First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

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Video

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Welcome



4 Wood Ridge, Edgewater

Peaceful Family Living with Lake Views

4 2 2

End Date Process

All offers presented on or before 6pm, Tuesday 7th July.
(The seller reserves the right to accept an offer prior to the end date.)

Tucked away in a quiet cul-de-sac, this beautifully renovated family home offers the perfect blend of peaceful living and everyday convenience. Framed by stunning lake views from the front of the home, you can start each morning looking out across Lake Joondalup from the comfort of your master suite, complete with brand new plantation shutters, plush new carpet, and plenty of space for a reading corner or study nook. The charming stained-glass feature windows welcome you through the front door, where fresh updates including a renovated kitchen and laundry, and new carpet throughout the bedrooms, create a home that is ready to move straight into and enjoy. Positioned within walking distance of Picnic Cove, Lake Joondalup and local amenities, with excellent schools just moments away, this is a location perfectly suited to growing families.
At the heart of the home is the entertainer's kitchen, thoughtfully designed with family life in mind. Featuring ample bench space and storage, a 900mm Westinghouse oven, induction cooktop and the bonus of a second pantry in the laundry, there is a place for everything. The adjoining dining area is enhanced by soaring high ceilings, creating an open and welcoming space for family dinners or entertaining friends. Zoned reverse-cycle air conditioning ensures year-round comfort, while the practical floorplan provides generous secondary bedrooms with built-in wardrobes and a well-appointed family bathroom complete with a bathtub.
Step outside and discover an outdoor space designed for entertaining and easy family living. Whether you're cooling off in the sparkling saltwater pool, hosting summer barbeques beneath the brand-new pergola, or simply enjoying the beautifully established garden beds that surround the entertaining areas, this backyard offers a peaceful place to unwind. The powered

garden shed has been upgraded with new electrical and lighting, while additional parking provides plenty of room for a trailer or caravan. Complete with 5kW solar panels and a host of practical upgrades throughout, this is a home that offers comfort, functionality and an enviable family lifestyle in one of Edgewater's most sought-after locations.

SCHOOL CATCHMENT
Edgewater Primary School (1.1km)
Belridge Secondary College (3.7km)

RATES
Council: $
Water: $1340 approx

FEATURES
* Quiet Cul De Sac Location
* Lake Views from the Front
* Saltwater Swimming Pool
* Established Garden Beds
* Walking Distance to Picnic Cove and Lake Joondalup
* Renovated Entertainer's Kitchen with Ample Storage
* Brand New Carpet Flooring in Bedrooms
* New Plantation Shutters in Master Bedroom
* Large Master Suite with Option for a Study Nook
* Spacious Secondary Bedrooms with Built-in Wardrobes
* Second Pantry in the Laundry for Additional Storage
* 900mm Westinghouse Oven
* Induction Stove Top
* Common Bathroom with Bathtub
* Upgraded LED Lighting in Kitchen, Dining, and Bedrooms
* High Ceilings in Formal Dining Room
* Gas Water Heater (Vulcan)
* Zoned Reverse Cycle Air-Conditioning (Advantage Air)
* Charming Stained Glass Feature Windows at Entryway
* Pergola with Plexiglass
* Plenty of Parking Space for Trailer or Caravan
* Upgraded Electrical and Lighting in Powered Garden Shed
* Solar Panels (5KW)

LIFESTYLE
400m Picnic Cove Park
650m Milestones Early Learning Centre
1.1km St Clair Park
1.2km Mater Dei College
1.5km Edith Cowan University
1.9km Edgewater Shopping Centre
2.2km Edgewater Train Station

2.4km • St John Urgent Care
2.4km • Neil Hawkins Park
2.4km • Joondalup Gate Shopping Centre
3.0km • Lakeside Joondalup Shopping Centre
3.1km • Joondalup Health Cams
3.5km • The Woodvale Tavern
4.8km • Joondalup Resort
6.9km • Mullaloo Beach


Lake Island
Rotary Park
Scenic Drive Park
Scenic Dr
Building 21
Prilep Dr
Cornell Parade
Lakeside Dr
Lakevalley Dr
Garden Play Family Day Care Service Scheme
Bunnings Joondalup
Regatta Dr
Edgewater
S
Spotlight Joondalup
Picnic Cove Park
Outlook Dr
Edgewater Dr
Treetop Ave
Edgewater
Edgewater Mercy Hostel
Lookout Park
The Aussie Bloke Shop
Ranger Trail
Treetop Ave
Opal Dr
Emerald Way
85
Marefat
Google
Revo Fitness - Joondalup
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Floor Plan



