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Welcome



8/6 Lansing Street, Queens Park

Stunning Villa in the Heart of Queens Park

3  2  1 

End Date
Process

◆ Warm, inviting, comfortable, spacious ◆ as we walked around this stunning villa, we found ourselves repeating these words. Although it's technically a villa, it's big enough to house a family with its 3 Bedrooms, 2 Bathroom, 1 Living area, 1 Dining Area and 1 Carport. Entertaining is a joy with a functionally laid out kitchen that opens to the dining area and in turn spills out to the spacious courtyard. Open flame gas cooking is a great feature. Add to the list air-conditioning in the living area that is comfortable for the whole family! Comfort is complemented in a quiet complex to give you peace of mind. There are lots of memories filling the walls of this home and the baton is ready to be handed over to the next lucky family who can build memories for a long time to come! Location, location, location is what they always say! Perfectly situated next to Westfield Carousel, Train Stations, Curtin University, Shopping centres, Highways Systems and only a short drive to Perth's CBD and Perth Domestic and International Airport. Invest in Queens Park for immediate return and long-term capital growth prospects. Don't sleep on this one, we are confident the property will be sold well before the end date.

SCHOOL CATCHMENT

Cannington Community College (2.2Km)

RATES

Council: \$ approx.

Water: \$1138.98 approx.

Strata: \$526.33 approx. Per Quarter

FEATURES

General

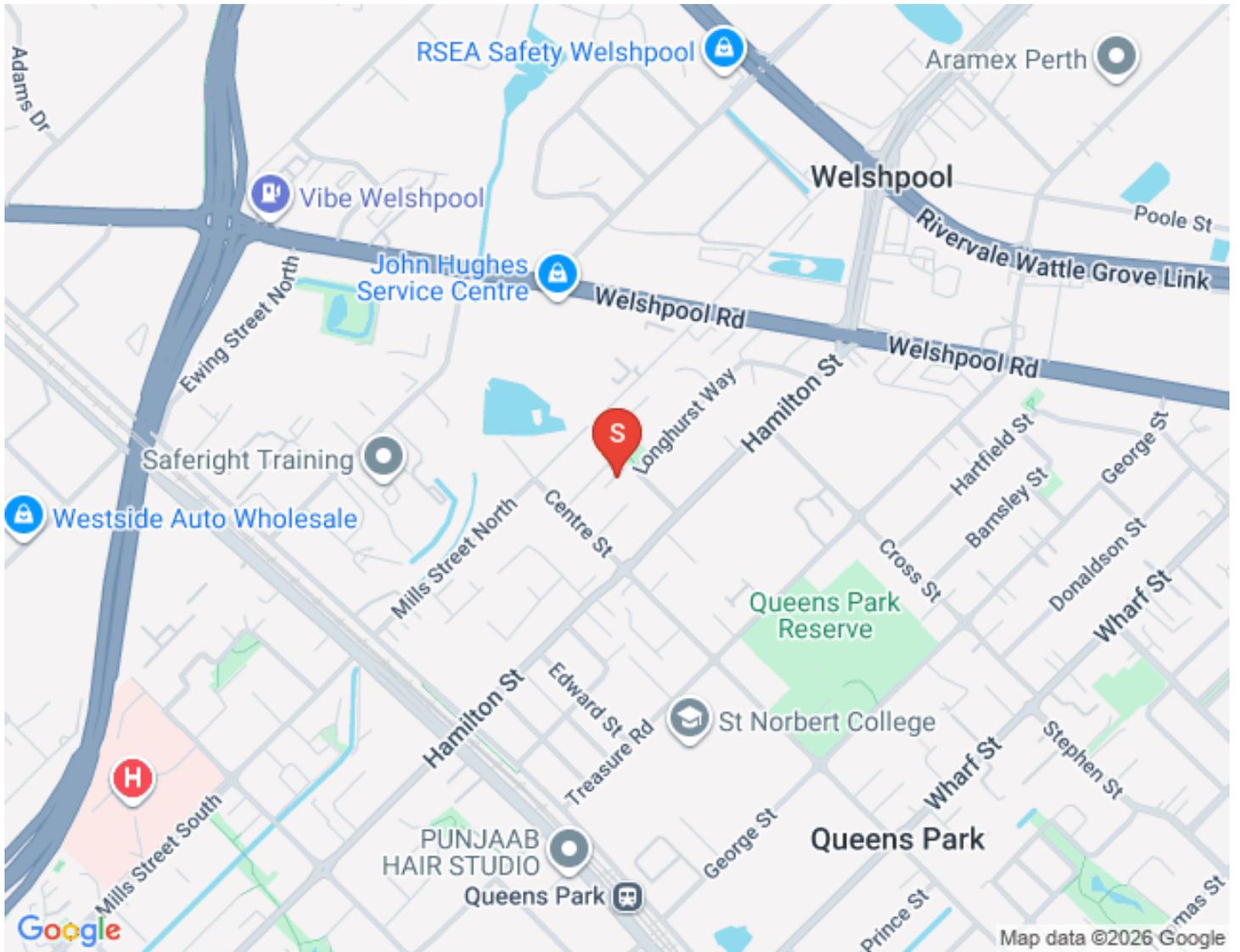
- * Build Year 1999
- * Total Land Area 201 Approx.
- * Total Built Area 99 Approx.
- * Oven (Chef)
- * 4 Burner Gas Cooktop (Chef)
- * Rangehood
- * 3 Bedrooms (2 Bedroom with Built-in-wardrobes)
- * 1 Master Bedroom (Walk-in Wardrobe & Modern Ensuite)
- * 1 Decent Size Living/Lounge Room
- * 1 Kitchen
- * 1 Living Area
- * 1 Dining Area
- * 1 Laundry with Linen
- * 1 Wall Airconditioning in Lounge Room (Kelvinator)
- * 2 Bathroom (1 Bathroom with Shower and Bathtub)

