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Welcome



11 Parkland Road, Stoneville

MINDFUL MODERN

5  3  2 

End Date
Process

All offers presented on or before 6pm Tuesday 11 March.
The sellers reserve the right to accept an offer before the end date.

Come home to the embrace of impeccable style and an atmosphere of serenity in this beautifully presented Stoneville home. Extended and updated, the original structure has transformed into a chic modern home that balances contemporary design with subtle Hills influences.

Clean lines and modernist sensibilities coexist harmoniously with characterful elements like wainscoting, exposed beams and a pitched ceiling. A sophisticated palette in muted tones creates an atmosphere of serene minimalism across the plan, while the modern galley kitchen serves as a focal point, marrying sleek functionality with understated rustic warmth.





Embracing the principles of indoor-outdoor living, the property extends seamlessly into extensive grounds. A versatile self-contained one-bedroom, one-bathroom studio commands an elevated position, its deck offering views across the mature gardens. A large, sheltered alfresco entertaining area, a powered shed, and garden and potting sheds encourage creative pursuits and easy entertaining and socialising.

Mindful living awaits in a home brimming with sophisticated design, cocooned in dappled light and the swaying green of established gardens.

SCHOOLS

3.5 km  Mundaring Primary School

4.4 km  Parkerville Steiner School

- 4.5 km  Silver Tree Steiner School
- 5.1 km  Parkerville Primary School
- 5.2 km  Mundaring Christian College (Secondary Campus)
- 7 km  Eastern Hills Senior High School

RATES

Council: \$2526

Water: \$282

FEATURES

- * Stylish Family Home
- * Formal and Informal Living
- * Pitched Ceiling Family Room
- * Neutral Decor
- * Modern Galley-style Kitchen
- * Open Plan Kitchen Meals Family Room
- * Double Glazing Throughout
- * Retractable Flyscreens
- * Separate Junior Wing
- * Walk-through Laundry Timber Worktop
- * Indoor-outdoor Layout
- * Sheltered Alfresco Entertaining
- * Bathrooms Recently Updated
- * Plantation Shutters
- * Slow Combustion Fireplace
- * Ducted Reverse Cycle Air Conditioning
- * Cleaned and Repaired Roof
- * Garden Shed
- * 3-phase Power to House

General

- * 4 bedrooms, 2 bathrooms 2 WC
- * Build Year: 1986
- * Block: sqm 1981
- * Internal Living: 157 sqm
- * Total Built Area: 330sqm
- * Granny Flat 1-bed, 1-bath: 46sqm

Kitchen

- * Open Plan Kitchen/Meals
- * Modern Galley-style
- * Corner Pantry
- * Stone Benchtops
- * Electric Oven
- * Electric Cooktop
- * Dishwasher










Main Bedroom

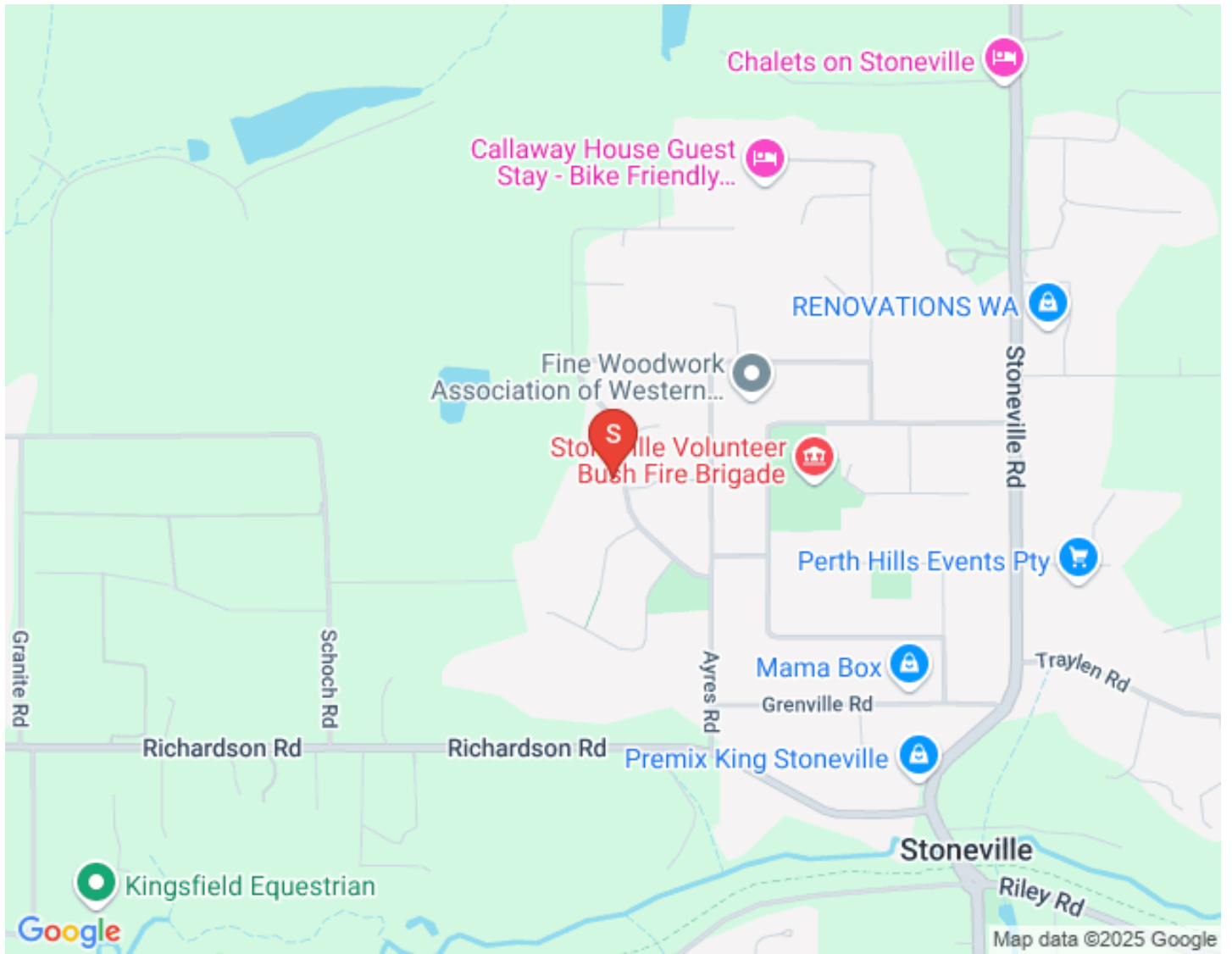
- * Light-filled Oasis
- * Recently Renovated Ensuite
- * Ceiling Fan
- * RC/AC Unit
- * Wall Built-in Robes
- * Direct Access to Garden

