

Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [Wooroloo](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Our Recent Local Activity](#)

Welcome



755 Allen Street, Wooroloo

FOR DEFINITE SALE

4  2  2 

**End Date
Process**

All offer presented on or before 6pm Tuesday 1st July 2025.
The seller reserves the right to accept an offer before the end date.

This property features a charming farmhouse and quality outbuildings, blending seamlessly with its rural setting. Situated on 50 acres of lush pastures and natural bush, it offers privacy and stunning valley vistas. The property is ideal for equine activities, livestock, and small hay cropping. Located 60 minutes from Perth CBD and 40 minutes from the airport, it's perfect for anyone seeking a peaceful retreat from city life.

SCHOOLS

Wooroloo Primary School (4.1km)
Chidlow Primary School (14.3km)
Gidgegannup Primary School (17.7km)
Eastern Hills Senior High School (19.4km)
Mount Helena Primary School (19.5km)

RATES

Shire:
Water: N/A

GENERAL

4 Bedrooms, 2 Bathrooms
Build Year: 2004
Residential: 211 sqm
Land Area: 20.27 hectares

FEATURES

Zincalume Rendered Double Brick Roof
Open Plan Living and Dining Area
High Ceilings/Exposed Beams
Bespoke Jarrah Doors and Windows
Screened Cedar Porch/Mud Room
Ducted Reverse Cycle Air Conditioning
Home Office/Study with External Access
Slow Combustion Fireplace
Remoted Controlled Blinds to Veranda
Master Bedroom with Ensuite and WIR

KITCHEN

Overhead Cabinetry and Storage
Timber Counter Top
Dual Sink
Gas Cooktop
Geometric Tiled Splashback

EQUINE FACILITIES

15 Pasture Paddocks with Electric Fences (Various Sizes)
66m x 20m Dressage Arena
20 Metre Post and Rail Round Yard
WWO Horse Shelters
Equimesh Foal Safe Yard Complex
Avalon Double Horse Shelter (x2)
Avalon Single Horse Shelter (x2)

OUTSIDE

Double Carport
1 x 140,000 Lt, 1 x 120,000 Lt, 1 x 30,000 Lt, 2 x 4,500 Lt Rainwater Tanks
Powered Shed with Hot Waters Access
Outside Shower and Toilet
12m x 7m Utility Shed
20 kVA Honda Generator

LIFESTYLE

14.5km Noble Falls
17km Lake Leschenaultia
27.2km Mundaring Village Shopping Centre
41.1 km Midland Gate
41.3km Midland Train Station
50.5km Perth International Airport T1
60.3km Perth CBD



Floor Plan



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

755 Allen Street, Wooroloo

Comparable Sales



1455 GOVERNMENT ROAD, WOOROLOO, WA 6558, WOOROLOO

3 Bed | 2 Bath | 8 Car
\$1,030,000
Sold ons: 10/01/2025
Days on Market: 57

Land size: 40500
sale - sold



4525 WERRIBEE ROAD, WOOROLOO, WA 6558, WOOROLOO

5 Bed | 2 Bath | 8 Car
\$1,040,000
Sold ons: 27/08/2024
Days on Market: 314

Land size: 202343
sale - sold



539 DINSDALE ROAD, WOOROLOO, WA 6558, WOOROLOO

6 Bed | 2 Bath | 4 Car
\$1,200,000
Sold ons: 07/04/2025
Days on Market: 13

Land size: 20000
sale - sold



126 BREEZE ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

5 Bed | 2 Bath | 4 Car
Sold ons: 26/05/2025
Days on Market: 18

Land size: 271900
sale - sold



1925 BURMA ROAD, BAILUP, WA 6082, BAILUP

4 Bed | 1 Bath | 3 Car
\$1,400,000
Sold ons: 19/09/2024
Days on Market: 15

Land size: 574654
sale - sold



570 BURMA ROAD, BAILUP, WA 6082, BAILUP

6 Bed | 2 Bath | 6 Car
 \$1,550,000
 Sold ons: 23/07/2024
 Days on Market: 91

Land size: 405000
sale - sold



5950 LILYDALE ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

2 Bed | 1 Bath
 Sold ons: 16/01/2025
 Days on Market: 100

Land size: 207200
sale - sold

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Certificate of Title

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

[Click to Download the Diagram](#)

