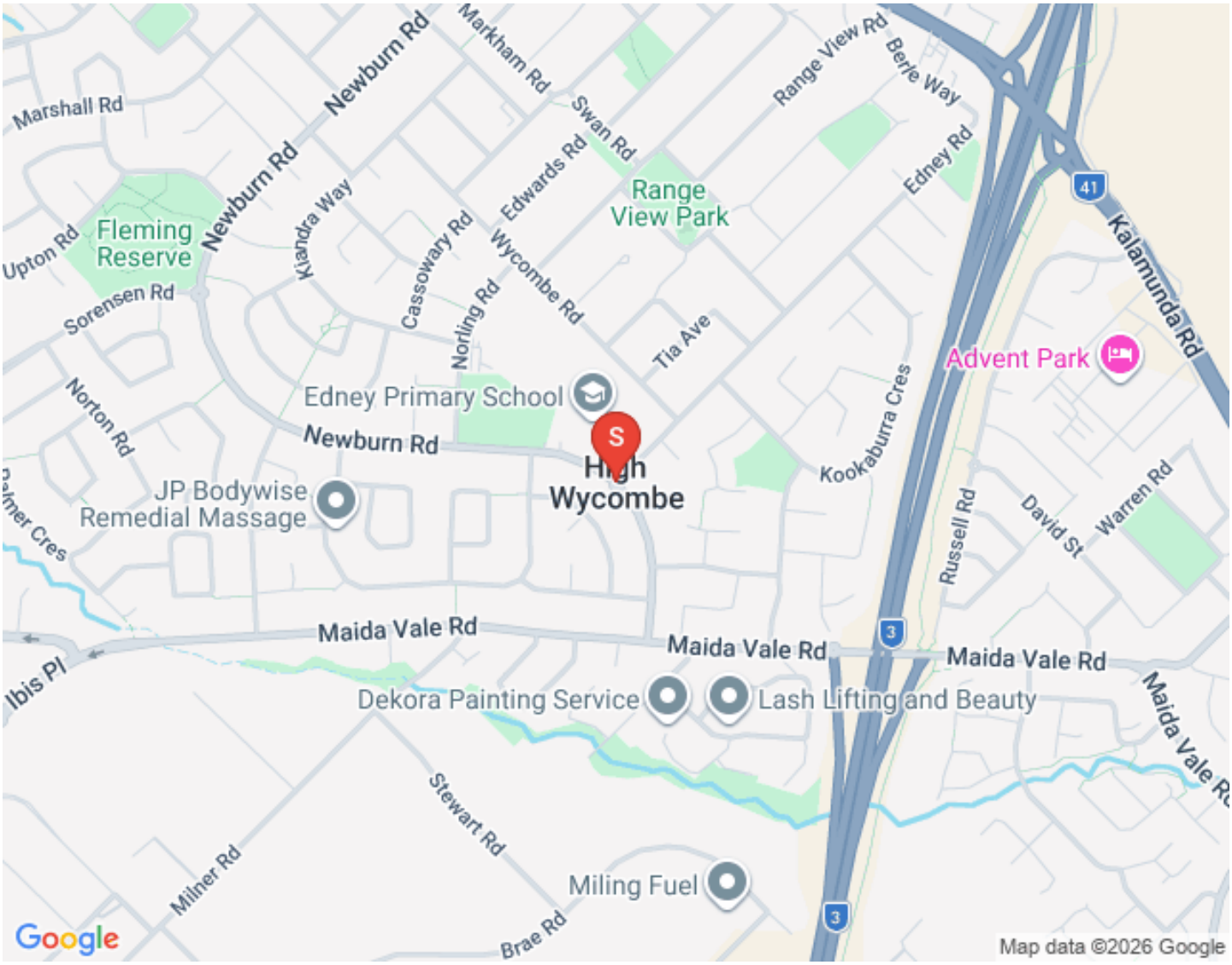
Fat Mamma's Pizza (Wood Fired)



