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## Welcome











**28C Sydenham Street, Kewdale**

**SOLD!**


2  1  1  **\$500,000**

7 Offers Received, 14 Days on Market

This property is tenanted until 28th March 2026 for \$600/week. (Current tenant open to negotiating lease).

- \* Huge Landholding  One of only six units, each with an approximate 340sqm share of the massive 2,040sqm block  a rarity in Kewdale with zoning R20/40.
- \* Prime Position  On the border of Lathlain, Carlisle and Rivervale, all highly sought-after suburbs.
- \* Renovated & Comfortable  Features two split-system reverse cycle air-conditioners (living room & main bedroom), instant hot water system, ceiling fan, and updated finishes.
- \* Low-Cost Living  \$600 quarterly strata fees include building insurance, water usage, and external maintenance.
- \* Outdoor Lifestyle  Private, sunny backyard with paved alfresco, shed, and reticulation in the backyard for low-maintenance greenery.
- \* Quiet & Secure  Tucked away in a cul-de-sac street with no through traffic, just steps from Peet Park and walking distance to Fletcher Park.
- \* Unmatched Convenience  local shops (such as 7/11, BP supermarket and petrol station, and Hungry Jack's Burgers Carlisle) at your door step, with Belmont Forum a short distance away,

plus easy access to Graham Farmer Freeway.

\* Strong Investment Appeal  An affordable entry into the market with high rental demand.

#### RATES

Council: \$1474 (25/26 FY) City of Belmont

Water: \$857 (24/25 FY)

Strata: \$600 (Quarterly)

#### SCHOOL CATCHMENTS

Carlisle Primary School (0.1 km)

Rivervale Primary School (1.4 km)

Belmont City College (1.9 km)

#### FEATURES

##### General

\* Build Year: 1977

\* Residence: 56 sqm (approx.)

\* Construction: Brick & Tile

\* Security Doors

\* Security Grilles

\* Instantaneous Electric Hot Water System (Wilson)

\* Venetian Blinds

\* NBN

\* Secure Garage

\* 6 Visitor Parking Bays

##### Kitchen

\* 4 Plate Electric Cooktop (Westinghouse)

\* Stainless Steel Sink

##### Main Living

\* Split System Reverse Cycle Air-conditioning (Panasonic)

##### Main Bedroom

\* Split System Reverse Cycle Air-conditioning (Panasonic)

\* Built-in Wardrobe

\* Ceiling Fan

##### Outdoor

\* Paved Alfresco

\* Shed

\* Reticulation (Back)

