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Welcome



52 Carawatha Avenue, Mount Nasura

Amazing Mount Nasura

**End Date
Process**

4  2  2 

2 Living Areas

All offers presented on or before 6pm, Friday 1st August. The sellers reserve the right to accept an offer prior to the end date.

Huge Family Home with Everything You Could Need

Welcome to this lovely 4-bedroom, 2-bathroom family home, perfectly positioned on a generous 2073 sqm block with amazing views. The home boasts multiple living areas with a dedicated study, as well as a separate games room and bar - offering plenty of space for the whole family to relax, work, and play.

The beautifully renovated kitchen offers views of the city and is close to the main living area.

Step outside to a large alfresco that is perfect for entertaining or for sitting back and enjoying the views. The additional outdoor entertaining area also features a spa. Below it is the backyard that features a large and small shed with valuable side access to the block. The terraced side of the property features lemon and mandarin trees. The beautiful enclosed pool area is a great space to relax and enjoy with the family or guests.

This secure property delivers the ultimate family lifestyle with all the space, comfort, and amenities you could ask for.

RATES

Council: \$3128 (24/25 FY) City of Armadale

Water: \$290 (24/25 FY)

SCHOOL CATCHMENTS

Armadale Primary School (1 km)

Kingsley Primary School (1.3 km)

Armadale Senior High School (3 km)

FEATURES

General

- * Build Year: 1986
- * Total Build Area: 558 sqm (approx)
- * Residence: 243 sqm (approx)
- * Ducted Reverse Cycle Air-conditioning (Daikin)
- * Study
- * Vertical Blinds
- * Security Doors
- * Roller Shutters
- * Atrium
- * Solar Panels (5 kW)
- * Solar Hot Water System

Kitchen

- * 5 Burner Gas Cooktop (Fisher & Paykel)
- * 600mm Oven (Electrolux)
- * Dishwasher (Fisher & Paykel)
- * Double Stainless Steel Sink
- * Stone Benchtop
- * Soft Close Cabinetry

Main Living

- * Gas Bayonet

Main Bedroom

- * Built-in Wardrobe
- * Ensuite

Bedroom 2, 3, 4

- * Built-in Wardrobes (2, 3)

Games Room

- * Bar
- * Pool Table

Outdoor

- * Automatic Front Gate

- * Patio
- * Pool
- * Spa
- * Overflow Water Tank (4550 L)
- * Small Shed
- * Large Shed
- * Side Access
- * Reticulation - Front & Back (Rain Bird)