TOTAL: 779m2
1st floor: 190 m2
EXCLUDED AREAS: SHED: 18 m2, PATIO: 208 m2, COVERED PATIO: 38 m2,
PORCH: 26 m2, CARPORT: 30 m2, WALLS: 14 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Comparable Sales



8 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

6 Bed | 3 Bath | 4 Car
$1,330,000
Sold ons: 22/04/2025
Days on Market: 54

Land size: 781
sale - sold



40 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,350,000
Sold ons: 21/02/2025
Days on Market: 23

Land size: 818
sale - sold



16 QUARRY RAMBLE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,355,000
Sold ons: 02/09/2025
Days on Market: 6

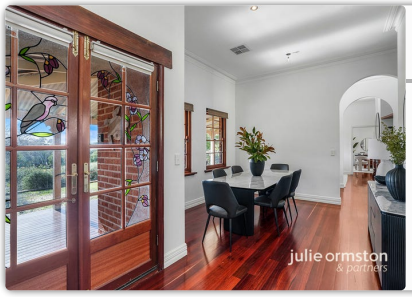
Land size: 956
sale - sold



5 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,420,000
Sold ons: 16/09/2025
Days on Market: 6

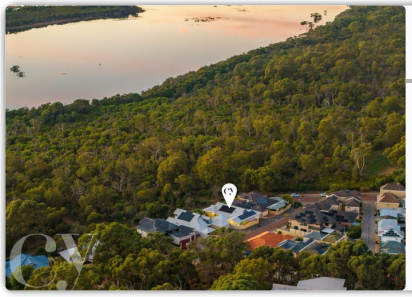
Land size: 756
sale - sold



149 EDGEWATER DRIVE, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 2 Bath | 2 Car
$1,450,000
Sold ons: 14/08/2025
Days on Market: 8

Land size: 1168
sale - sold



40 COCKATOO RIDGE, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
$1,525,000
Sold ons: 07/07/2025
Days on Market: 33

Land size: 623
sale - sold



32 QUARRY RAMBLE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,550,000
Sold ons: 18/11/2025
Days on Market: 6

Land size: 1073
sale - sold



30 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,605,000
Sold ons: 15/06/2026
Days on Market: 75

Land size: 755
sale - sold



6 BUVELOT PLACE, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car
$1,675,000
Sold ons: 07/07/2025
Days on Market: 6

Land size: 880
sale - sold

Powered by PropTrack

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Offer Documents

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

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Certificate of Title

Please Download Certificate of Title Here
Please Download Certificate of Title with Sketch Here
Please Download Document Transfer
Please Download Plan Here
Please Download Plan - Title List Here