Outside

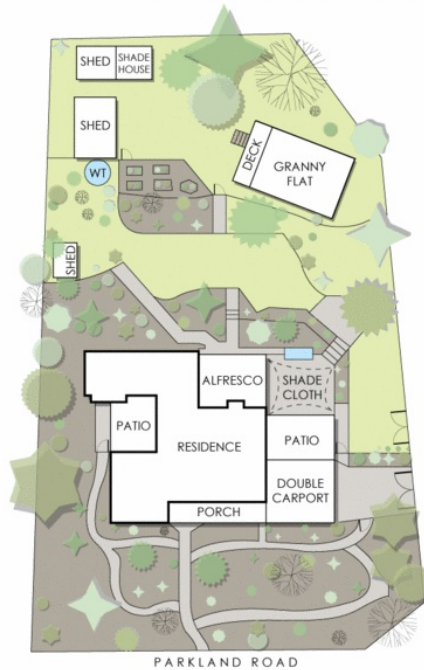
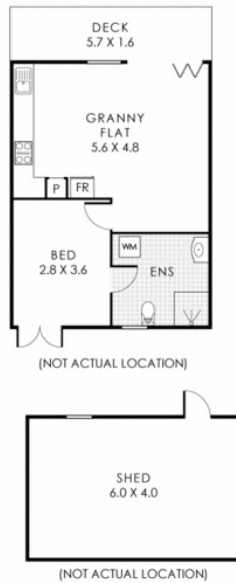
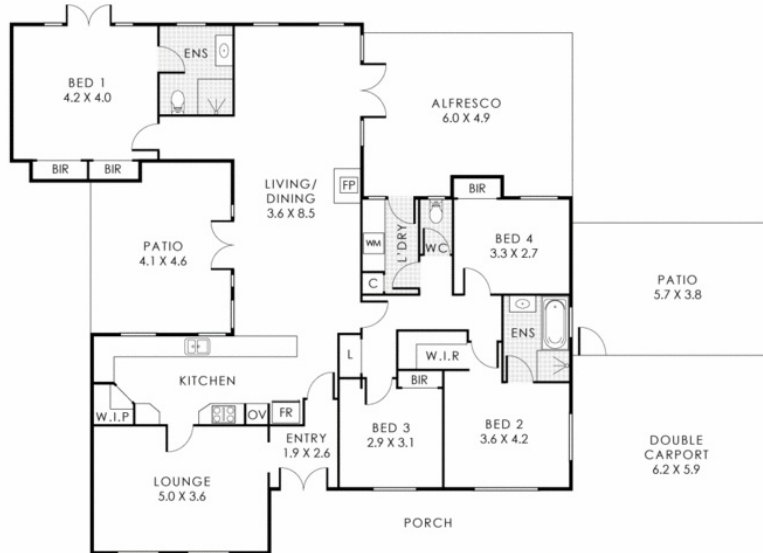
- * Corner Block
- * Opposite Public Open Space
- * Paved Alfresco
- * Courtyard Garden
- * Reticulated Gardens
- * Rainwater Tank
- * Garden Shed
- * Potting Shed
- * 6 m x 4 m Powered Shed
- * Double Carport
- * Side Gates
- * White Picket Fence
- * Fully Fenced Back Yard
- * Established Gardens
- * Vegetable Beds
- * Fruit Trees