#### RENTAL DETAILS

\* Fixed Term Lease until 28 March 2026

\* \$600/week

\* Current Tenant Open to Negotiating Lease

#### LIFESTYLE

240 m - Public Transport

430 m - Peet Park

900 m - Fletcher Park

1.7 km - Carlisle Train Station

1.7 km - Tomato Lake

1.8 km - Belmont Forum

2.2 km - Bunnings Belmont

3.2 km - Crown Casino

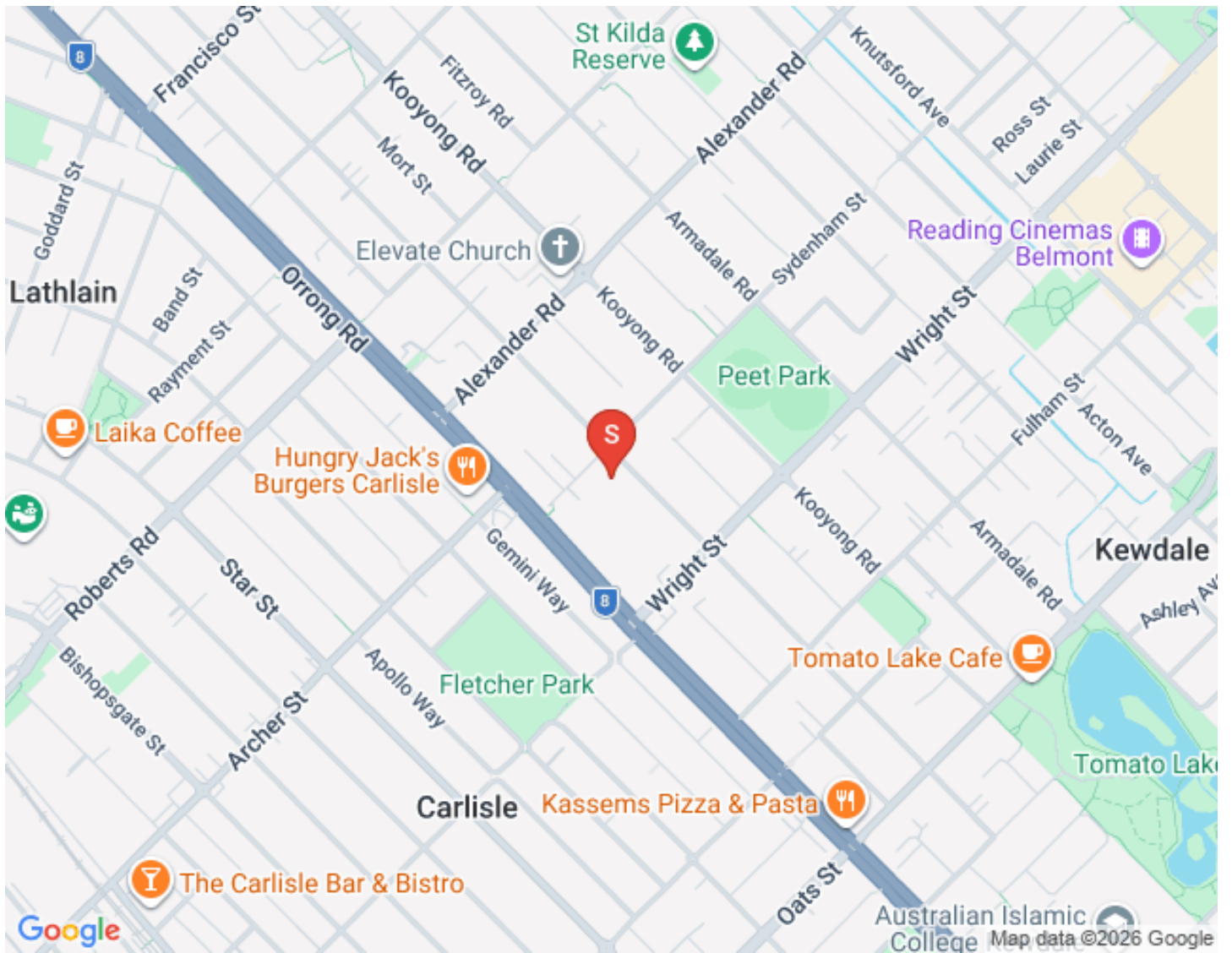
4.1 km - Optus Stadium

7.7 km - Perth CBD

8.7 km - Perth Airport (Terminal 1)

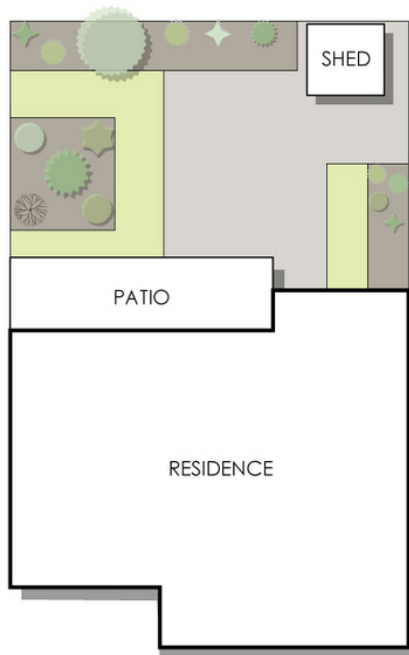
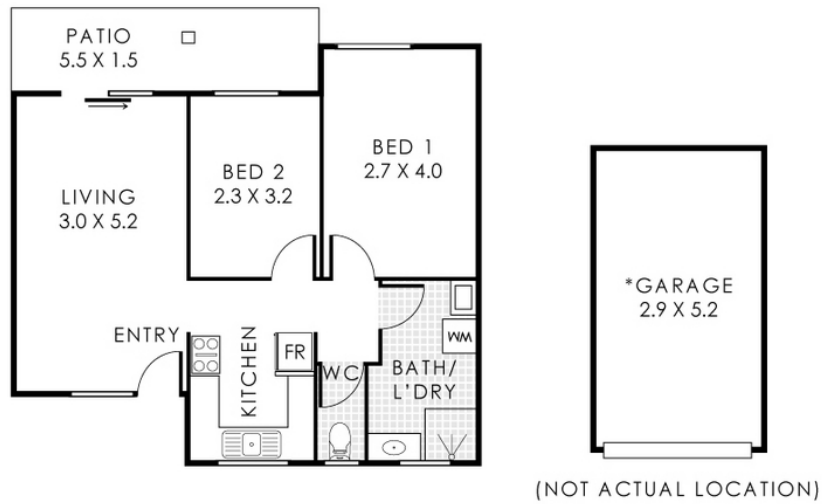
With its rare landholding, prime central location, affordable strata fees and strong rental return, 28C Sydenham Street is the definition of a secure and high-performing investment.