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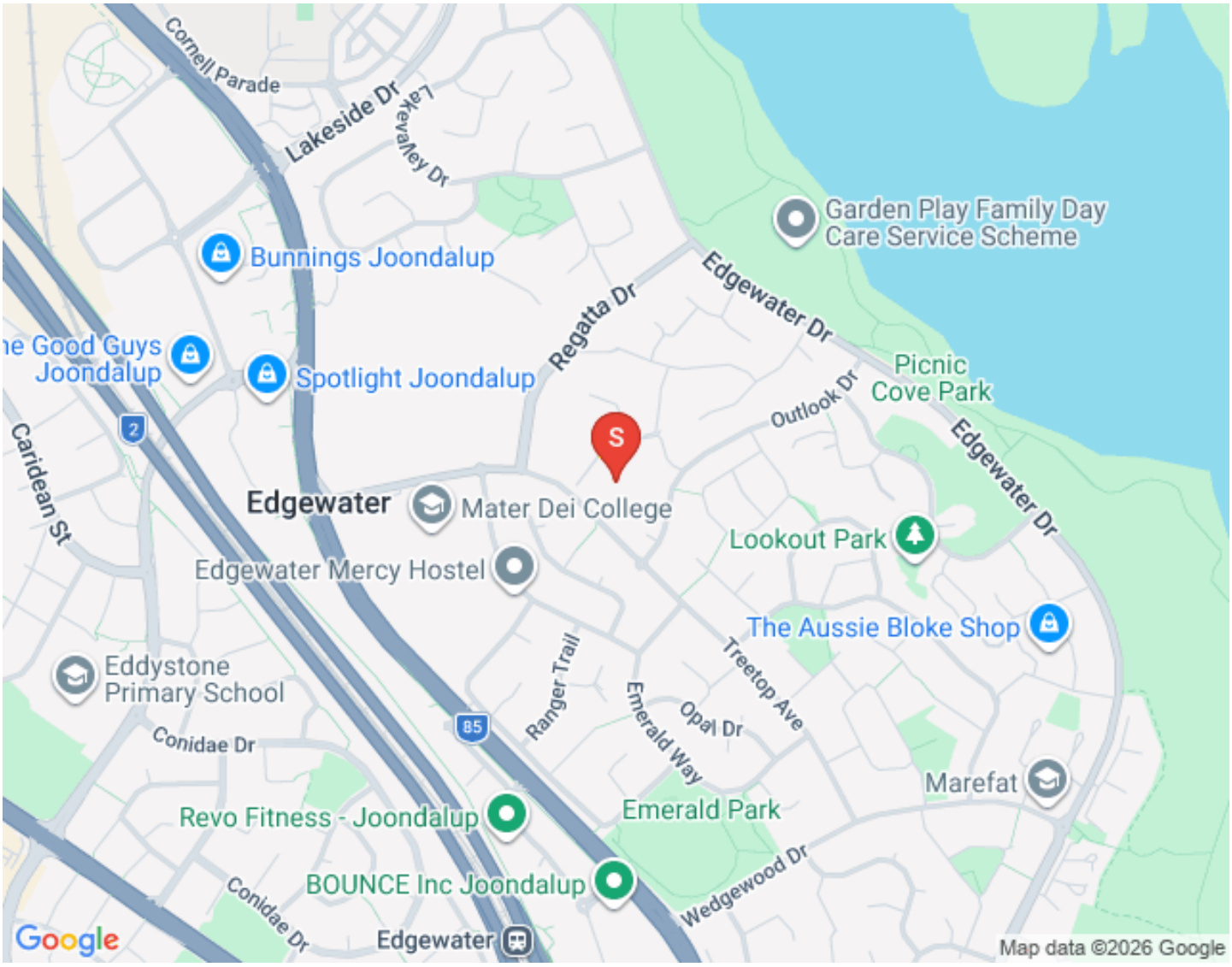
Local Schools

EDGEWATER PRIMARY SCHOOL
An Independent Public School

Click to view intake information



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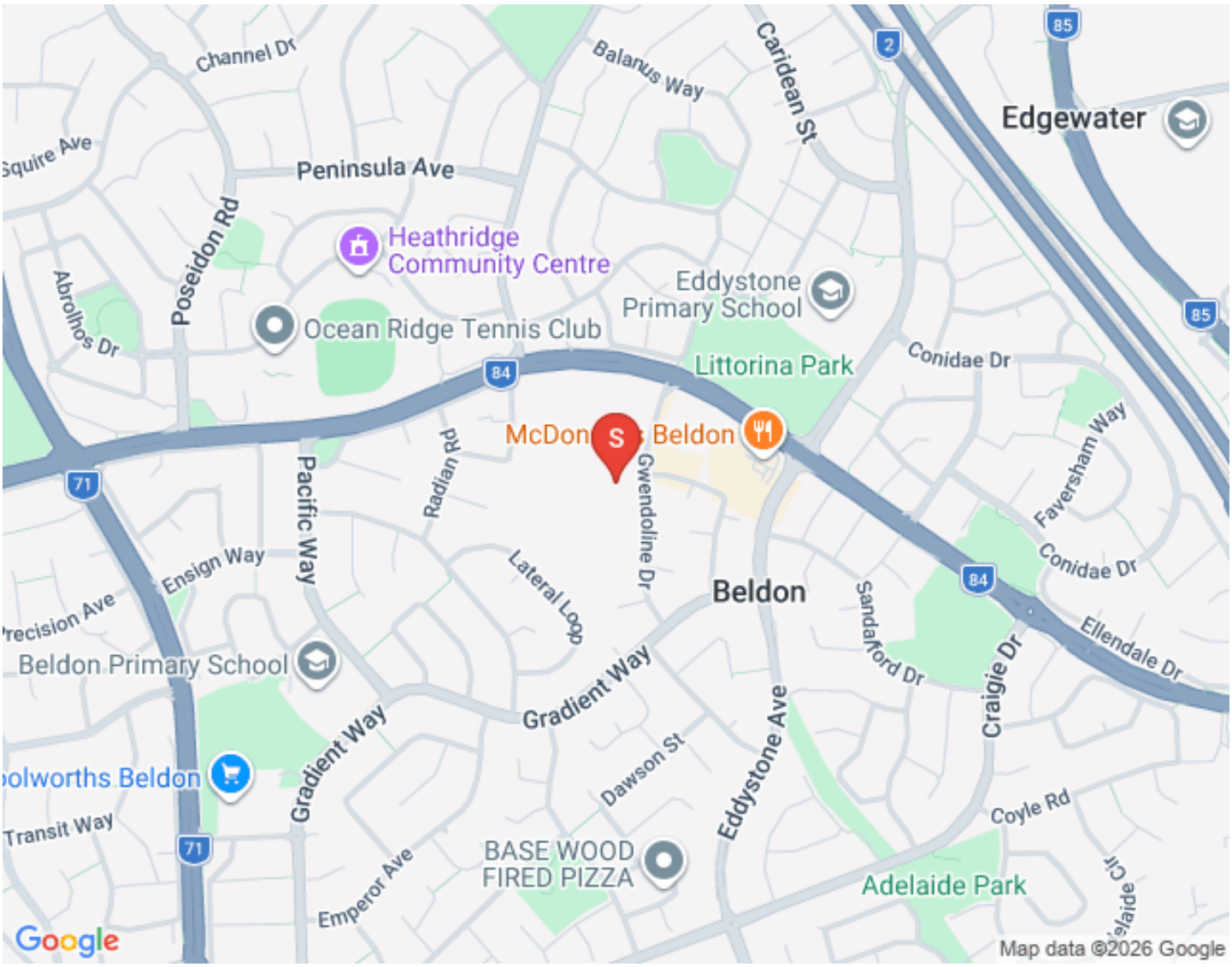