Boab Tavern

High Wycombe Tavern




Marshall Rd
Newburn Rd
Markham Rd
Swan Rd
Range View Rd
Berle Way
Edney Rd
Fleming Reserve
Upton Rd
Sorensen Rd
Kiandra Way
Cassowary Rd
Edwards Rd
Wycombe Rd
Norling Rd
Range View Park
Tia Ave
Kalamunda Rd
41
Advent Park
Edney Primary School
Norton Rd
Newburn Rd
High Wycombe
JP Bodywise Remedial Massage
Kookaburra Cres
Russell Rd
David St
Warren Rd
Maida Vale Rd
Maida Vale Rd
Maida Vale Rd
3
Dekora Painting Service
Lash Lifting and Beauty
Stewart Rd
Milner Rd
Miling Fuel
Brae Rd
Google
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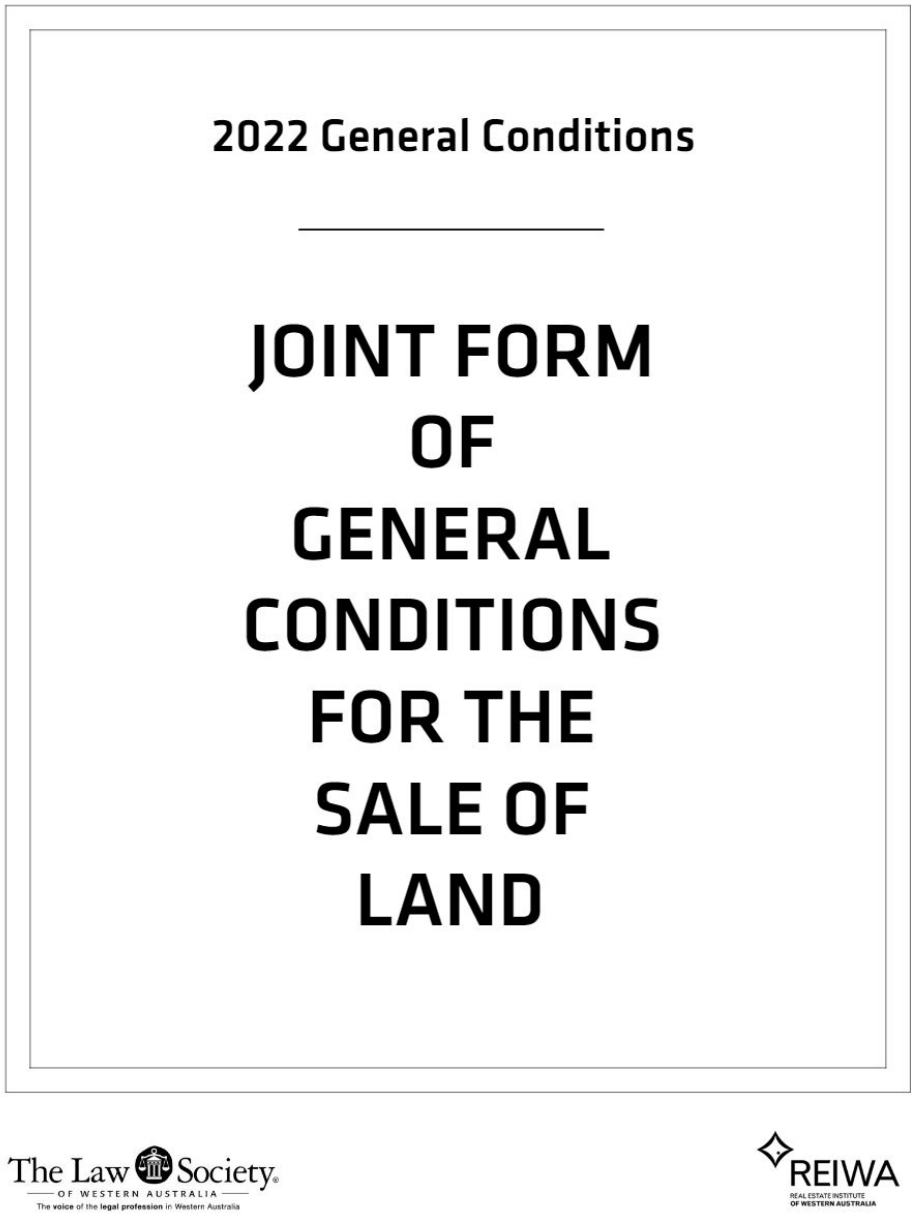
Joint Form of General Conditions



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View Joint Form Here

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.



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.



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.



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.