LIFESTYLE

160 m - Mazzega Park

900 m - Public Transport

1.6 km - Creyk Park

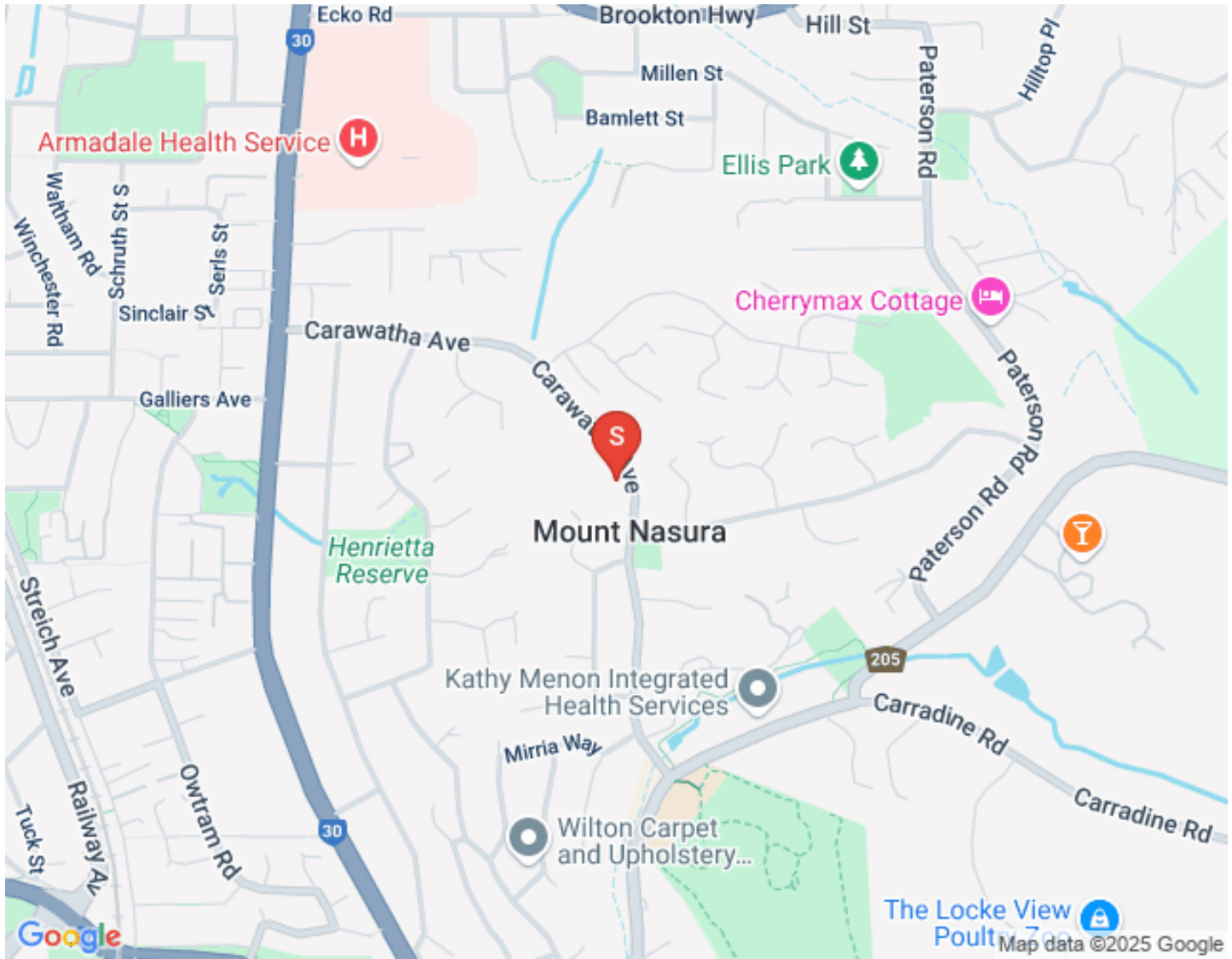
1.7km - Sherwood Train Station

2.3 km - Armadale Shopping City

2.8 km - Armadale Fitness & Aquatic Centre

6.3 km - Bunnings Armadale

29 km - Perth CBD



Floor Plan



52 Carawatha Avenue, Mount Nasura

Residence 243m² | Double Carport 28m² | Alfresco 68m² | Porch 9m² | Courtyard 18m² | Outdoor Entertaining 104m² | Patio 14m² | Gazebo 17m² | Shed 57m²

Total Area 558m²



This floorplan is for illustration purposes only to show the layout of the property. While 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. This floorplan 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.21creactive.com.au

Comparable Sales



67 CARAWATHA AVENUE, MOUNT NASURA, WA 6112, MOUNT NASURA

5 Bed | 3 Bath | 4 Car
\$1,200,000
Sold ons: 18/11/2024
Days on Market: 43

Land size: 1650
sale - sold



3 SERENA GROVE, MOUNT NASURA WA 6112

4 Bed | 3 Bath | 4 Car
Listing Price: \$1,350,000
Sale Price: \$1,400,000
Sold on: 12/04/2024
Days on Market: 17

Land size: 2512sqm
Sold



7 RUSHTON TCE, MOUNT NASURA, WA 6112, MOUNT NASURA

4 Bed | 2 Bath | 6 Car
\$1,075,000
Sold ons: 26/05/2025
Days on Market: 92

sale - sold



13 SERENA GROVE, MOUNT NASURA, WA 6112, MOUNT NASURA

4 Bed | 2 Bath
\$1,150,000
Sold ons: 17/04/2025
Days on Market: 23

Land size: 2045
sale - sold



6 HIGGINS PLACE, MOUNT NASURA, WA 6112, MOUNT NASURA

4 Bed | 3 Bath | 2 Car
\$1,200,000
Sold ons: 27/03/2025
Days on Market: 50

Land size: 1848
sale - sold

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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 Sketch](#)

[Click to download the Plan](#)