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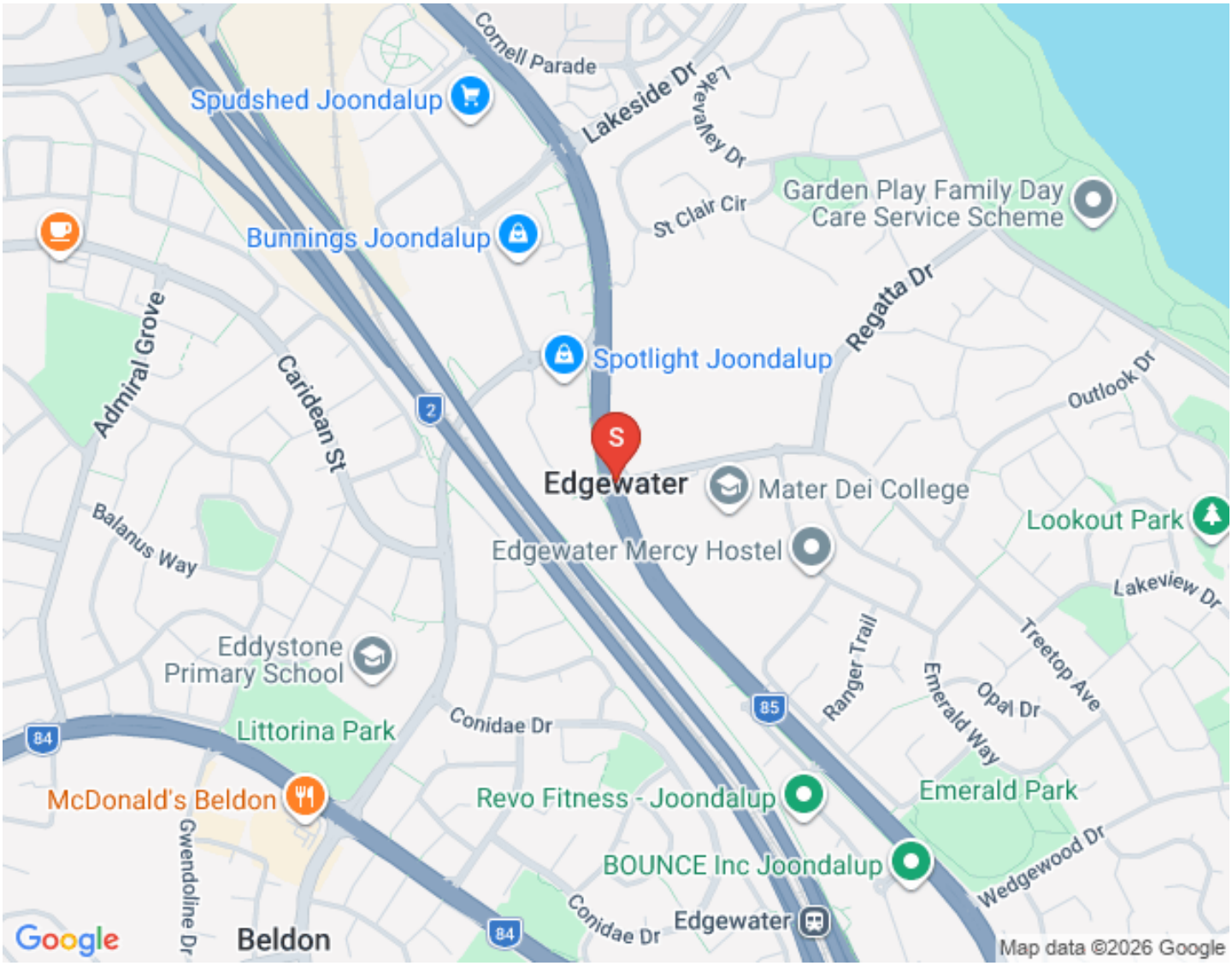
Edgewater