Outside

- * 1 Carport
- * Large Storage Room
- * Paved Low Maintenance Yard
- * Decent Size Back Yard
- * Side Gate Access
- * Drive Through Access

LIFESTYLE

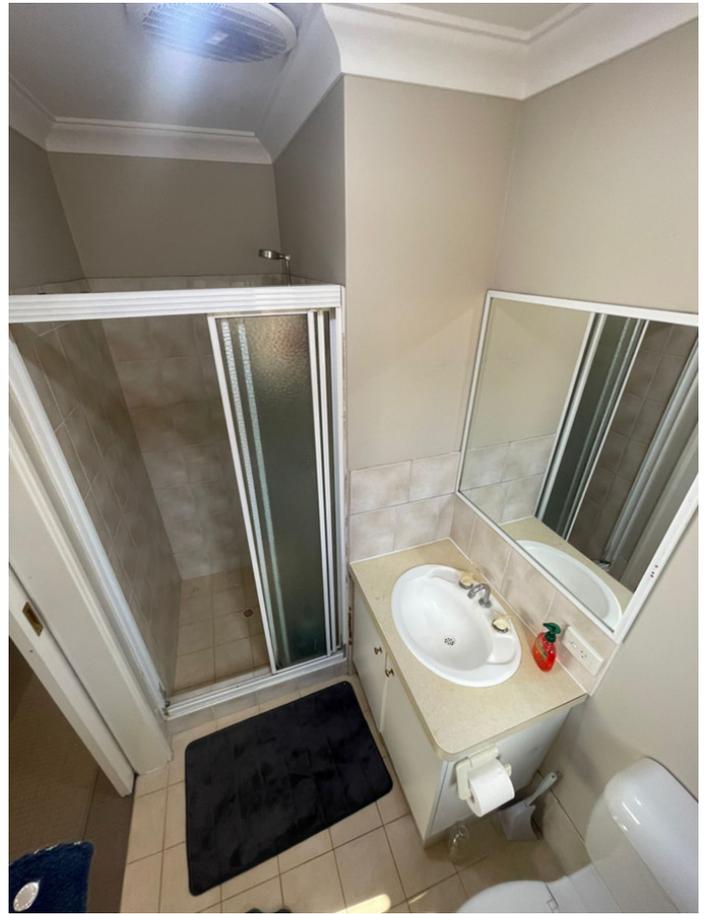
- * 40m 📍 Lansing Park
- * 1.7Km 📍 Cannington Leisureplex
- * 1.4Km 📍 Queens Park Train Station
- * 1.3Km 📍 Saint Joseph's School
- * 750m 📍 Saint Norbert College
- * 2.4Km 📍 NP Supermarket
- * 3.3Km 📍 City of Canning
- * 2.7Km 📍 Westfield Carousel
- * 2.4Km 📍 Zone Bowling Cannington
- * 3.4Km 📍 Canning River Caf📍
- * 3.4Km 📍 Canning River Eco Education Centre
- * 5.7Km - Curtin University
- * 7.1 📍 Crown Casino
- * 7.5Km 📍 Perth International Airport
- * 7.5Km 📍 Perth Domestic Airport
- * 10.3Km - Perth City