LIFESTYLE

- 900m  Heritage Trail
- 600 m  Stoneville Community Garden
- 1.9 km  Milligan Park
- 4.1 km  Mundaring Village
- 12.7 km  Mundaring Weir
- 18.8 km  Midland Gate
- 20 km  St John of God Hospital
- 25.9 km  Perth Airport (30-40 minutes)
- 37 km  Perth CBD (50-60 minutes)



Floor Plan



11 Parkland Road, Stoneville

Residence 157m² | Shed 24m² | Porch 16m² | Double Carport 37m² | Patio 41m² | Granny Flat 46m² | Deck 9m²
Total Area 330m²



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 representation 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 error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cliocreative.com.au

Comparable Sales



25 HOLLETT ROAD, STONEVILLE, WA 6081, STONEVILLE

4 Bed | 3 Bath | 3 Car
\$975,000
Sold ons: 27/05/2024
Days on Market: 15

Land size: 2487



3 MISTY ROAD, PARKERVILLE, WA 6081, PARKERVILLE

5 Bed | 2 Bath | 2 Car
\$1,050,000
Sold ons: 04/02/2025
Days on Market: 20

Land size: 1800



775 GRANITE ROAD, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath
\$1,081,000
Sold ons: 23/10/2024
Days on Market: 22

Land size: 1802



40 ERIN DALE, STONEVILLE, WA 6081, STONEVILLE

4 Bed | 2 Bath | 2 Car
\$1,110,000
Sold ons: 06/03/2024
Days on Market: 14

Land size: 4000



150 IRON ROAD, PARKERVILLE, WA 6081, PARKERVILLE

5 Bed | 3 Bath | 6 Car
\$1,150,000
Sold ons: 06/12/2024
Days on Market: 110

Land size: 10076.7



180 OLD FARM LANE, STONEVILLE, WA 6081, STONEVILLE

4 Bed | 2 Bath | 2 Car
\$1,220,000
Sold ons: 04/07/2024
Days on Market: 91

Land size: 9995.74



8 WILDFLOWER GROVE, PARKERVILLE, WA 6081, PARKERVILLE

4 Bed | 2 Bath | 4 Car
\$1,350,000
Sold ons: 12/11/2024
Days on Market: 54

Land size: 4001

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Certificate of Title

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

[Click to Download the Sketch](#)

[Click to Download the Plan](#)

[Click to Download the Notification](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Joint Form of General Conditions

2022 General Conditions

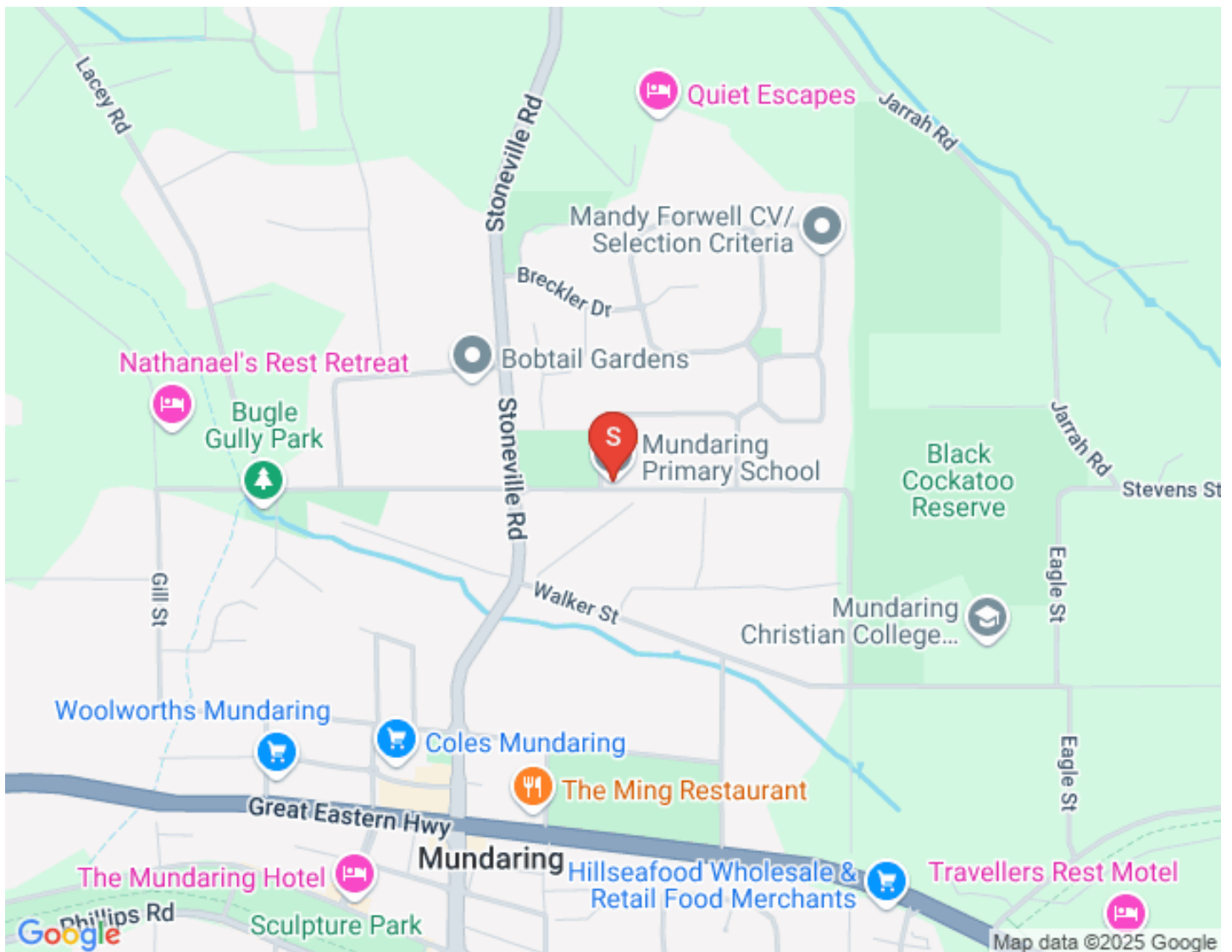
JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Local Schools