Opportunities like this are scarce in Kewdale! Act quickly to secure it before it's too late!



# Floor Plan

## Photo Gallery



### 28C Sydenham Street, Kewdale

Residence 56m<sup>2</sup> | \*Garage 15m<sup>2</sup>  
Total Area 71m<sup>2</sup>



This floor plan 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 any other information shown are an approximate representation only. Measurements and lot data do not include or account for wall thickness and/or underpinning. C&G Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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## Comparable Sales



### 6/28 SYDENHAM STREET, KEWDALE, WA 6105, KEWDALE

2 Bed | 1 Bath | 1 Car  
\$431,000  
Sold on: 08/10/2024  
Days on Market: 16

Land size: 56  
**sale - sold**



### 4/81 SYDENHAM STREET, RIVERVALE, WA 6103, RIVERVALE

2 Bed | 1 Bath | 1 Car  
\$442,888  
Sold on: 25/01/2025  
Days on Market: 9

Land size: 82  
**sale - sold**



### 25/294 KNUTSFORD AVENUE, KEWDALE, WA 6105, KEWDALE

2 Bed | 1 Bath | 1 Car  
\$435,000  
Sold on: 03/02/2025  
Days on Market: 54

**sale - sold**



### 13/129 BRIGGS STREET, KEWDALE, WA 6105, KEWDALE

2 Bed | 1 Bath | 1 Car  
\$422,000  
Sold on: 14/10/2024  
Days on Market: 39

Land size: 88  
**sale - sold**



### 3/25 CEMY PLACE, KEWDALE, WA 6105, KEWDALE

2 Bed | 1 Bath  
\$485,000  
Sold on: 07/10/2024  
Days on Market: 5

**sale - sold**



### 2/294-304 KNUTSFORD AVENUE, KEWDALE, WA 6105, KEWDALE

2 Bed | 1 Bath | 1 Car

sale - sold

\$465,000

Sold ons: 22/11/2024

Days on Market: 30

THE AGENCY



### 5/294 KNUTSFORD AVENUE, KEWDALE, WA 6105, KEWDALE

2 Bed | 1 Bath | 1 Car

sale - sold

\$450,000

Sold ons: 24/12/2024

Days on Market: 1

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 Strata Plan](#)

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

## Strata Documents

[Click to download the Precontractual Disclosure](#)

[Click to download the Strata Plan \(Att 1+2\)](#)

[Click to download the Strata By-Laws \(Att 3\)](#)

[Click to download the AGM Minutes \(Att 4A\)](#)

[Click to download the AGM \(Att 4B\)](#)

[Click to download the Statement of Accounts \(Att 5\)](#)

[Click to download the Exclusive By - Laws \(Att 6\)](#)

