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Welcome



**1962 Toodyay Road,
Gidgegannup**

Animal Paradise

From



\$1,549,000

1 Ensuite

2 Living Areas

Nestled on a picturesque 13.6-acre property, this beautifully appointed rural retreat offers the perfect blend of comfort, functionality, and lifestyle. Boasting four generous bedrooms, two modern bathrooms, and two spacious living areas, this home caters to growing families or those seeking space to unwind. The recently renovated kitchen is the heart of the home, designed for both entertaining and everyday living, while the stunning ensuite features a luxurious bath, providing a tranquil escape. Dual alfresco areas extend the living space outdoors, ideal for entertaining or soaking in the peaceful surroundings.

Perfect for hobby farmers, horse enthusiasts, or anyone looking for room to roam, the property is divided into multiple paddocks and includes a round yard, crush, winter creek, and a dam, supporting a range of agricultural pursuits. A standout feature is the expansive workshop area, complete with its own bathroom—ideal for trades, storage, or conversion into a studio space. With privacy, space, and modern conveniences all in one package, this is rural living at its finest.

LOCAL SCHOOLS

Gidgegannup Primary School (1.3km)

Mundaring Christian College (8.4Km)

Eastern Hills Senior High School (8.9km)

RATES

Council: \$

Water: N/A

FEATURES

General

- * Build Year 1980
- * Construction: Timber frame and Colour bond
- * Updated kitchen
- * 600mm Baumatic electric oven
- * 600mm Baumatic gas hot plate
- * 600mm Baumatic rangehood
- * Large walk in pantry to kitchen
- * Daikin Reverse cycle air conditioner to family and meals
- * Wall air conditioner to games room
- * High ceilings through out
- * Ornate skirtings and cornices

Outside

- * Winter creek to property
- * Dam to front of property
- * Multiple paddocks and round yard
- * Animal crush
- * Two large water tanks to property
- * Large workshop area with multiple rooms, dog runs and bathroom
- * Two outdoor alfresco areas
- * Bosch 80 litre gas hot water system

LOCATION

0.6 km  Percy Cullen Oval
2 km  Gidgegannup showgrounds and play ground
6 km  Noble Falls
30.3 km - Perth Airport



Floor Plan



1962 Toodyay Road, Gidgegannup

Residence 205m² | Workshop 111m² | Carport 75m² | Alfresco 54m² | Patio 38m²
Total Area 483m²



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 the floor plan, all measurements and floor 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 purposes. www.cliocreative.com.au

Comparable Sales



572 BERRY ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

3 Bed | 1 Bath | 4 Car
\$1,350,000
Sold ons: 01/11/2024
Days on Market: 16

Land size: 202400
sale - sold



65 BRAIDWOOD PASS, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 2 Car
\$1,400,000
Sold ons: 27/02/2025
Days on Market: 93

Land size: 20065
sale - sold



815 KINGSTON ROAD, MOUNT HELENA, WA 6082, MOUNT HELENA

7 Bed | 3 Bath | 2 Car
\$1,565,000
Sold ons: 27/11/2024
Days on Market: 15

Land size: 23300
sale - sold

Powered by PropTrack



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Offer Documents

[Click to download the Offer Pack](#)

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

Certificate of Title

[Click to download Certificate of Title](#)

[Click to download the Deposited Plan](#)

[Click to download the Deposited Plan with Title List](#)

[Click to download the Notification](#)