[Click Here](#) to view catchment area.





SILVER TREE STEINER SCHOOL

[Click Here](#) to view catchment area

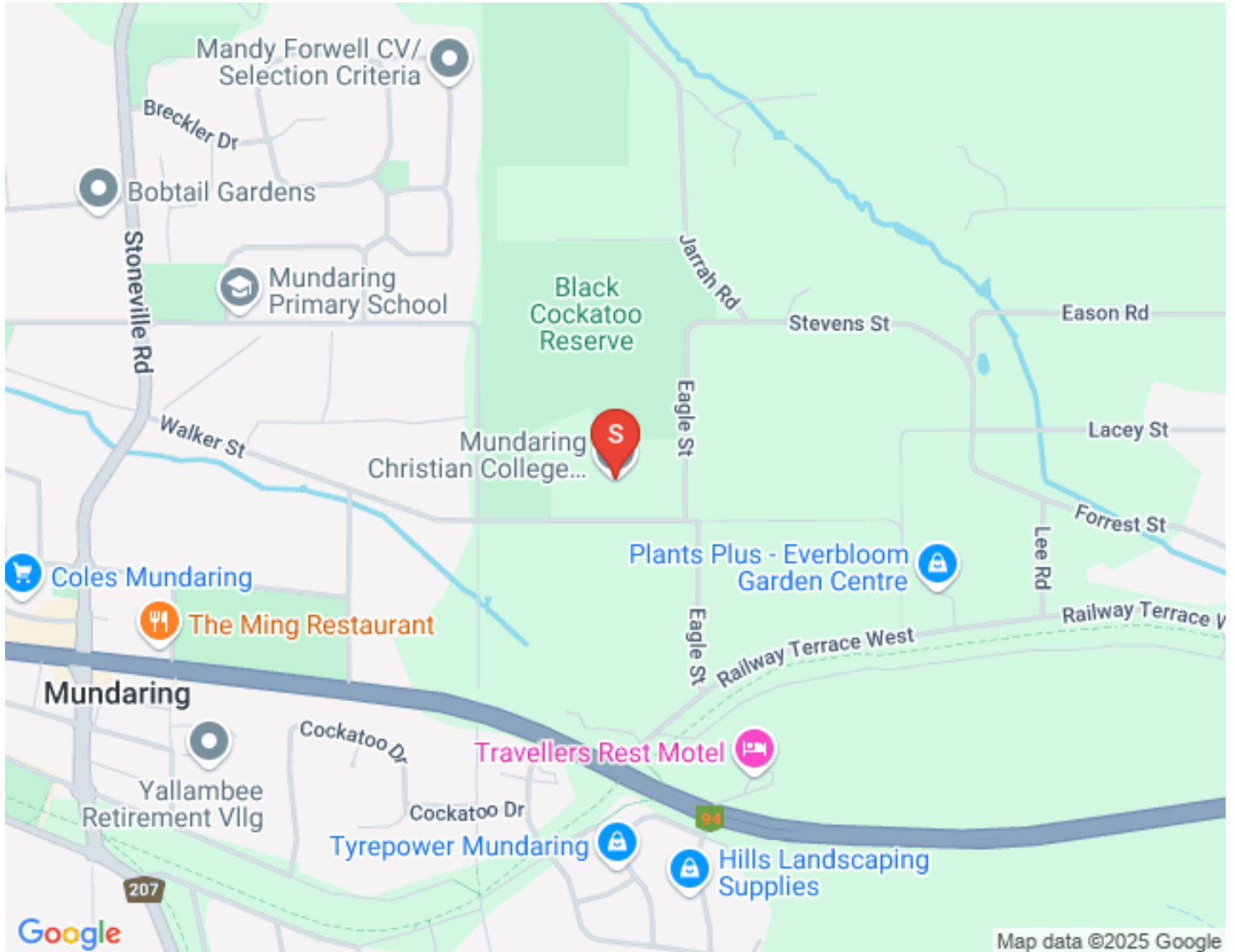


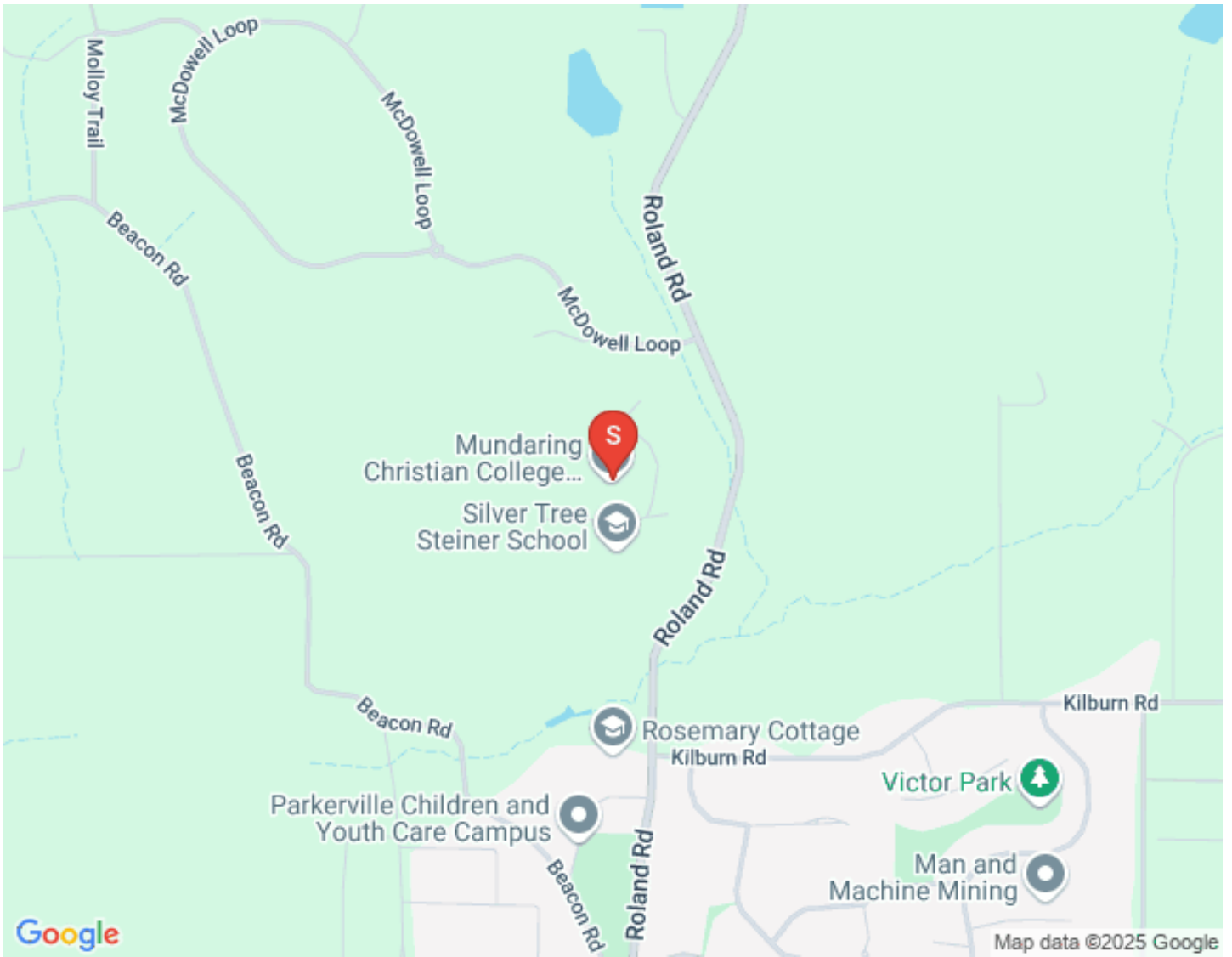


Mundaring