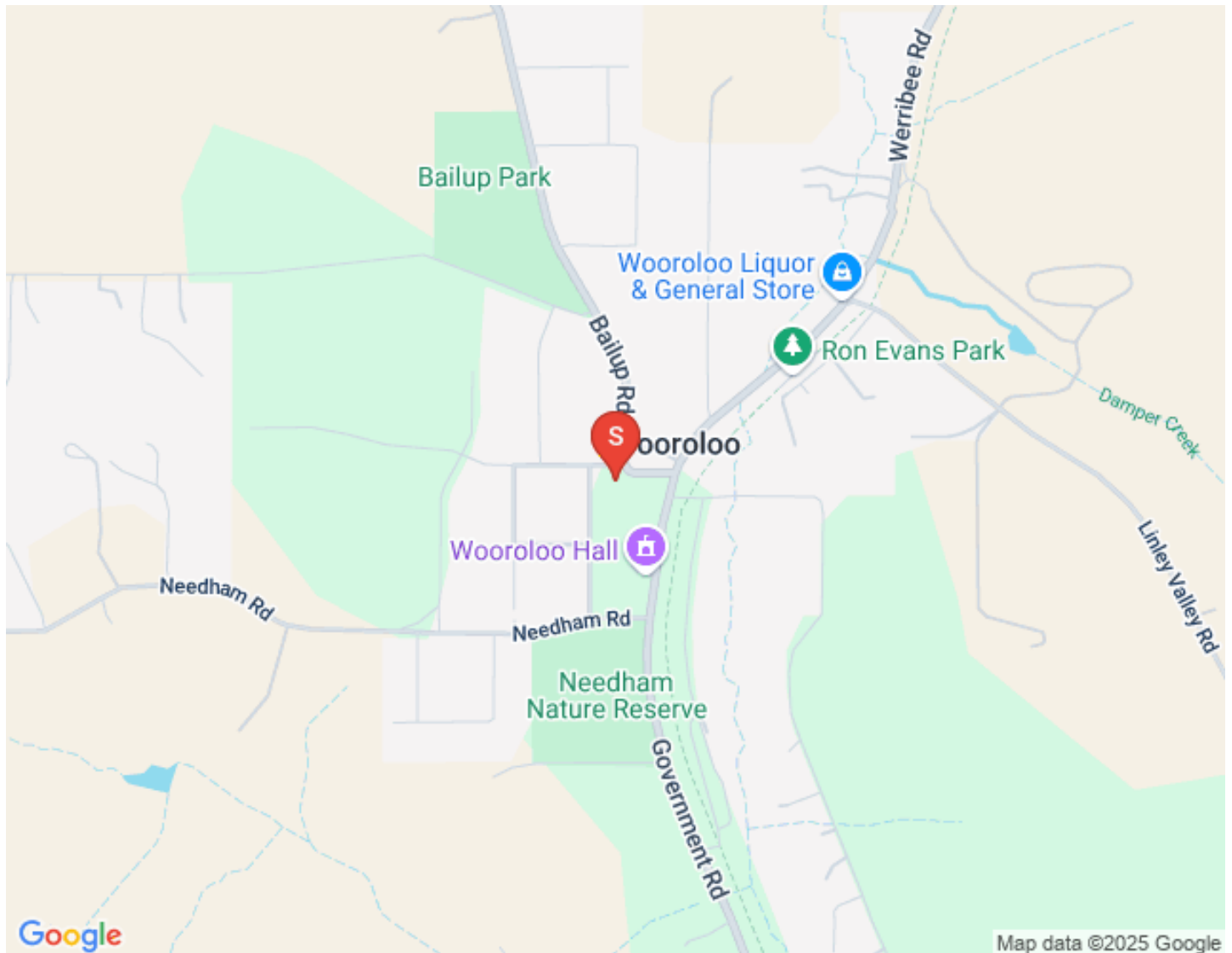
[Click to Download the Notification](#)