Local Schools



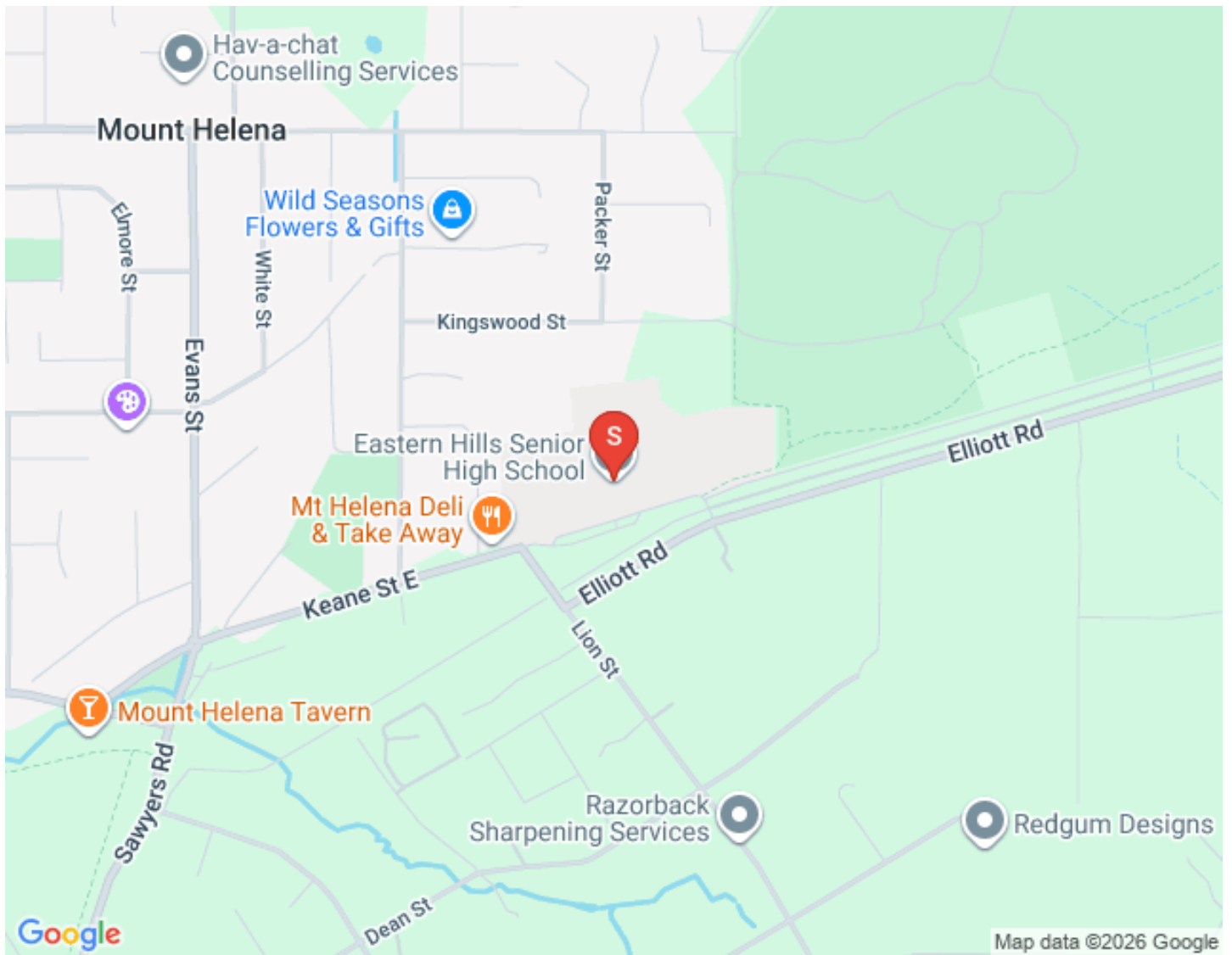
[Click to view Catchment Area](#)



[Click to view school website.](#)