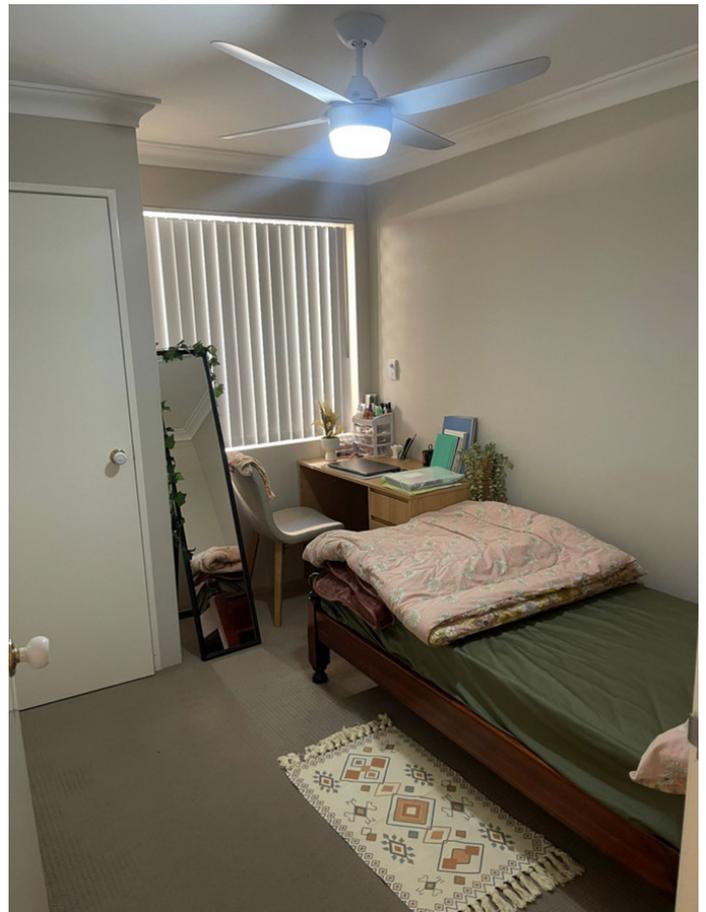
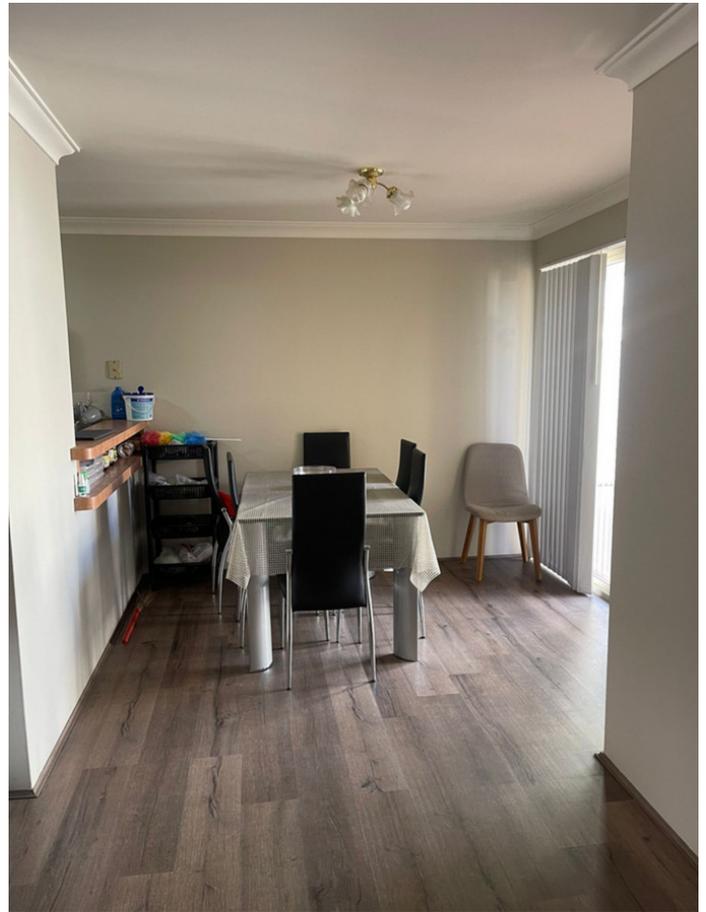
Property Photos