Local Schools



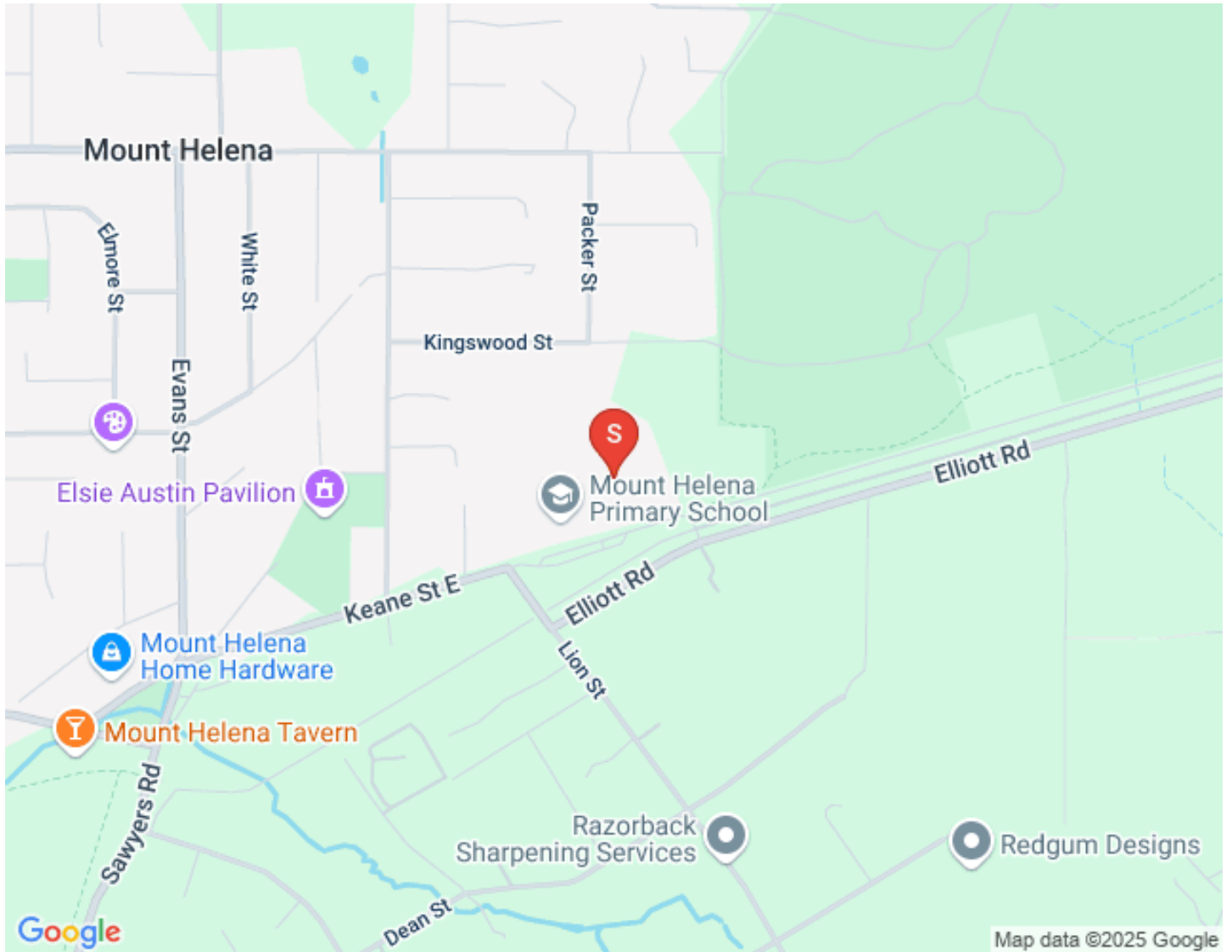
Wooroloo Primary School

Click to view [Intake Area](#)





Click to view [Intake Area](#)