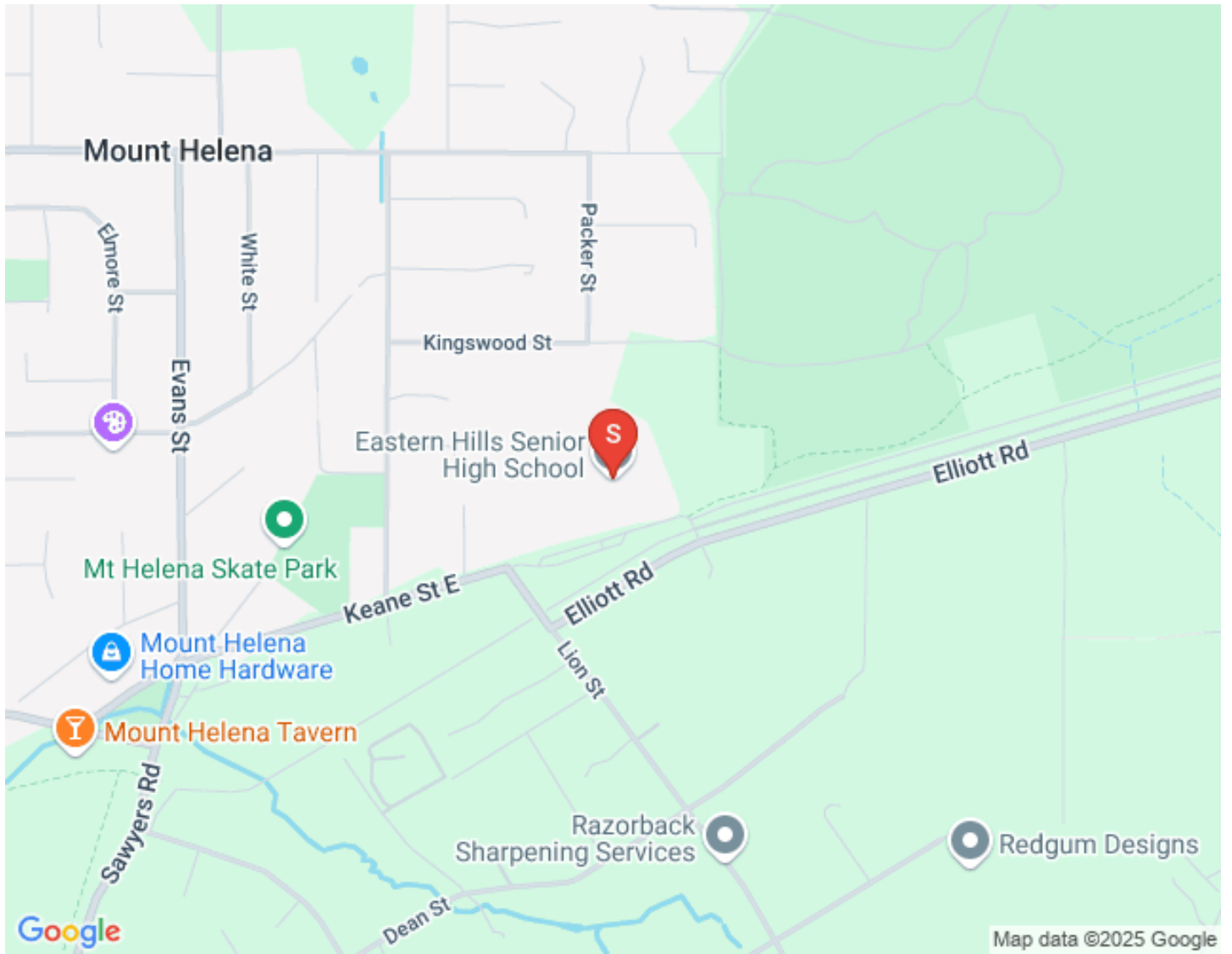
CHRISTIAN COLLEGE

[Click Here](#) to view catchment area





[Click Here](#) to view catchment are



Stoneville

John Forrest National Park



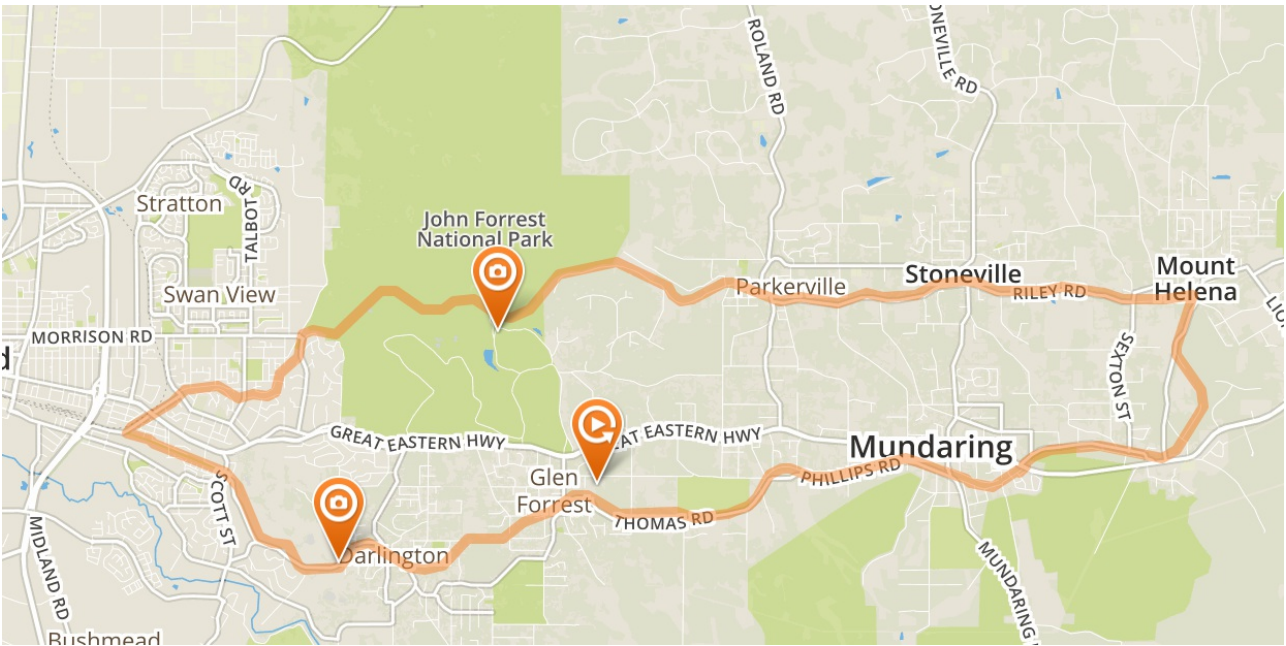