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

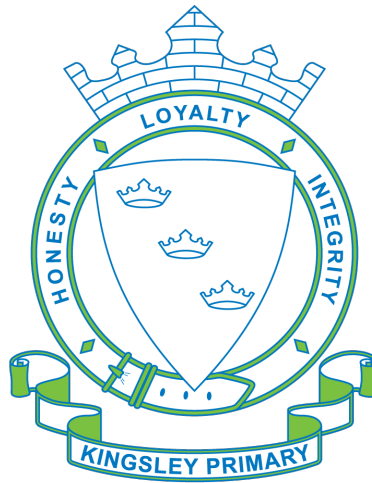
[Click to download the Document Transfer B436706](#)

Local Schools



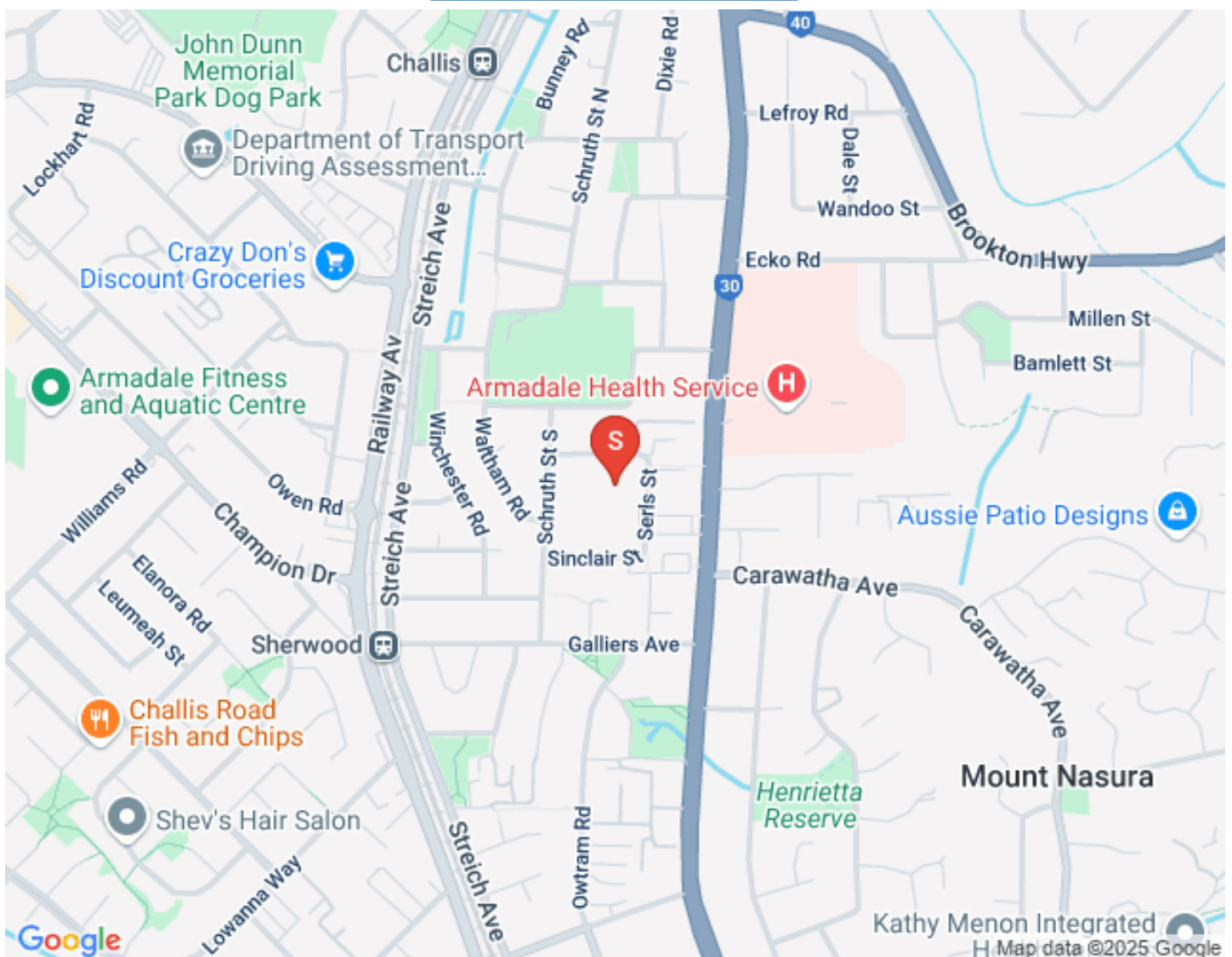
[Click to view Intake Area](#)