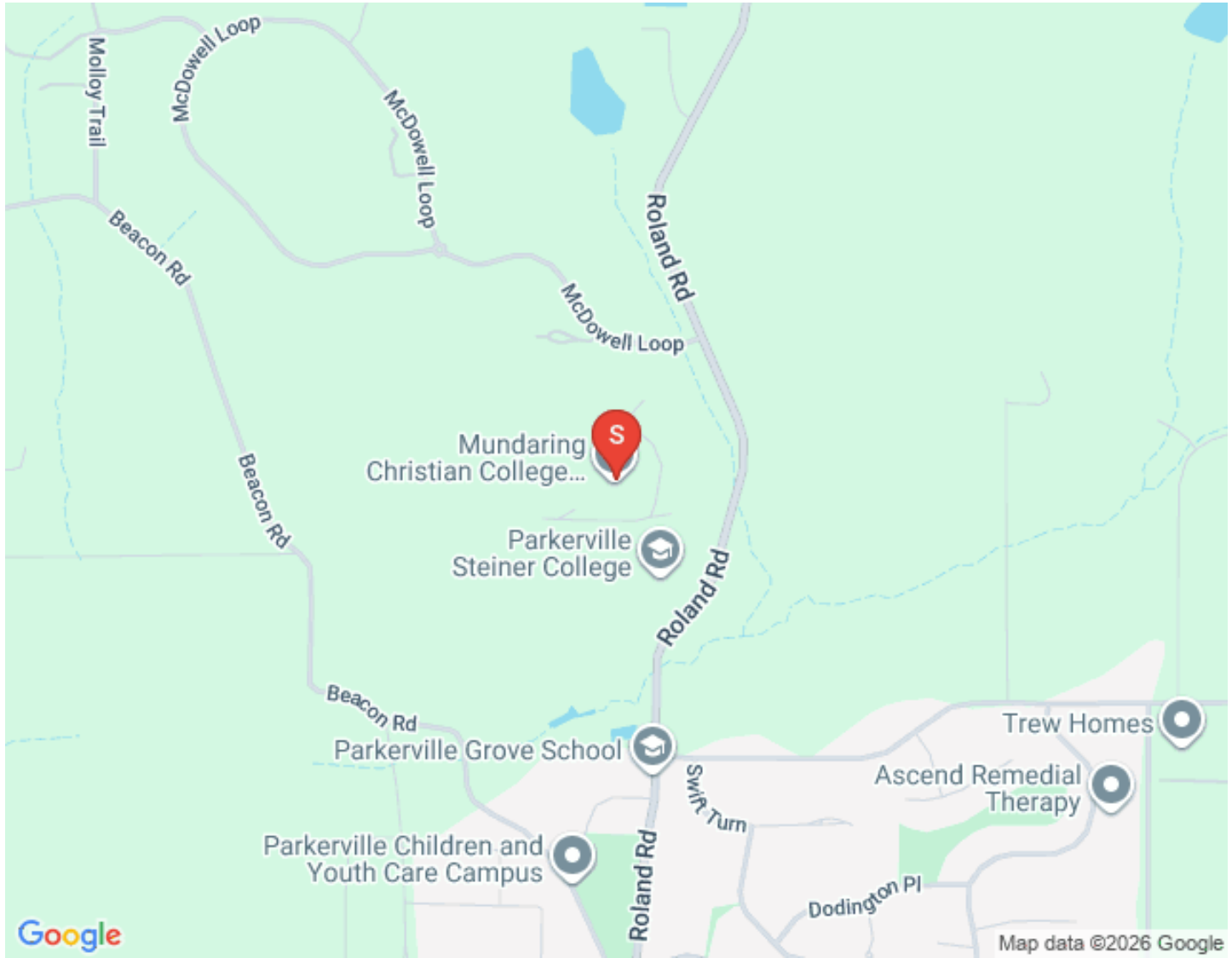


[Click to view Catchment Area](#)



Mundaring
CHRISTIAN COLLEGE

[Click here to view Catchment Area](#)



Gidgegannup

Percey Cullen Oval & Pavillion



Gidgegannup Showgrounds & Playground



Noble Falls

Noble Falls Tavern



Bells Rapids

Possum Valley Animal Sanctuary



Dash Paintball



Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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.



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@fn genesis.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@fngenesis.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.