Parkerville Tavern

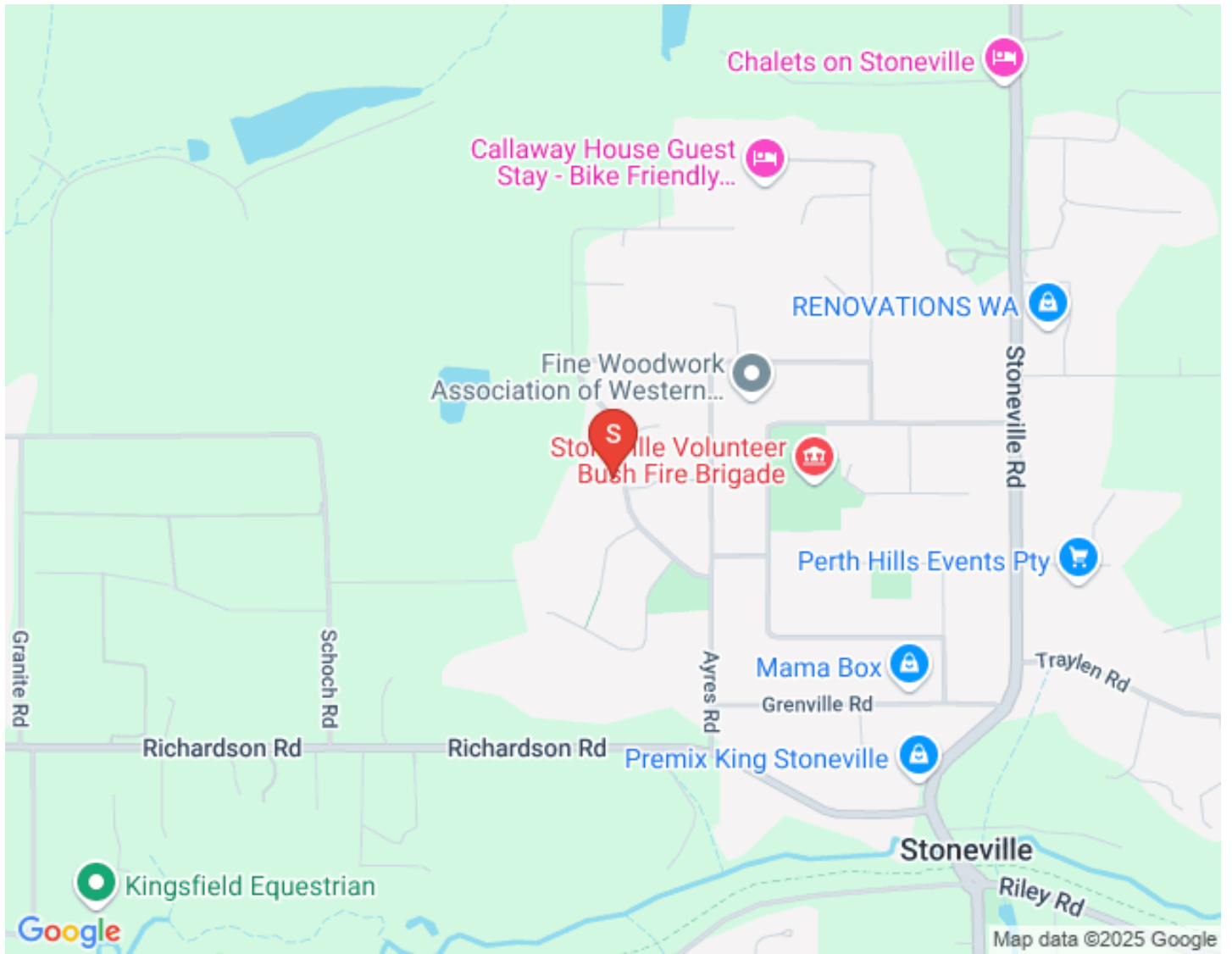


Malmalling Vineyard



Heritage Trail





Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesisis.com.au

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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fngenesisis.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

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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.