Edgewater Quarry Park



Lake Joondalup Walking Trail



Picnic Cove Park



Picnic Cove Park



Lakeside Joondalup



Joondalup Square



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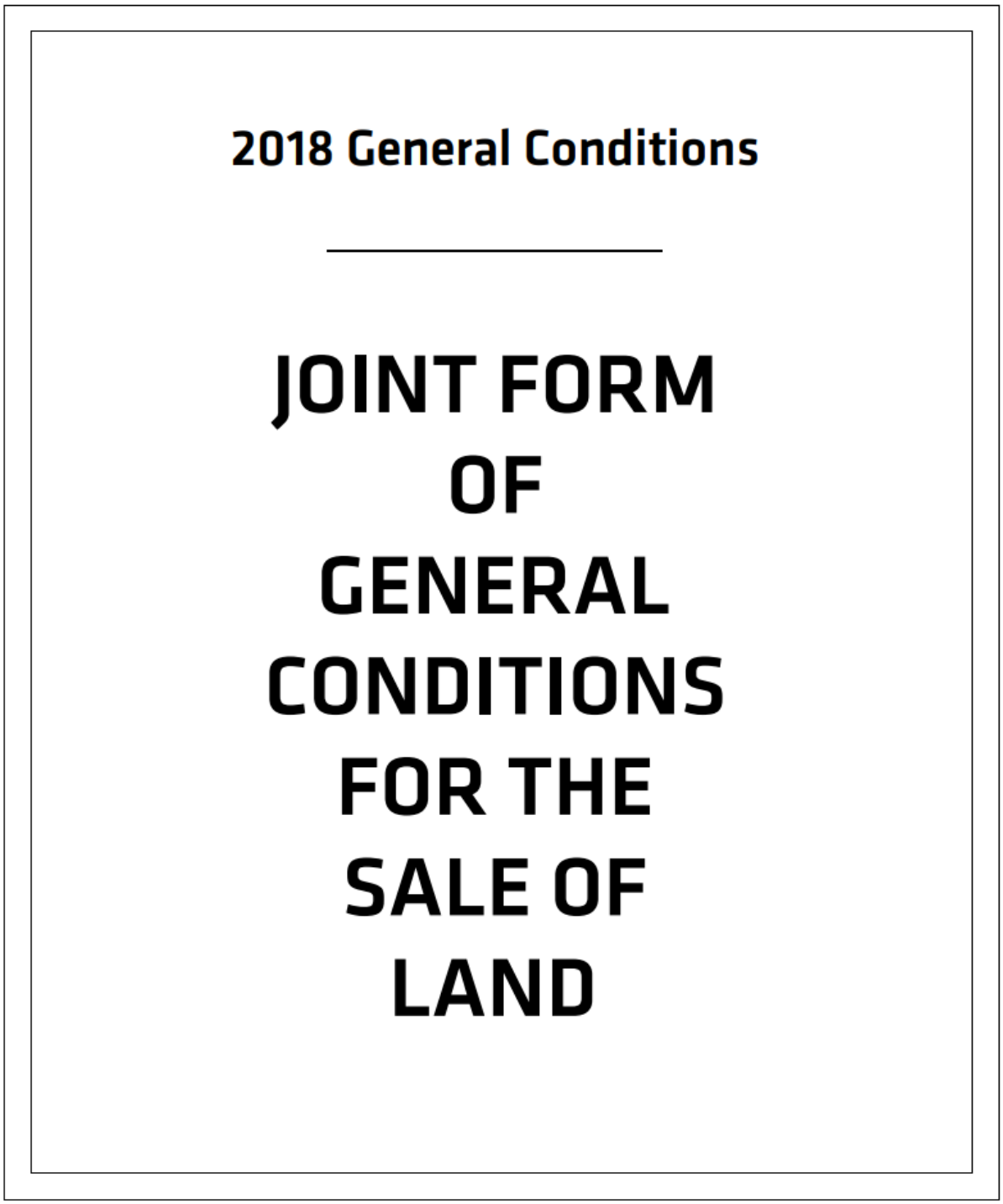
Joint Form of General Conditions