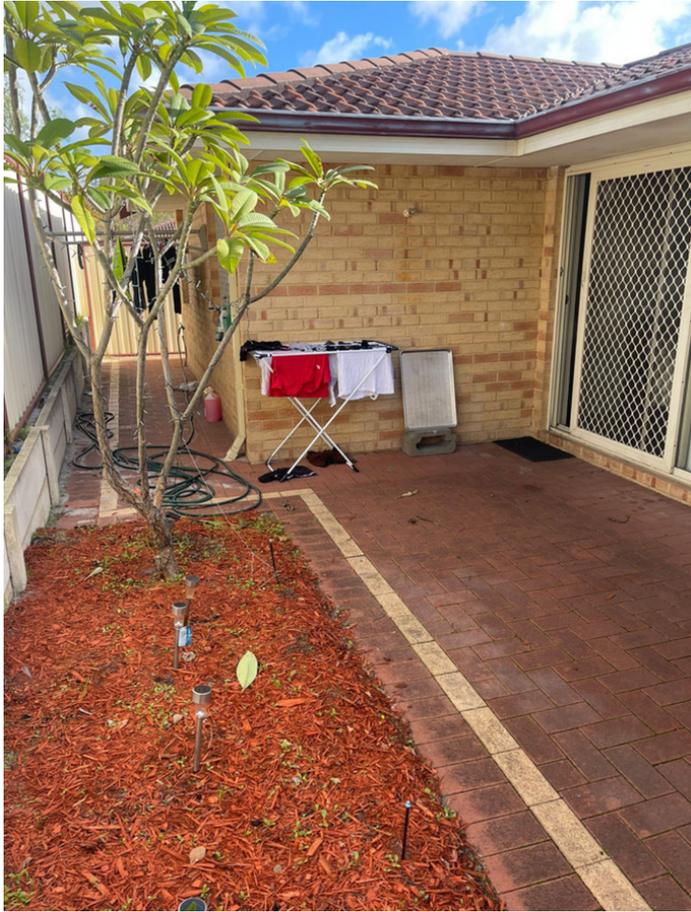
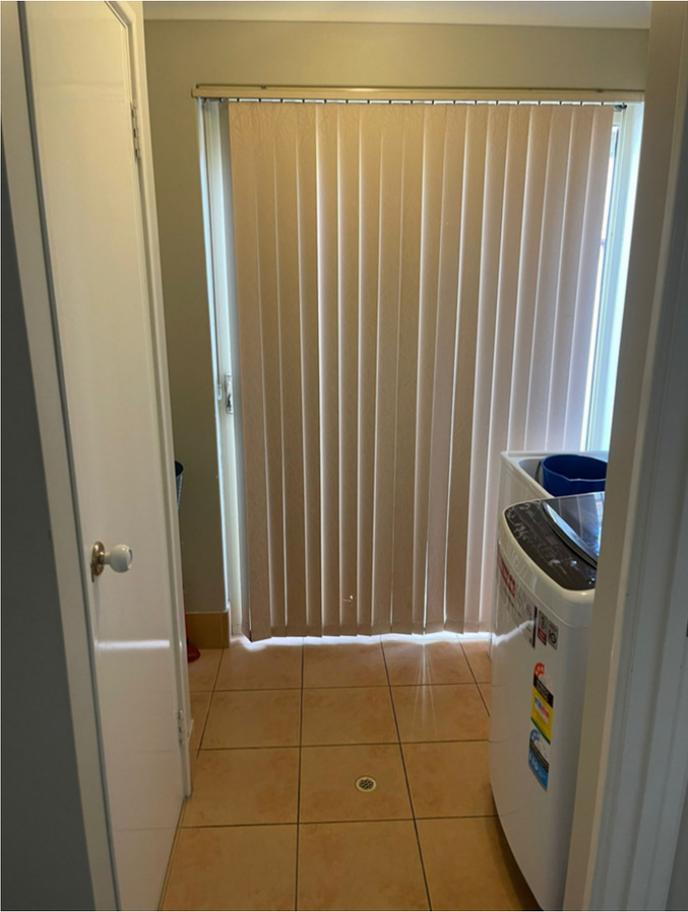
Photo Gallery