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.



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

admin@fngenesis.com.au

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

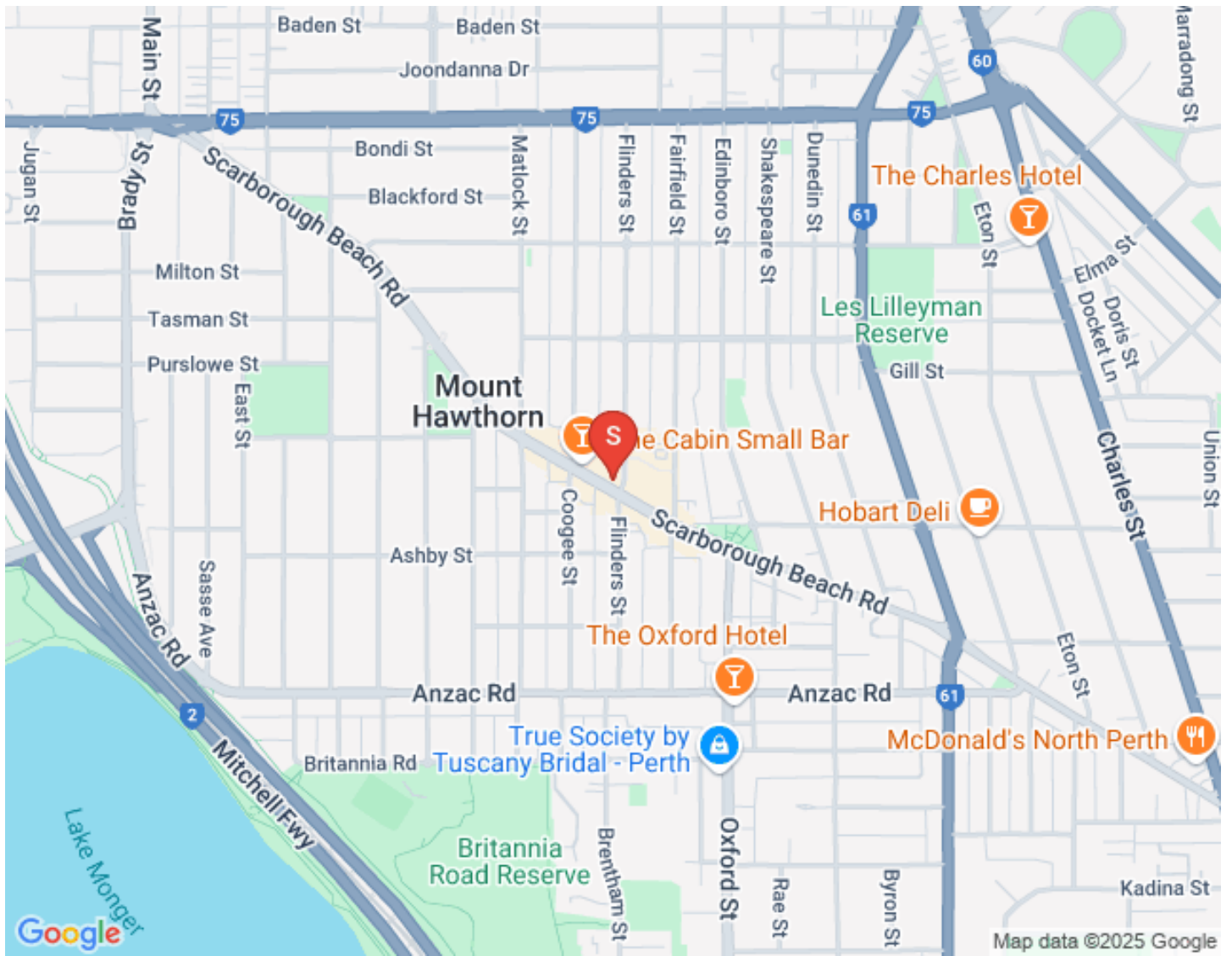
RECEPTIONIST

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 Recent Sales in the Area



45 Timbertop Way, Stoneville

4 Bed | 2 Bath | 5 Car

Land size: 2.64ha

UNDER OFFER



1445 Coulston Road, Boya

3 Bed | 2 Bath | 1 Car

Land size: 3915sqm

UNDER OFFER



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



1780 McCallum Road, Mundaring

5 Bed | 2 Bath | 6 Car

Land size: 11.93ha

\$1,500,000



15 Vista Drive, Parkerville

4 Bed | 2 Bath | 2 Car

Land size: 1800sqm

** UNDER OFFER **



1435 Hidden Valley Road, Parkerville

4 Bed | 2 Bath | 4 Car

Land size: 2.00ha

UNDER OFFER



61 Dalry Road, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2001sqm

UNDER OFFER