View Joint Form Here



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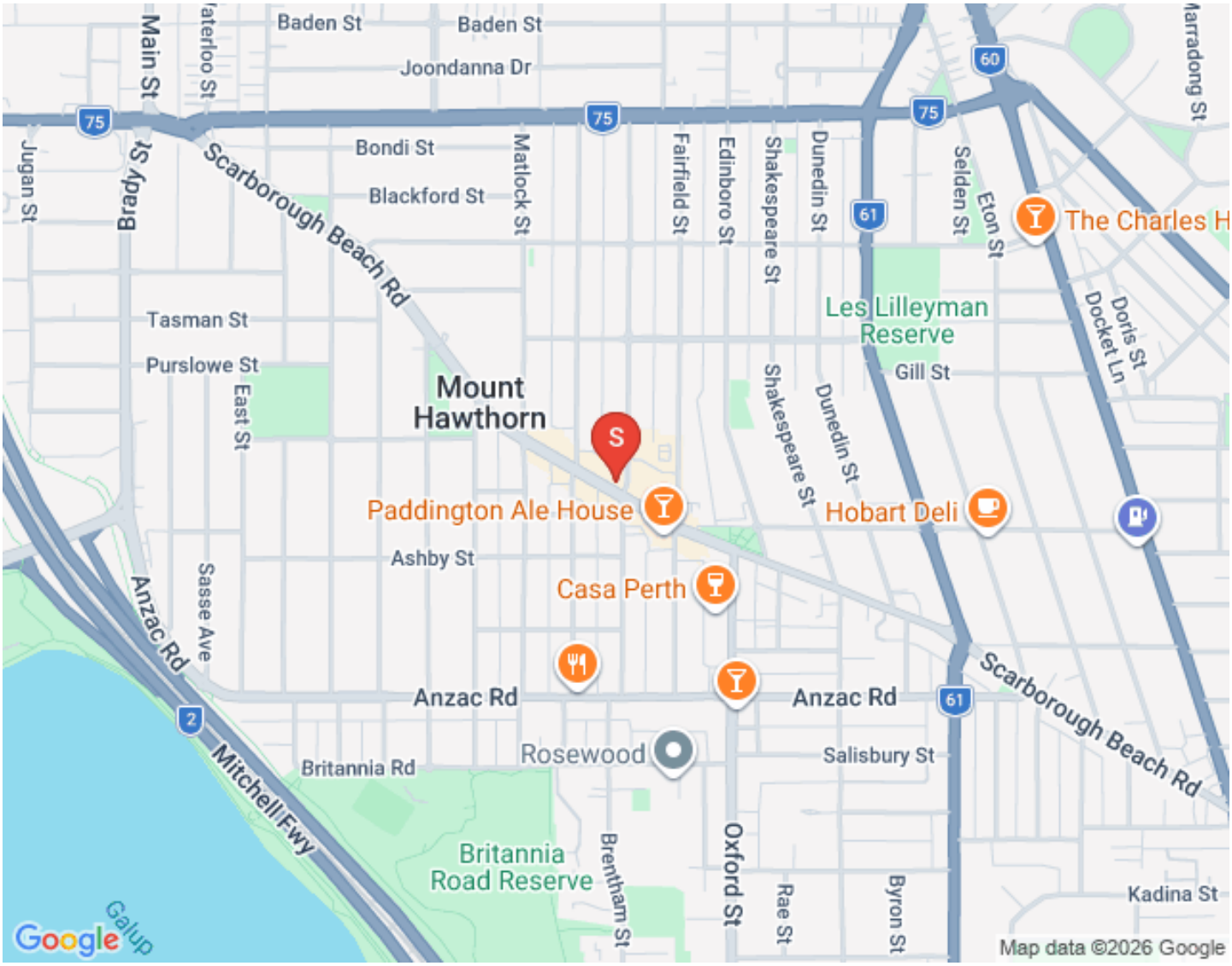
Team Genesis





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.