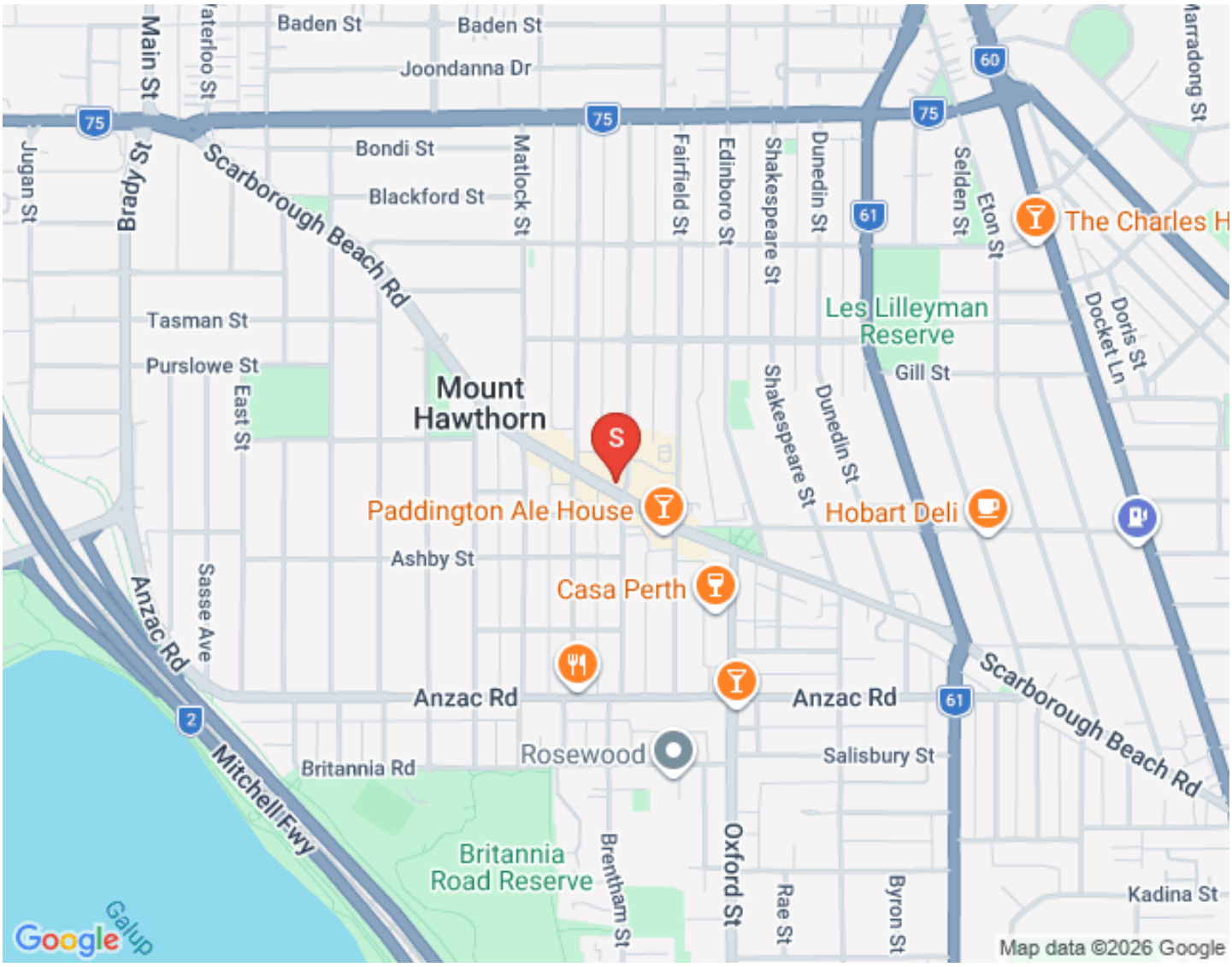


KAHLA PURVIS

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
Scarborough Beach Rd
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
The Charles H
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
Tasman St
Purslowe St
East St
Mount Hawthorn
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
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Our Recent Sales



21 Teutonia Court, High Wycombe

4 Bed | 2 Bath | 1 Car

Land size: 709sqm

UNDER OFFER



462 Kalamunda Road, High Wycombe

3 Bed | 1 Bath | 2 Car

Land size: 839sqm

In the $400,000's



10 Emms Court, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 805sqm

High $500,000's



13 Littlefield Road, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 616sqm

UNDER OFFER



147 Maida Vale Road, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 504sqm

UNDER OFFER !



50 Sorensen Road, High Wycombe

3 Bed | 1 Bath | 2 Car

Land size: 700sqm

End Date Process



4 Blossom View, Forrestfield

3 Bed | 2 Bath | 2 Car

Land size: 374sqm

From $549,000



9 Sovereign Place, Forrestfield

5 Bed | 2 Bath | 2 Car

Land size: 700sqm

UNDER OFFER



43 Bugendore Street, Maida Vale

4 Bed | 2 Bath | 2 Car

Land size: 950sqm

End Date Process



20 Boodjera Bend, Forrestfield

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

End Date Process



29 Burtonia Way, Forrestfield

5 Bed | 2 Bath | 2 Car

Land size: 845sqm

From $539,000



82 Dawson Avenue, Forrestfield

3 Bed | 1 Bath | 1 Car

Land size: 709sqm

UNDER OFFER!



201 Maida Vale Road, High Wycombe

4 Bed | 2 Bath | 2 Car

Land size: 568sqm

UNDER OFFER