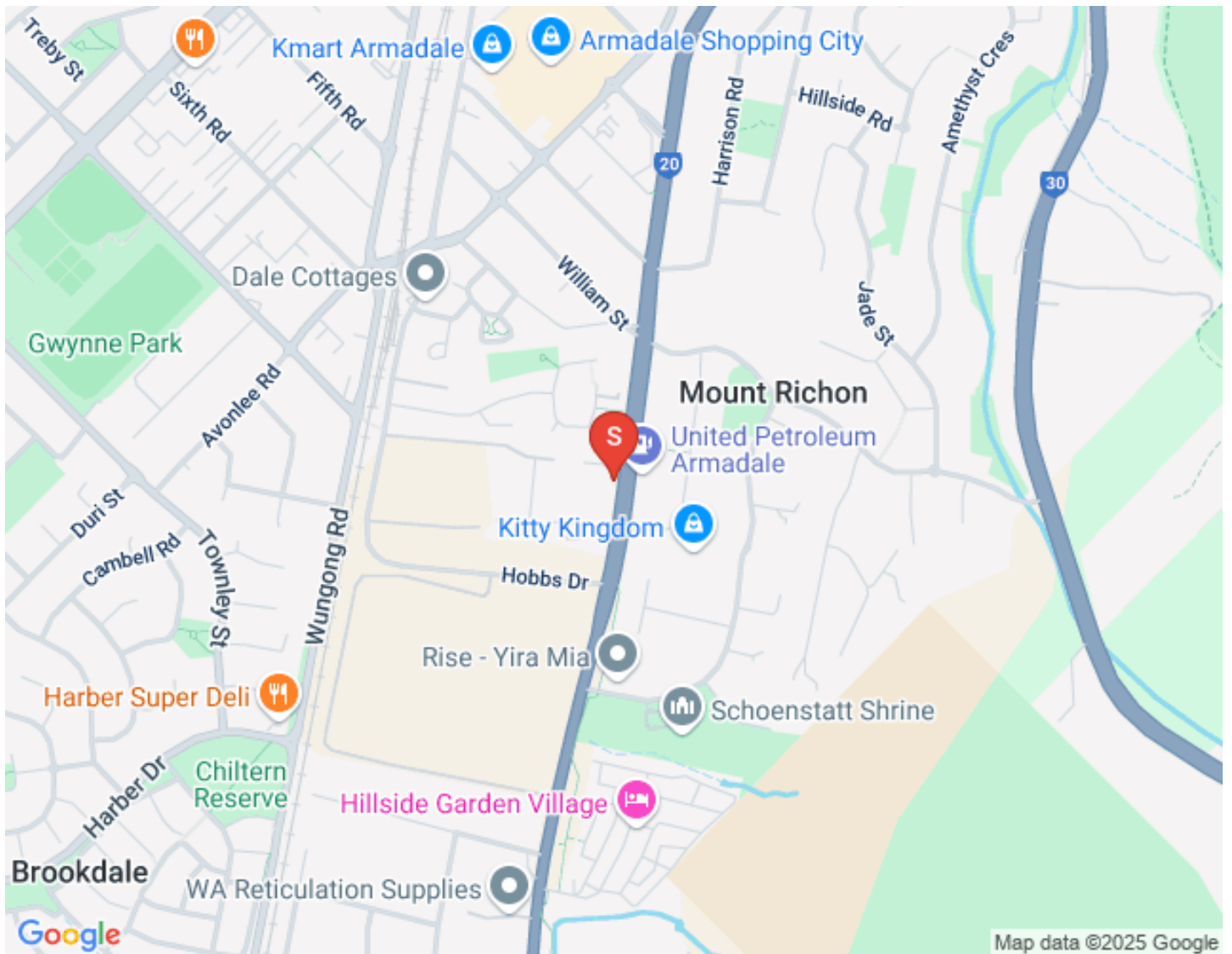
Be Strong: Work As A Team

[Click here to view Intake Area](#)





[Click here to view Intake Area](#)