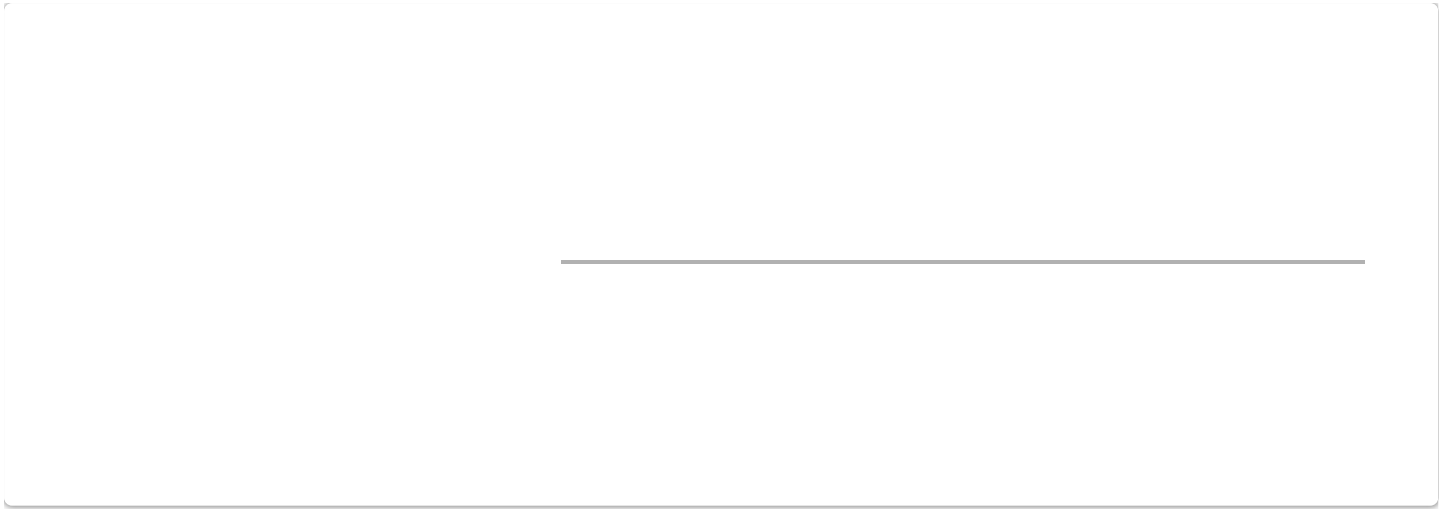


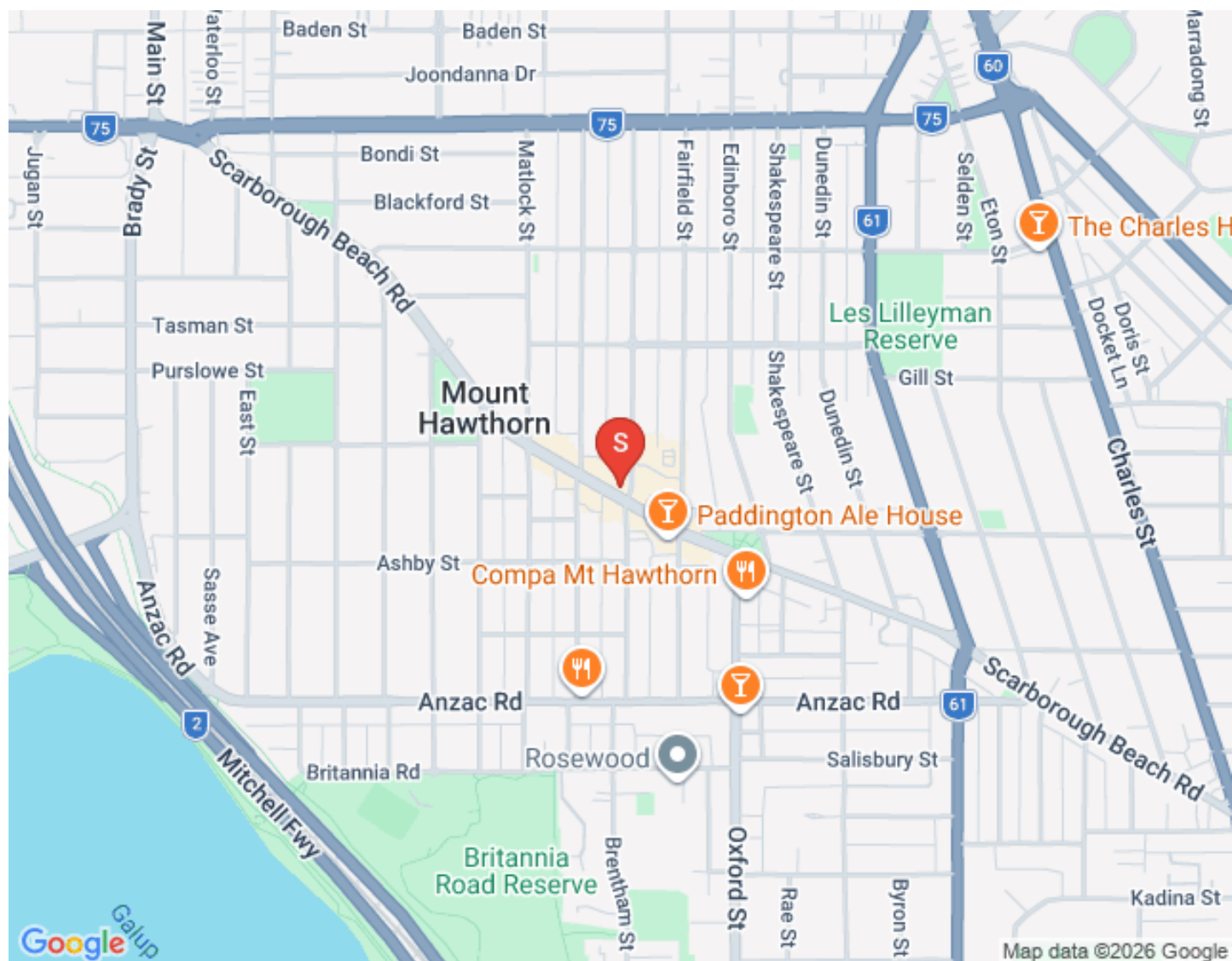
KAHLA PURVIS

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.





Recent Sales by Team Genesis



118 Brennan Rise, Gidgegannup

Land size: 2.24ha

From \$449,000



19 Centenary Drive, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.10ha

UNDER OFFER



27 Quenda Glade, Gidgegannup

1 Bed | 1 Bath | 6 Car

Land size: 2.71ha

End Date Process



923 Reen Road, Gidgegannup

4 Bed | 2 Bath | 3 Car

Land size: 20.46ha

UNDER OFFER



10109 Stoneville Road, Gidgegannup

3 Bed | 1 Bath | 0 Car

Land size: 2.00ha

** UNDER OFFER **



8891 Stoneville Road, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.17ha

From \$1,100,000



86 The Eyrie, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.90ha

**** UNDER OFFER ****



3156 Toodyay Road, Gidgegannup

4 Bed | 2 Bath | 8 Car

Land size: 35.42ha

**** UNDER OFFER ****