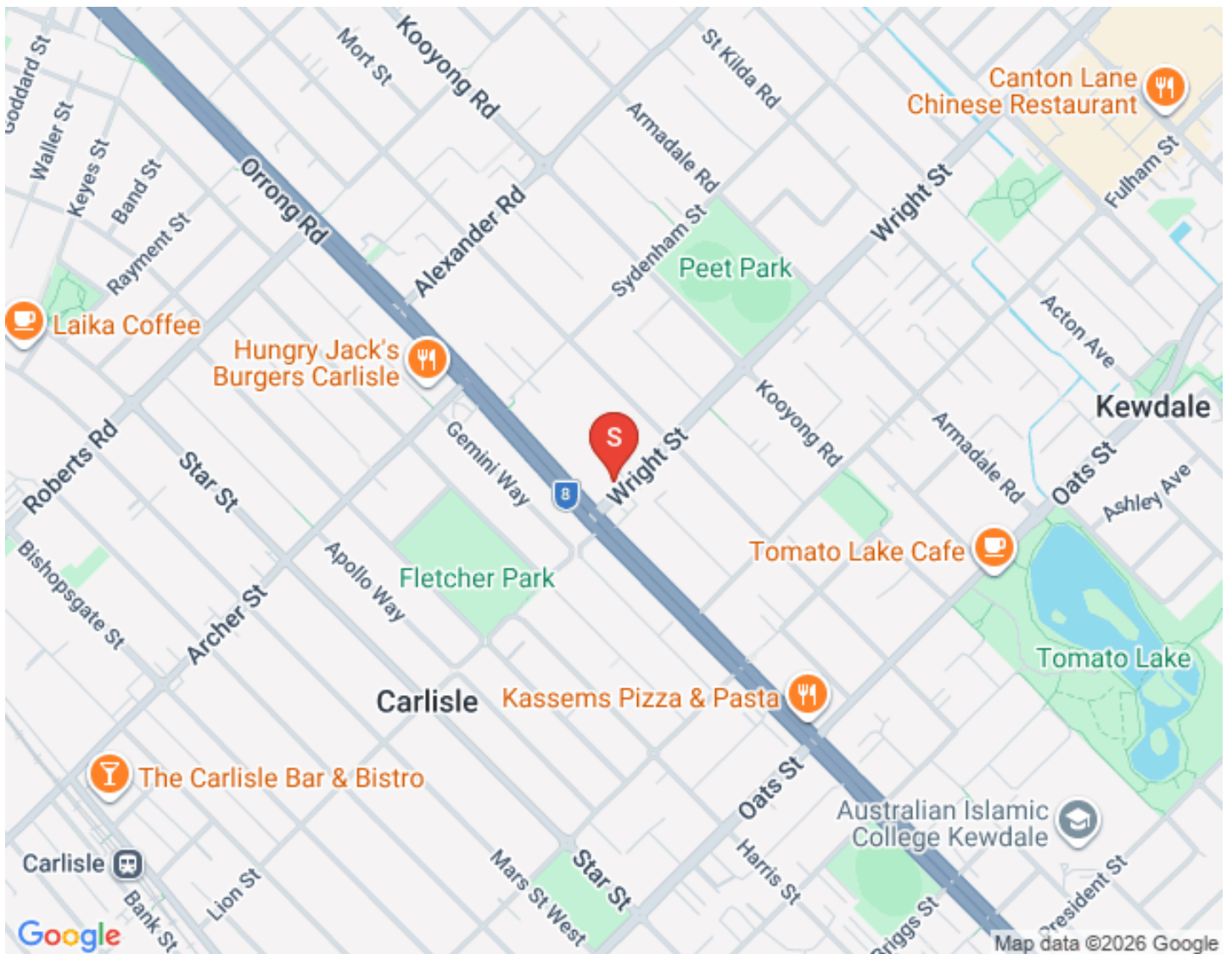
[Click to download the Levies Notice \(Att 7A\)](#)

[Click to download the Levies Notice \(Att 7B\)](#)