Wooroloo

Wooroloo Post Office



Wooroloo Store



Wooroloo Town Hall



Wooroloo Regional Park

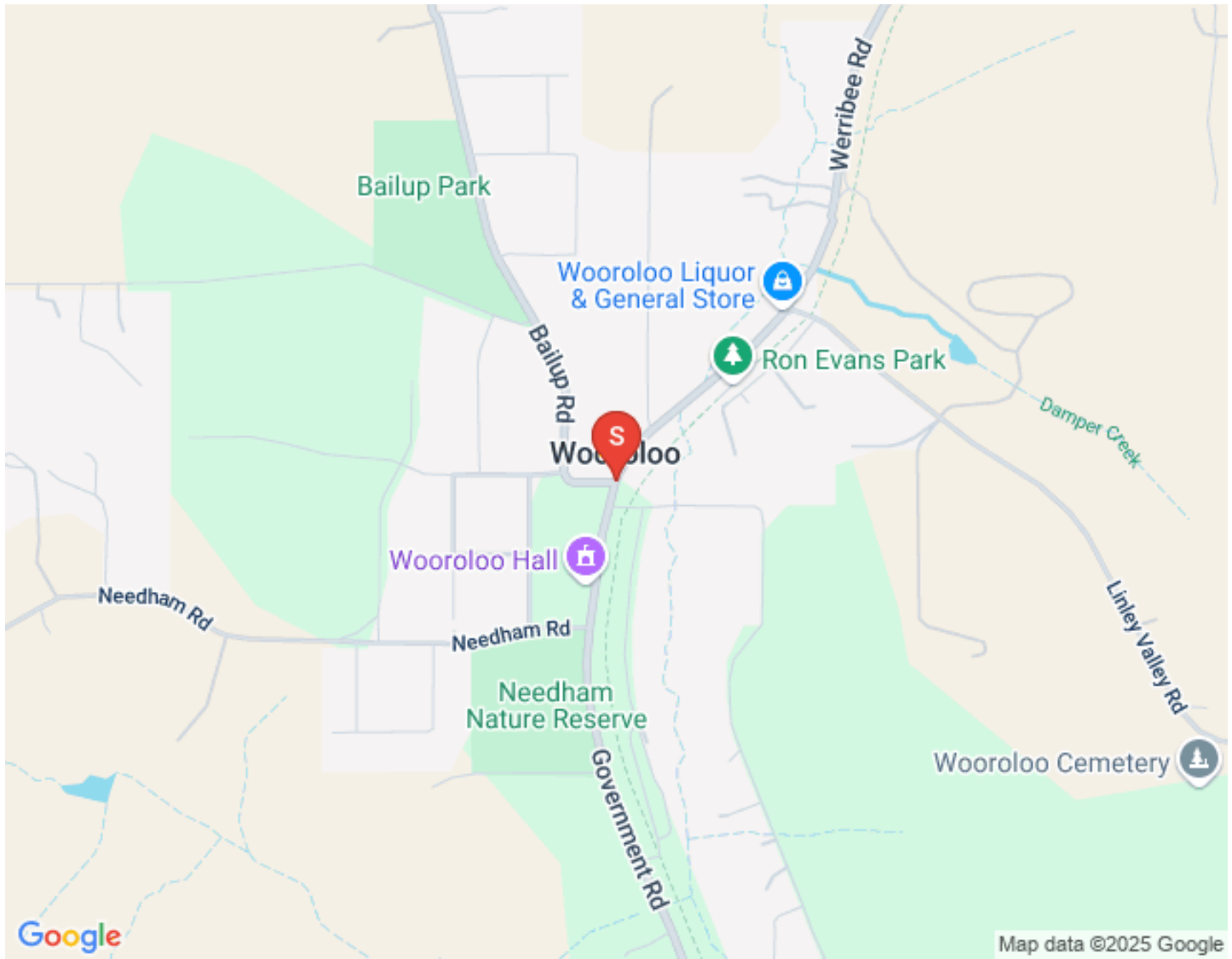
El Caballo Golf Course



Lake Leschenaultia

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



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesisis.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.



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.



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.



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesisis.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.



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.