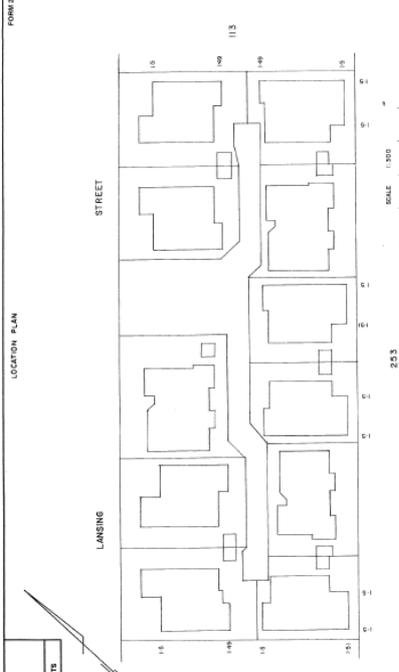


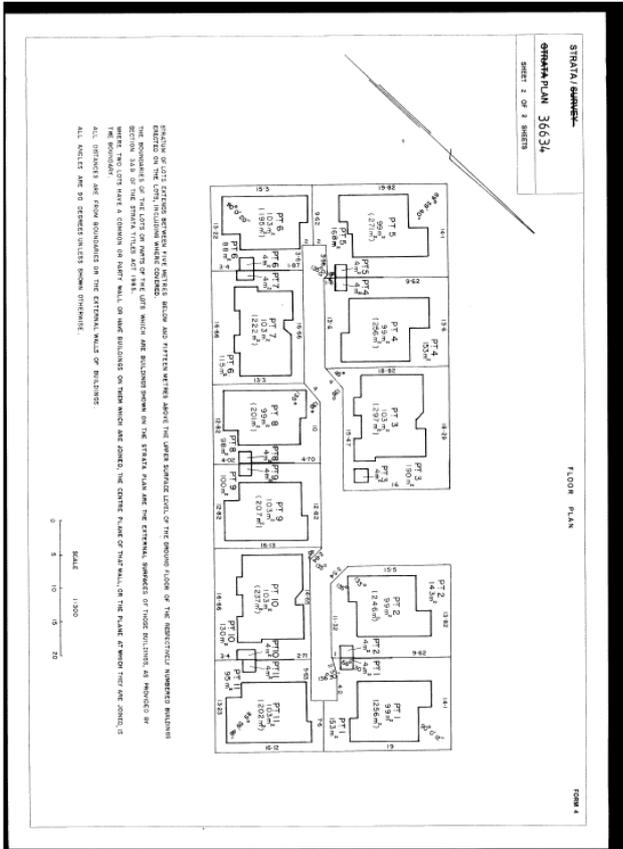
Certificate of Title

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

[Click to Download the Strata Plan](#)

 <p>WESTERN AUSTRALIA</p>	<p>TITLE NUMBER</p> <p>Volume Folio</p> <p>2168 45</p>
<p>RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT OF 1985</p>	
<p>The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and non-economic shows in the second schedule.</p>	
	
<p>LAND DESCRIPTION:</p> <p>LOT 8 ON STRATA PLAN 36634 TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN</p>	
<p>REGISTERED PROPRIETOR: (FIRST SCHEDULE)</p>	
<p>SETH ANITA CHECHI BOTH OF 382A FISHER STREET CLOVERDALE WA 6105 AS JOINT TENANTS</p> <p style="text-align: right;">(T P967159) REGISTERED 26/4/2024</p>	
<p>LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)</p>	
<p>1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.</p> <p>Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.</p> <p style="text-align: center;">.....END OF CERTIFICATE OF TITLE.....</p>	
<p>STATEMENTS:</p> <p>The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.</p>	
<p>SKETCH OF LAND: SP36634 PREVIOUS TITLE: SP36634 PROPERTY STREET ADDRESS: UNIT 8 LANSING ST, QUEENS PARK LOCAL GOVERNMENT AUTHORITY: CITY OF CANNING</p>	<p>SP36634 SP36634 UNIT 8 LANSING ST, QUEENS PARK CITY OF CANNING</p>

<p>FORM 7</p> <p>STRATA SURVEY</p> <p>STRATA PLAN 36634</p> <p>SHEET 1 OF 2 SHEETS</p>	<p>HELD BY LANDGATE IN DIGITAL FORM ONLY.</p> <p>STRATA PLAN</p>  <p>SCALE 1:300</p>
<p>PLAN OF PORTION OF CANNING LOCATION 2 BEING LOT 112 ON DIGRAM BOIES</p>	
<p>WESTERN AUSTRALIAN PLANNING COMMISSION</p> <p>15/1/2024</p> <p>15/1/2024</p> <p>15/1/2024</p>	<p>NAME OF SCHEME: FISHER STREET QUEENS PARK</p> <p>ADDRESS OF PAVEMENT: FISHER STREET QUEENS PARK W.A. 6107</p> <p>DATE OF TITLE: VOLUME 1920 FOLIO B44</p> <p>LOCAL GOVERNMENT: CITY OF CANNING</p> <p>FIELD BOOK NUMBER: BG 3412/1819 1820</p> <p>SCALE: 1:300</p> <p>WARNING: CHECKING OR FOLLOWING WILL LEAD TO MISFEASANCE</p>
<p>MANAGEMENT STATEMENT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Legislation: 1985/1986 - 1986/1987</p> <p>Registration: 1985/1986 - 1986/1987</p> <p>15/1/2024</p> <p>15/1/2024</p> <p>15/1/2024</p>	



LANDGATE COPY OF ORIGINAL NOT TO SCALE 25/08/2024 01:29 PM Request number: 88785812



FORM 3

ANNEXURE **A** OF STRATA / SURVEY STRATA PLAN NO **36634**

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs OF TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs OF TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	10	2108-38					
2	10	2108-39					
3	10	2108-40					
4	10	2108-41					
5	10	2108-4E					
6	10	2108-4S					
7	10	2108-4A					
8	10	2108-4T					
9	10	2108-4G					
10	10	2108-4T					
11	10	2108-4E					
				AGGREGATE	110		

CERTIFICATE OF LICENSED VALUER
 STRATA / SURVEY STRATA

I, **ALLAN A. MOORE**, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14(2a) of the Strata Titles Act 1985) of that lot bears to the aggregate value of all the lots delineated on the plan.