Mount Nasura

Mazzega Park



Elizabethan Village



Last Drop Elizabethan



Avacados Bar and Cafe

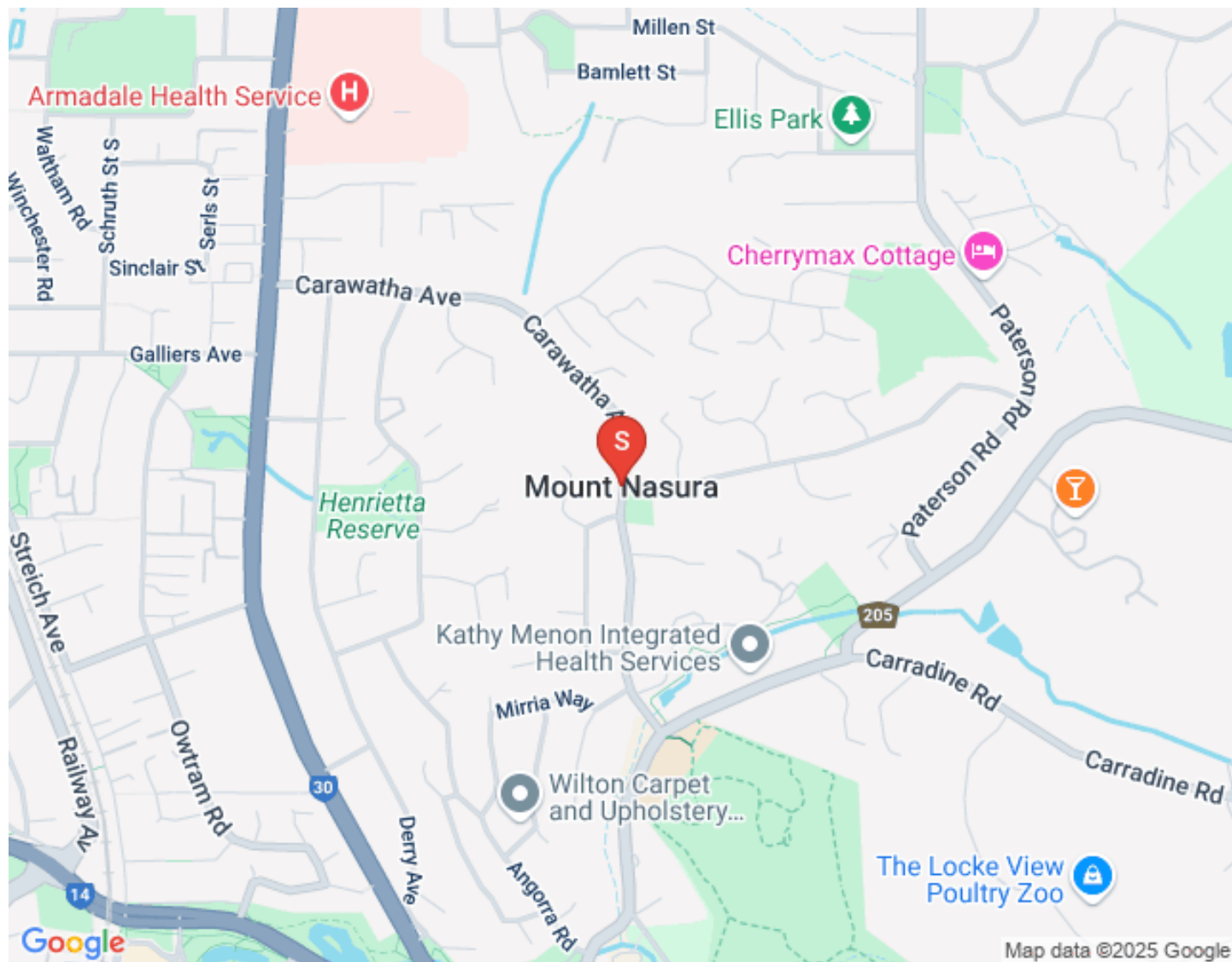


Armadale Fitness and Aquatic Centre



Armadale Central Shopping Centre





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



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national
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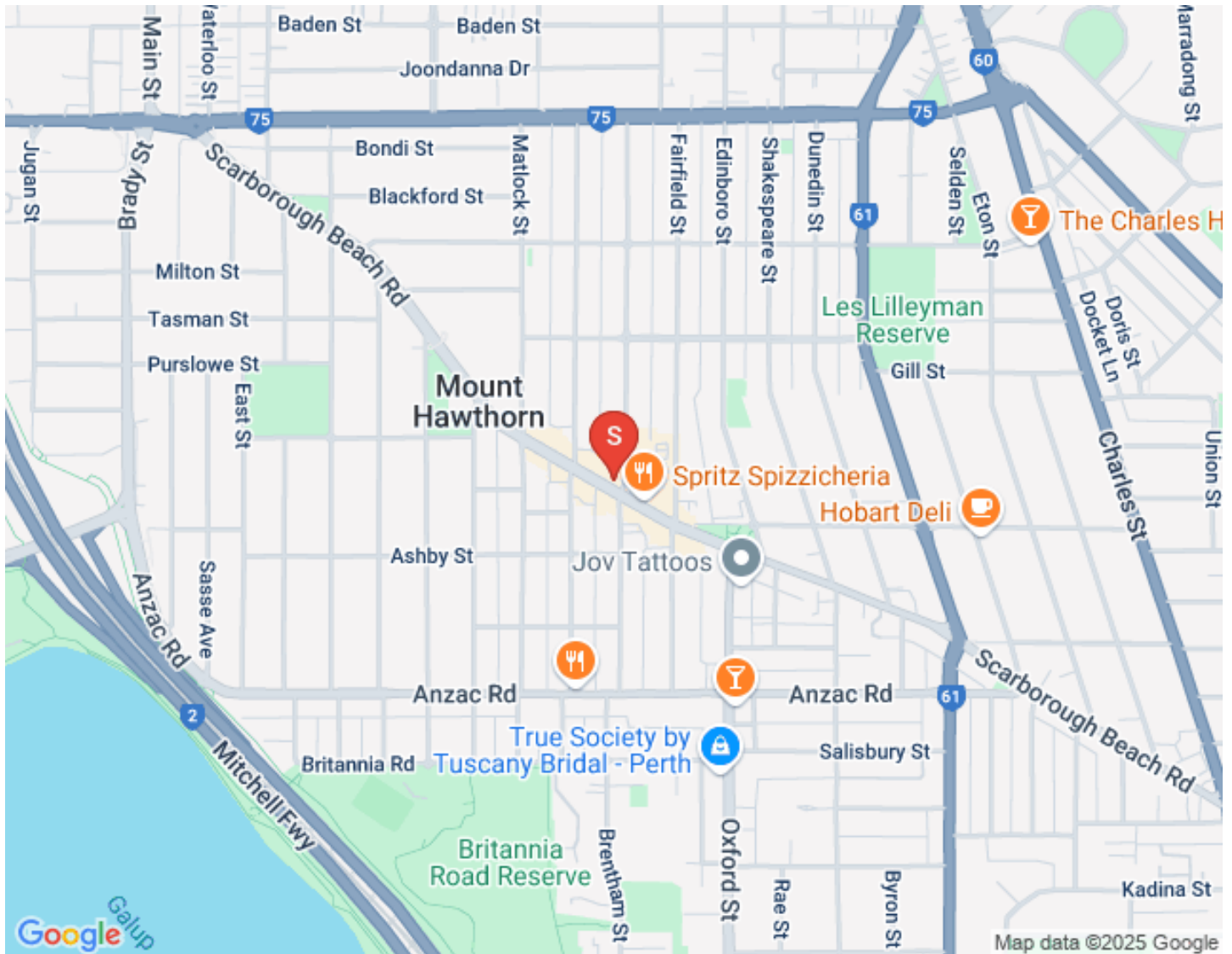
Genesis

Mark Hutchings

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Team Genesis



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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fngenesis.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.



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.



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@fngenesis.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.



CAITLYN NYBO

PROPERTY MANAGER

rentals@fngenesiis.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 has a passion for team sports. She plays netball regularly and values the sense of community and balance it brings to her busy schedule.

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.

Team Genesis Recent Sales



25 Milano Loop, Seville Grove

4 Bed | 2 Bath | 2 Car

Land size: 627sqm

UNDER OFFER



27 Lyrebird Way, Thornlie

4 Bed | 1 Bath | 0 Car

Land size: 708sqm

UNDER OFFER



64 Ashburton Drive, Gosnells

Land size: 1.61ac

Offers Over \$3,000,000