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.



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.



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.



DANIELLE VASIC

SALES CONSULTANT

dvasic@genesisrealtygroup.com.au

Danielle Vasic brings a lifetime of sales experience, genuine care, and a results-driven approach to every client she works with. Known by some of her clients as the “lucky charm,” she has built a reputation for achieving exceptional results while making the process seamless and stress-free.

Originally from Ireland, Danielle began her real estate journey at just 15 before going on to study Equine Science at the University of Limerick. She has worked in elite environments including Godolphin, preparing yearlings for sale, and later in luxury sales with diamonds and fine jewellery at Weir & Sons, experiences that shaped her attention to detail and strong negotiation skills.

Now based in Perth, Danielle works across the metropolitan area, from the Hills to the coast and everywhere in between. With over a decade of real estate experience, she is known for her honest advice, strong work ethic, and commitment to achieving the best possible outcome for her clients.



SAM WILLESEE

SALES CONSULTANT

0468959898

swillesee@fngenesis.com.au

Sam Willesee's journey in real estate began over six years ago through his own passion for property investment. What started as a single investment property has now grown into a substantial, multi-property portfolio spanning several states across Australia. Throughout this journey, Sam has been hands-on in every aspect of the process, from buying and selling to renovating and negotiating, gaining real-world insight into different market conditions and what drives strong results.

Sam's purpose is to help others navigate the same journey, so he formalised his experience with a Diploma in Real Estate to become a fully licensed real estate professional. Sam brings practical knowledge, a calm approach and genuine care for people into the sales arena to help his clients make one of life's biggest decisions, where they call home and where/when to invest.



CAITLYN NYBO

PROPERTY MANAGER

0412 175 528

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

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.

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Our Recent Local Sales



10 Lake Vista, Edgewater

4 Bed | 2 Bath | 2 Car

UNDER OFFER



22 Michigan Court, Edgewater

4 Bed | 2 Bath | 0 Car

Land size: 800sqm

Offers



4B Shadyglen Mews, Edgewater

3 Bed | 1 Bath | 1 Car

Land size: 577sqm

From 349,000



20 Ridge Close, Edgewater

6 Bed | 3 Bath | 2 Car

Land size: 901sqm

High $700,000's



33 Settler Way, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 1086sqm

End Date Process



4 Quarry Ramble, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 710sqm

End Date Process



2 Horizon Place, Edgewater

4 Bed | 2 Bath | 3 Car

Land size: 772sqm

End Date Process

97 Edgewater Drive, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 855sqm

End Date Process



75/6 Walsh Loop, Joondalup

2 Bed | 2 Bath | 0 Car

From $249,000



83/6 Walsh Loop, Joondalup

2 Bed | 2 Bath | 0 Car

Under Offer



83/6 Walsh Loop, Joondalup

2 Bed | 2 Bath | 0 Car

Under Offer



18 Glensanda Way, Mindarie

5 Bed | 5 Bath | 3 Car

Land size: 604sqm

UNDER OFFER



18 Glensanda Way, Mindarie

5 Bed | 5 Bath | 3 Car

Land size: 604sqm

UNDER OFFER



29 Norwood Loop, Tapping

4 Bed | 2 Bath | 2 Car

Land size: 751sqm

End Date Process



29 Norwood Loop, Tapping

4 Bed | 2 Bath | 2 Car

Land size: 751sqm

End Date Process



30 Woodland Loop, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 755sqm

UNDER OFFER



30 Woodland Loop, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 755sqm

UNDER OFFER



31/5 Calabrese Avenue, Wanneroo

3 Bed | 2 Bath | 2 Car

Land size: 312sqm

UNDER OFFER



31/5 Calabrese Avenue, Wanneroo

3 Bed | 2 Bath | 2 Car

Land size: 312sqm

UNDER OFFER