8-6-99 Date *Allan A. Moore*
Signed

LANDGATE COPY OF ORIGINAL NOT TO SCALE 25/08/2024 01:29 PM Request number: 88785812



FORM 5

STRATA PLAN No 36634

DESCRIPTION OF PARCEL & BUILDING

ELEVEN BRICK AND TILE RESIDENTIAL UNITS SITUATED ON PORTION OF CANNING LOCATION 2 BEING LOT 112 ON DIAGRAM 80629 CONTAINED IN CERTIFICATE OF TITLE VOLUME 1920 FOLIO 844 THE POSTAL ADDRESS IS 6 LANSING STREET QUEENS PARK W.A. 6107

CERTIFICATE OF SURVEYOR

I, PETER JAMES NEALE, being a licensed surveyor registered under the Licensed Surveyors Act 1909, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called " the plan ") :-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel ; and either
(b) each building shown on the plan is within the external surface boundaries of the parcel ; or
(c) in a case where a part of a wall or building , or material attached to a wall or building , encroaches beyond the external surface boundaries of the parcel :-
(i) all lots shown on the plan are within the external surface boundaries of the parcel ;
(ii) the plan clearly indicates the existence of the encroachment and it's nature and extent ; and
(iii) where the encroachment is not on to a public road , street or way , that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel ; and
(d) if the plan is a plan of re-subdivision , it complies with Schedule 1 by-law(s) No(s) ... on Strata Plan No ... registered in respect of (name of scheme) ... or sufficiently complies with that / those by-law(s) in a way that is allowed by regulation 36 of the Strata Titles General Regulations 1996.

9 - 8 - 99 Date [Signature] Licensed Surveyor

* Delete if inapplicable

FORM 7

STRATA PLAN No 36634

DESCRIPTION OF PARCEL & BUILDING

ELEVEN BRICK AND TILE RESIDENTIAL UNITS SITUATED ON PORTION OF CANNING LOCATION 2 BEING LOT 112 ON DIAGRAM 80629 CONTAINED IN CERTIFICATE OF TITLE VOLUME 1920 FOLIO 844 THE POSTAL ADDRESS IS 6 LANSING STREET QUEENS PARK W.A. 6107.

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF CANNING, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called " the plan ") :-

- (1) (a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building ; or
(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification.
(2) the building , in the opinion of the local government , is of sufficient standard to be brought under the Strata Titles Act 1985 ;
(3) where a part of a wall or building or material attached to a wall or building encroaches beyond the external surface boundaries of the parcel on to a public road , street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or reasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment ; and
(4) (a) any conditions imposed by the Western Australian Planning Commission have been complied with ; or
(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.

3 - 8 - 1999 Date [Signature] Shire / Town Clerk Delegated Officer Section 23(5) Strata Titles Act 1985

* Delete if inapplicable

Strata Disclosure

[Click to Download the Precontractual Disclosure Statement](#)

[Click to Download Attachment 1 & Attachment 2 \(Strata Plan 59883\)](#)

[Click to Download Attachment 3 \(Strata Bylaws\)](#)

[Click to Download Attachment 4 \(Minutes of Annual General Meeting\)](#)

[Click to Download Attachment 5 \(Statement of Finances\)](#)

[Click to Download Attachment 6 \(Strata Levy Notices\)](#)

[Click to Download - Certificate of Insurance](#)

[Click to Download - Orders & Requisitions Certificate](#)

Comparable Sales



5/31 PRINCE STREET, QUEENS PARK, WA 6107, QUEENS PARK

3 Bed | 2 Bath | 2 Car

Land size: 200

\$510,000

Sold ons: 03/04/2024

Days on Market: 20

THE AGENCY
TOM MISZCZAK



248A GEORGE ST QUEENS PARK WA 6107

4 Bed | 2 Bath | 2 Car

\$535,000

Sold ons: 23/12/2023

SARDELIC
REAL ESTATE



4/34 MALLARD WAY, CANNINGTON, WA 6107, CANNINGTON

3 Bed | 1 Bath | 2 Car

Land size: 246

\$560,000

Sold ons: 06/06/2024

Days on Market: 28

RE/MAX
Extreme



UNIT 6 17 YALLAMBEE WAY QUEENS PARK WA 6107

4 Bed | 2 Bath | 2 Car

\$585,000

Sold ons: 13/11/2023

AGUSTO
PROPERTY



UNIT 2 161 GEORGE ST QUEENS PARK WA 6107

4 Bed | 2 Bath | 2 Car

\$588,000

Sold ons: 11/10/2023

TOM MISZCZAK
THE AGENCY



5/26 PRINCE STREET, QUEENS PARK, WA 6107, QUEENS PARK

4 Bed | 2 Bath | 2 Car

Land size: 240

\$600,000

Sold ons: 06/05/2024

Days on Market: 46



4 MANNIX PASS QUEENS PARK WA 6107

4 Bed | 2 Bath | 1 Car

\$605,000

Sold ons: 16/11/2023



1 DARTER PL QUEENS PARK WA 6107

4 Bed | 2 Bath | 2 Car

\$610,000

Sold ons: 31/12/2023



14 WELLINGTON STREET, QUEENS PARK, WA 6107, QUEENS PARK

3 Bed | 2 Bath

Land size: 340

\$625,000

Sold ons: 01/05/2024

Days on Market: 8

Offer Documents

[Click to Download the Offer Pack](#)