## Local Schools

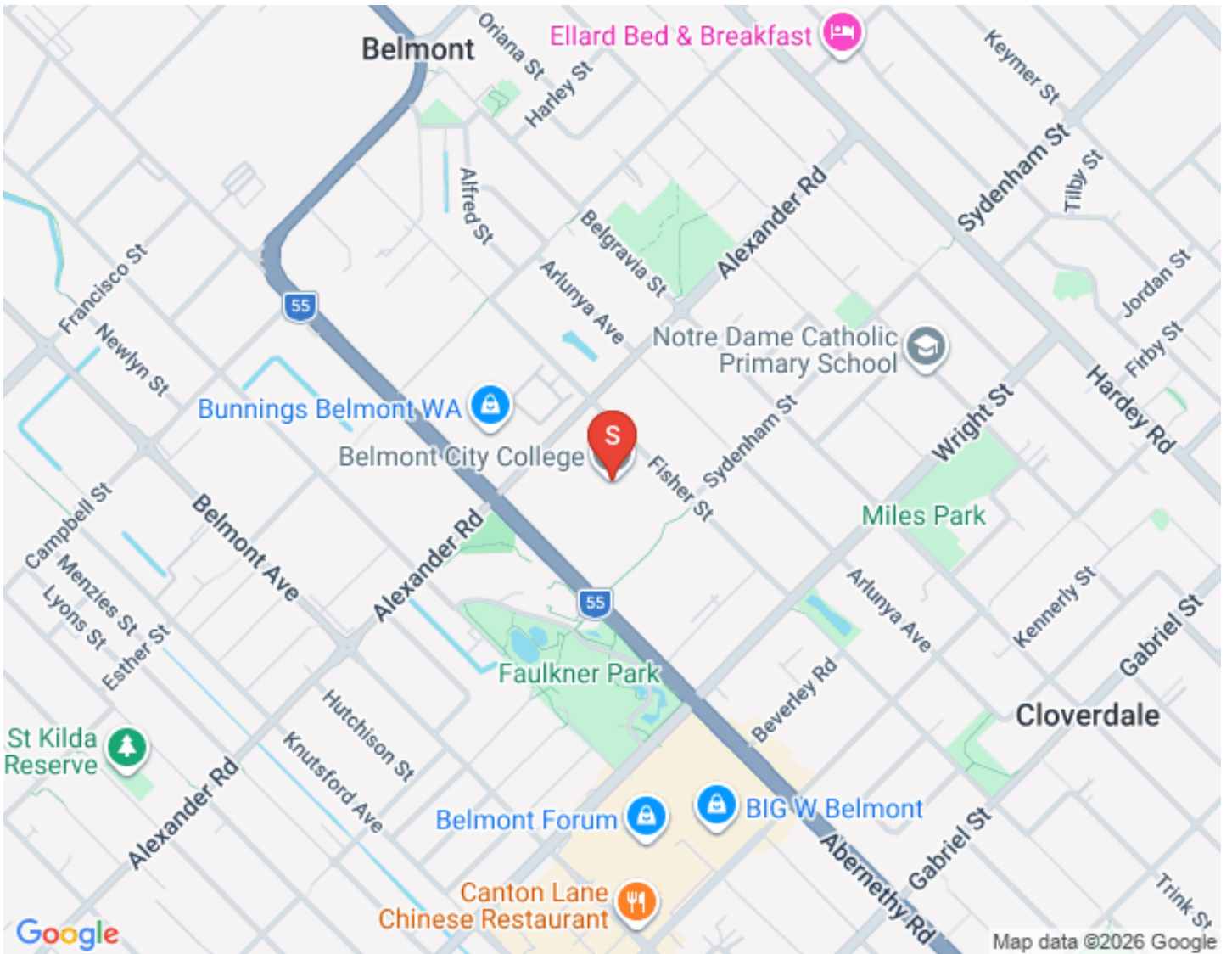


[Click here to view Intake Area](#)





[Click here to view Intake Area](#)