KEN WIGGINS

SALES AGENT

0403012950

kwiggins@fngenesis.com.au

Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



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

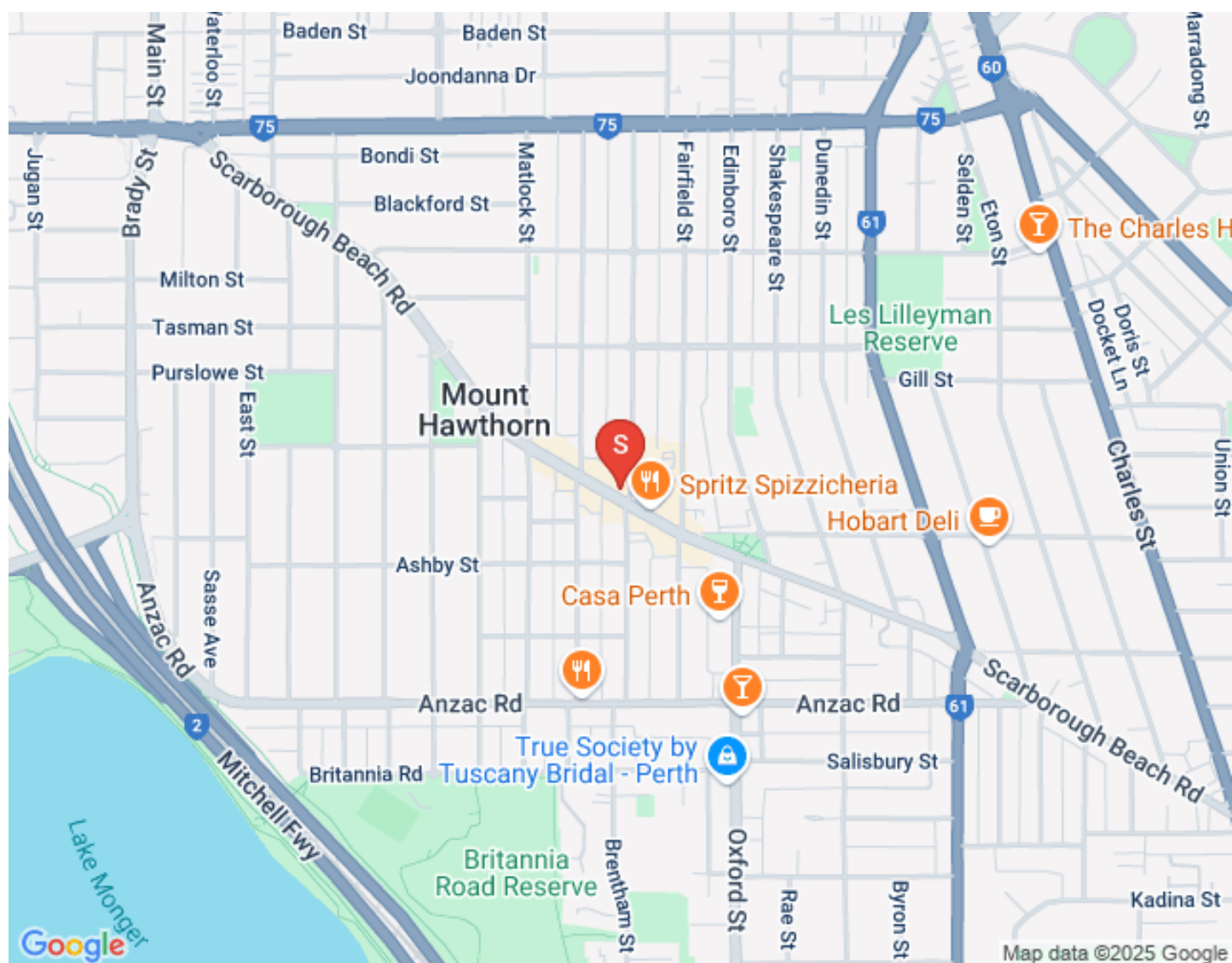
RECEPTIONIST

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.



Our Recent Local Activity



655 Warrigal Way, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.01ha

UNDER OFFER



18 Dryandra Crescent, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2023sqm

**** UNDER OFFER ****



421 Berry Road, Gidgegannup

4 Bed | 3 Bath | 2 Car

Land size: 20.09ha

Low to Mid \$3,000,000💎s



81 Hargraves Crescent, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.65ha

**** UNDER OFFER ****



1020 Thomas Road, Glen Forrest

4 Bed | 3 Bath | 2 Car

Land size: 1865sqm

FROM \$1,159,000



4 Draper Road, Mahogany Creek

3 Bed | 1 Bath | 0 Car

Land size: 1901sqm

**** UNDER OFFER ****



29 Pasture Place, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.17ha

**** UNDER OFFER ****



3 McPhee Court, Mundaring

4 Bed | 2 Bath | 2 Car

Land size: 2020sqm

UNDER OFFER



15 Vista Drive, Parkerville

4 Bed | 2 Bath | 2 Car

Land size: 1800sqm

**** UNDER OFFER ****



554 Dinsdale Road, Gidgegannup

2 Bed | 1 Bath | 0 Car

Land size: 20.25ha

\$1,150,000



1962 Toodyay Road, Gidgegannup

4 Bed | 3 Bath | 2 Car

Land size: 5.51ha

From \$1,549,000