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

Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Queens Park

Local Parks

Leased Unit 9/9 Manley Street, Cannington WA 6107 - Dec 9, 2020 - Homely



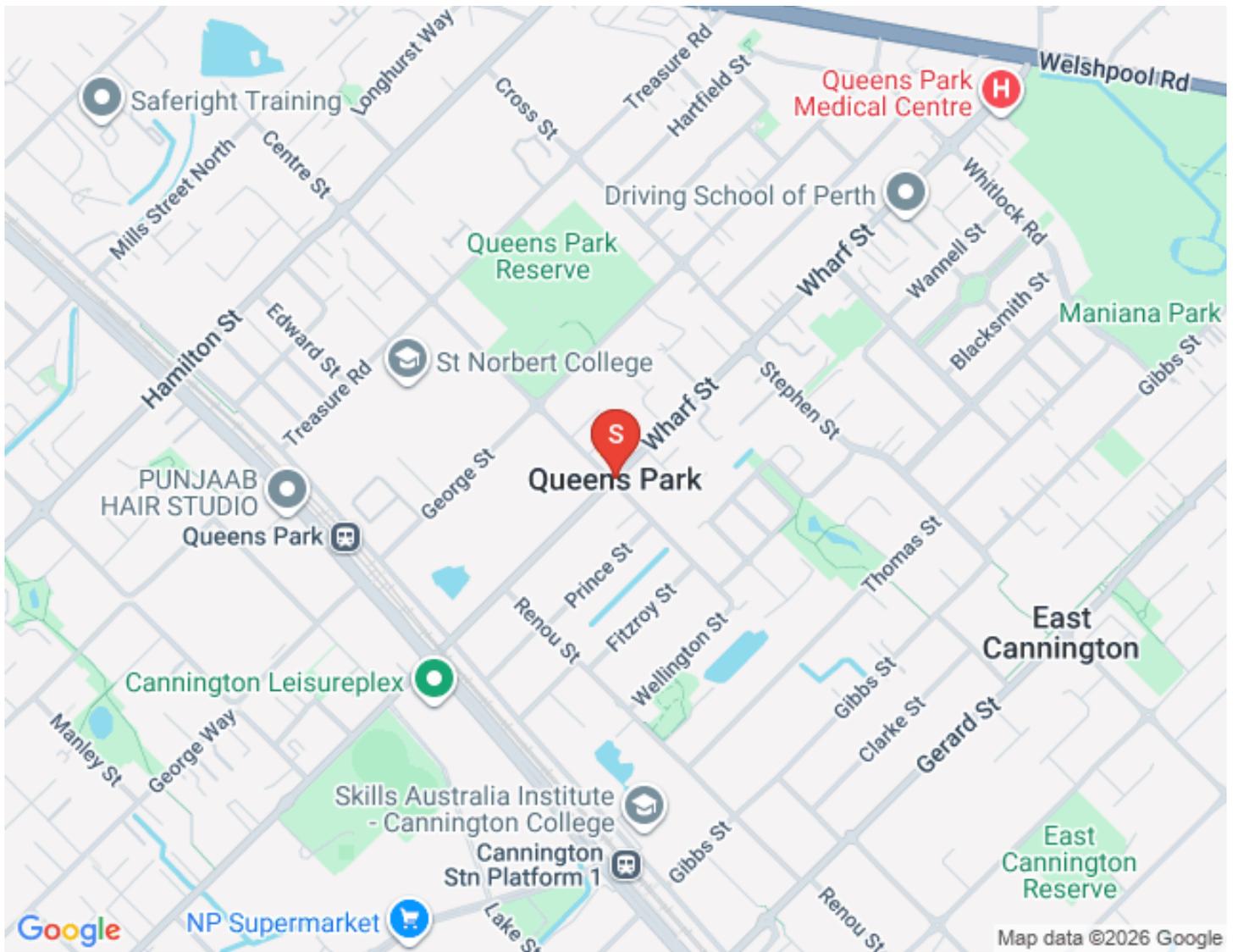
Cannington Leisureplex



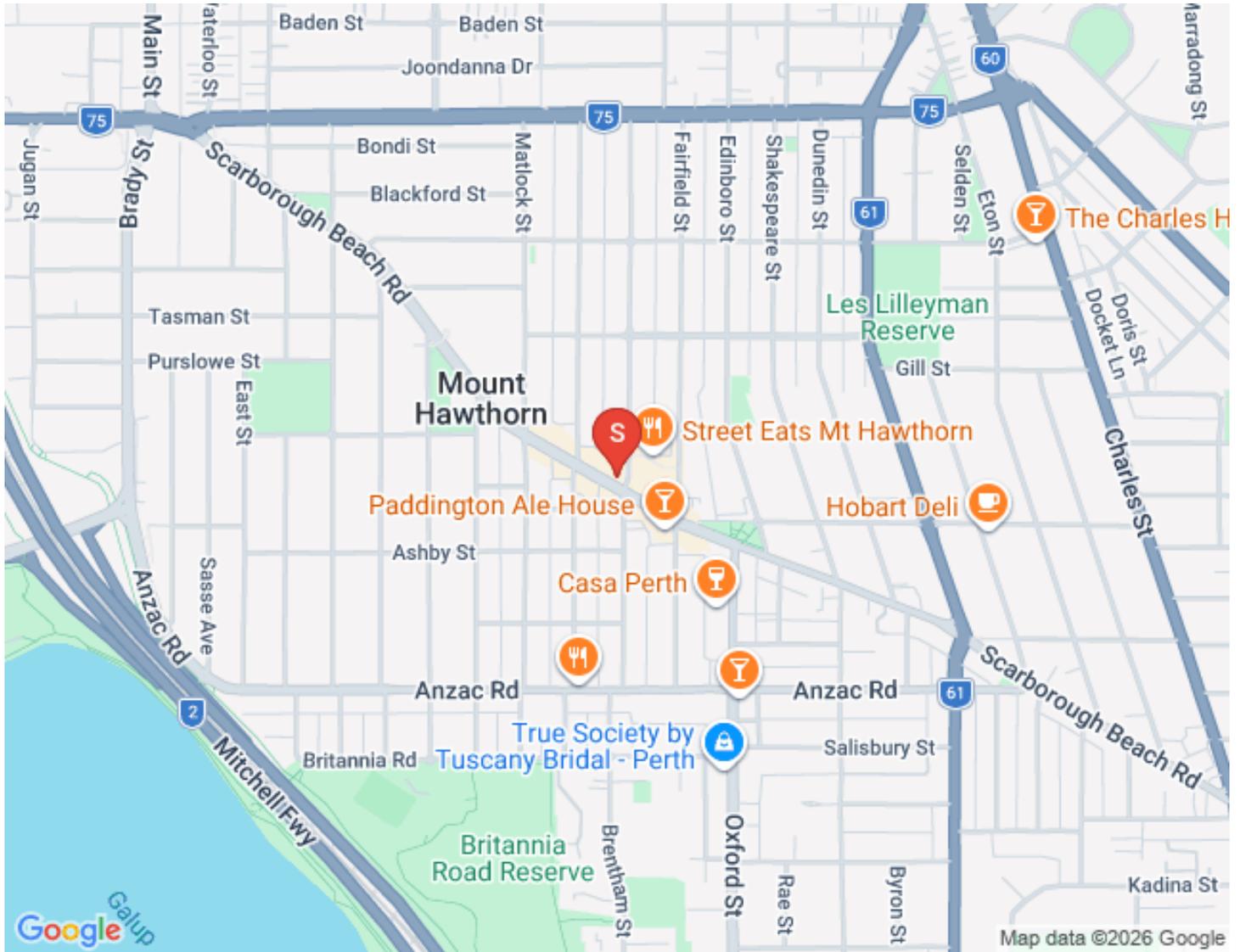
City of Canning - Pool Lane Availability

Carousel Shopping Centre





Team Genesis





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.



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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.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@fn genesis.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@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/MARKETING OFFICER

admin@fngenesisis.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.

Recent Sales in the Area



16 Stephen Street, Queens Park

3 Bed | 1 Bath | 2 Car

Offers From \$399,000



3/86 Centre Street, Queens Park

3 Bed | 1 Bath | 1 Car

Land size: 471sqm

Under Offer



5/26 Prince Street, Queens Park

4 Bed | 2 Bath | 2 Car

Land size: 240sqm

End Date Process



64 Ranmere Way, Langford

5 Bed | 1 Bath | 0 Car

Land size: 1242sqm

Under Offer



2 Charlton Place, Thornlie

4 Bed | 2 Bath | 2 Car

Land size: 810sqm

From \$389,000



1/79 Beatty Avenue, East Victoria Park

2 Bed | 1 Bath | 1 Car

Land size: 189sqm

\$270,000 to \$300,000



25 Ragamuffin Terrace, Willetton

3 Bed | 2 Bath | 2 Car

Land size: 712sqm

UNDER OFFER



1 Monarch Court, Thornlie

3 Bed | 1 Bath | 1 Car

Land size: 722sqm

End Date Process



237 Corinthian Road East, Riverton

3 Bed | 2 Bath | 2 Car

Land size: 314sqm

UNDER OFFER



35 Balyat Way, Wattle Grove

3 Bed | 2 Bath | 3 Car

Land size: 351sqm

\$459,000+