## Kewdale

### Fletcher Park



### Tomato Lake Playground



**Tomato Lake Cafe**

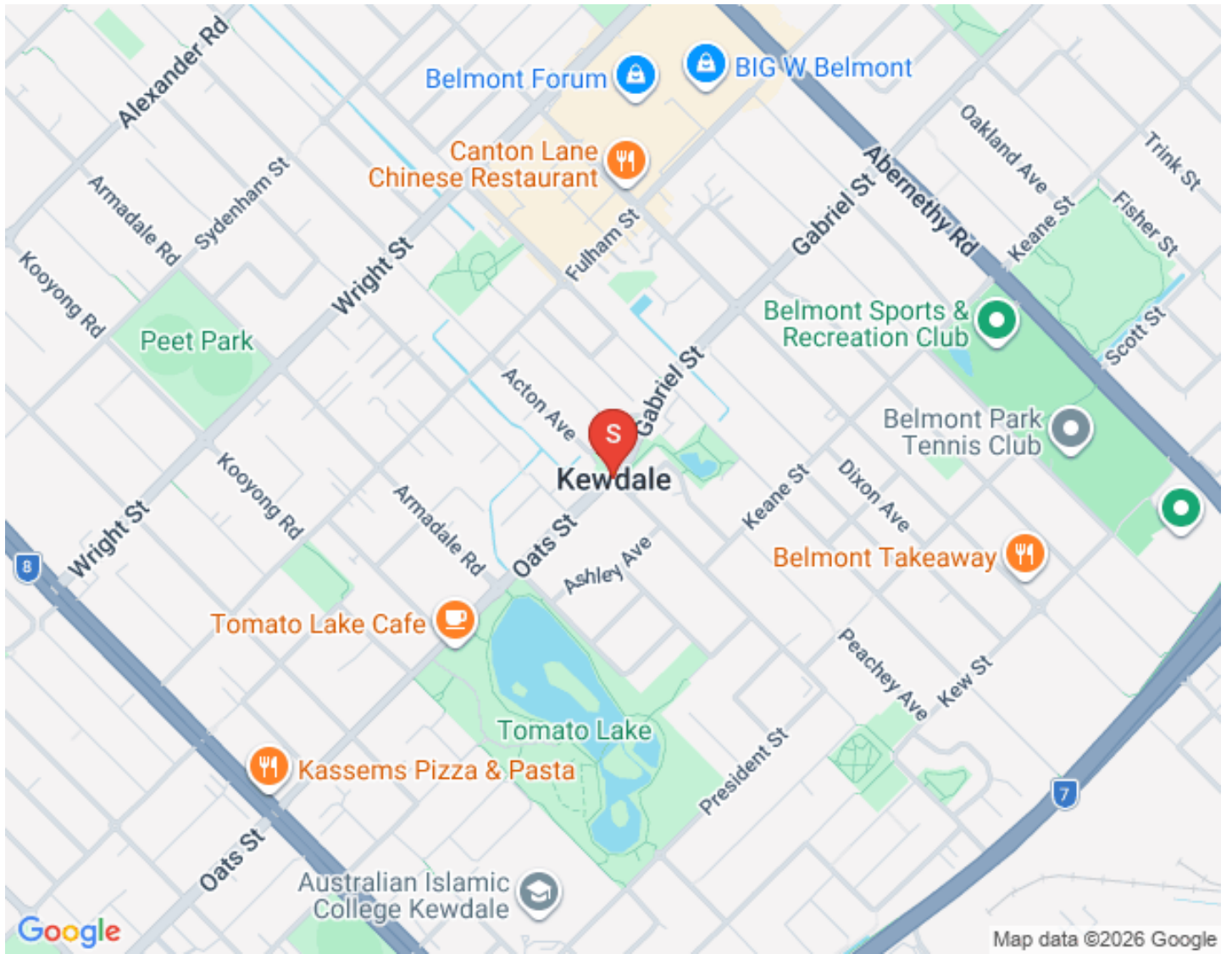


**Belmont Forum Shopping Centre**



**Reading Cinemas Belmont**





# Joint Form of General Conditions



2022 General Conditions

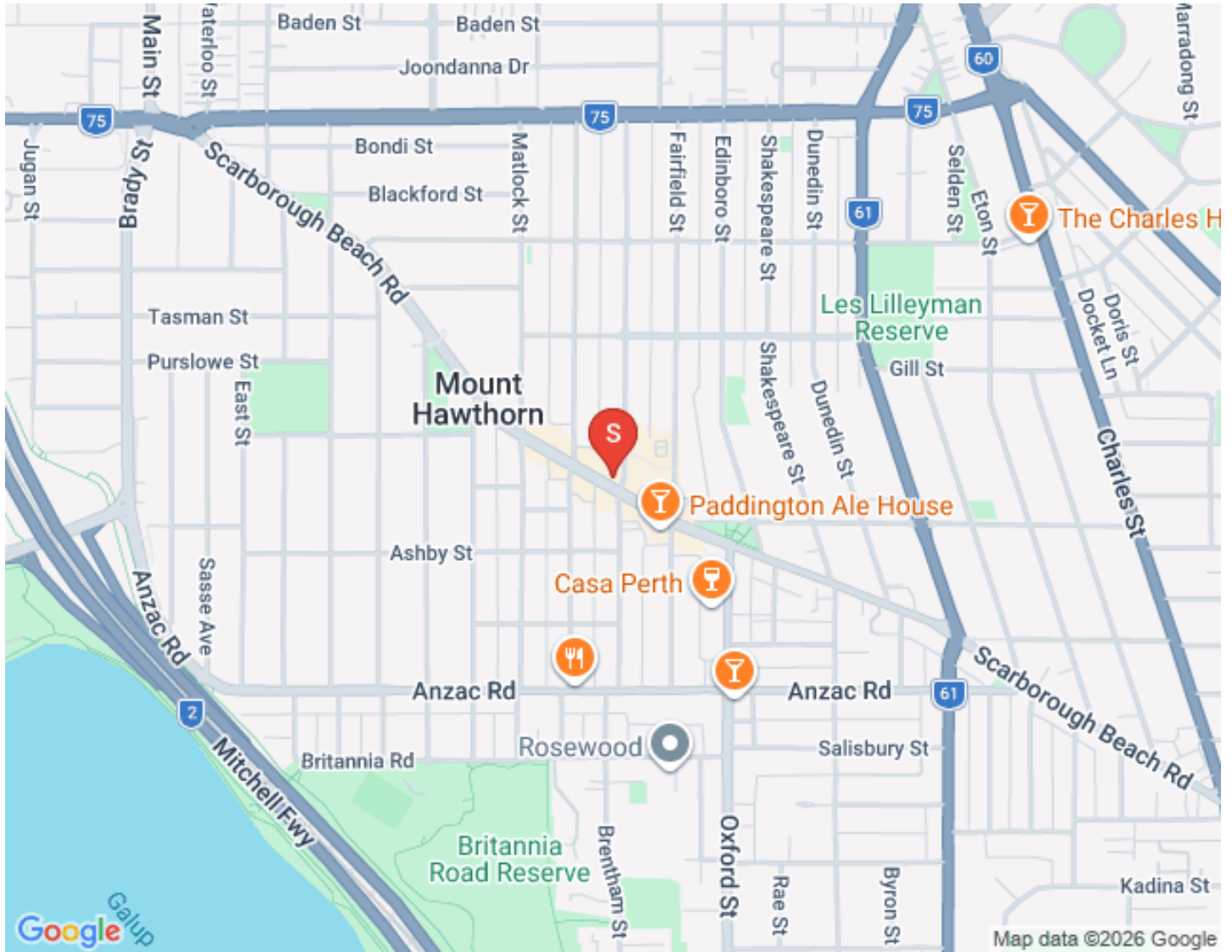
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## JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND



[View Joint Form Here](#)

## Team Genesis



**MARK HUTCHINGS**

SALES CONSULTANT

0416304650

[mhutchings@fngenesis.com.au](mailto: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**

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0439 688 075

[jclover@fngenesisis.com.au](mailto: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**

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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**

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0417900315

[gking@fngenesis.com.au](mailto: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.



## **CAITLYN NYBO**

PROPERTY MANAGER

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0412 175 528

[rentals@fngenesis.com.au](mailto:rentals@fngenesis.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 soaking up the sun with beach walks!

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.



## **KAHLA PURVIS**

SALES ADMINISTRATOR/MARKETING OFFICER

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[admin@fngenesis.com.au](mailto: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 in the Area



### 95 Fautleroy Avenue, Ascot

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5 Bed | 2 Bath | 2 Car

Land size: 440sqm

\*\* UNDER OFFER \*\*



### 105/7-11 Heirisson Way, Victoria Park

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3 Bed | 2 Bath | 1 Car

Land size: 117sqm

Offers



### 282D Railway Parade, East Cannington

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3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer