First National Real Estate Genesis
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Video

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Welcome



48 Fleetwood Circuit, Woodvale

SOLD

4 2 2 **$1,290,000**

7 Days on Market, Multiple Offers Received.

A fantastic 4 bedroom, 2 bathroom family home all ready for its next chapter. This blank canvas awaits the new owners in this sought after suburb. With multiple living areas & spacious bedrooms, there is plenty of space for a family to enjoy. The backyard features a patio and large entertaining area, coupled with a powered workshop & shed for ample storage. With close access to the freeway and amenities, this will not last long.

RATES
Council: $2121.09 (25/26 FY) City of Joondalup
Water: $1,329.97 (24/25 FY)

SCHOOL CATCHMENTS
North Woodvale Primary School (1.1 km)
Woodvale Secondary College (2.2 km)

FEATURES
General
* Build Year: 1993
* Total Build Area: 222 sqm (approx.)
* Total Residence: 138 sqm (approx.)
* Construction: Double Brick & Tile
* Ducted Evaporative Air-conditioning (Bonaire)
* Gas Storage Hot Water System (Vulcan)

* Double Garage
* Security Doors
* NBN
* Solar Panels & Inverter - 2kW (Growatt)

Kitchen
* 4 Burner Gas Cooktop (Chef)
* Rangehood
* 600mm Oven (Westinghouse)
* Dishwasher (Bosch)
* Double Stainless Steel Sink
* Tiled Splashback
* Built-in Pantry

Main Bedroom
* Carpet
* Walk-in Wardrobe
* Ensuite
* Reverse Cycle Split System Air-conditioning (Panasonic)
* Ceiling Fan
* Curtains

Bedroom 2
* Floorboards
* Built-in Wardrobe
* Ducted Evaporative Air-conditioning (Bonaire)
* Vertical Blinds

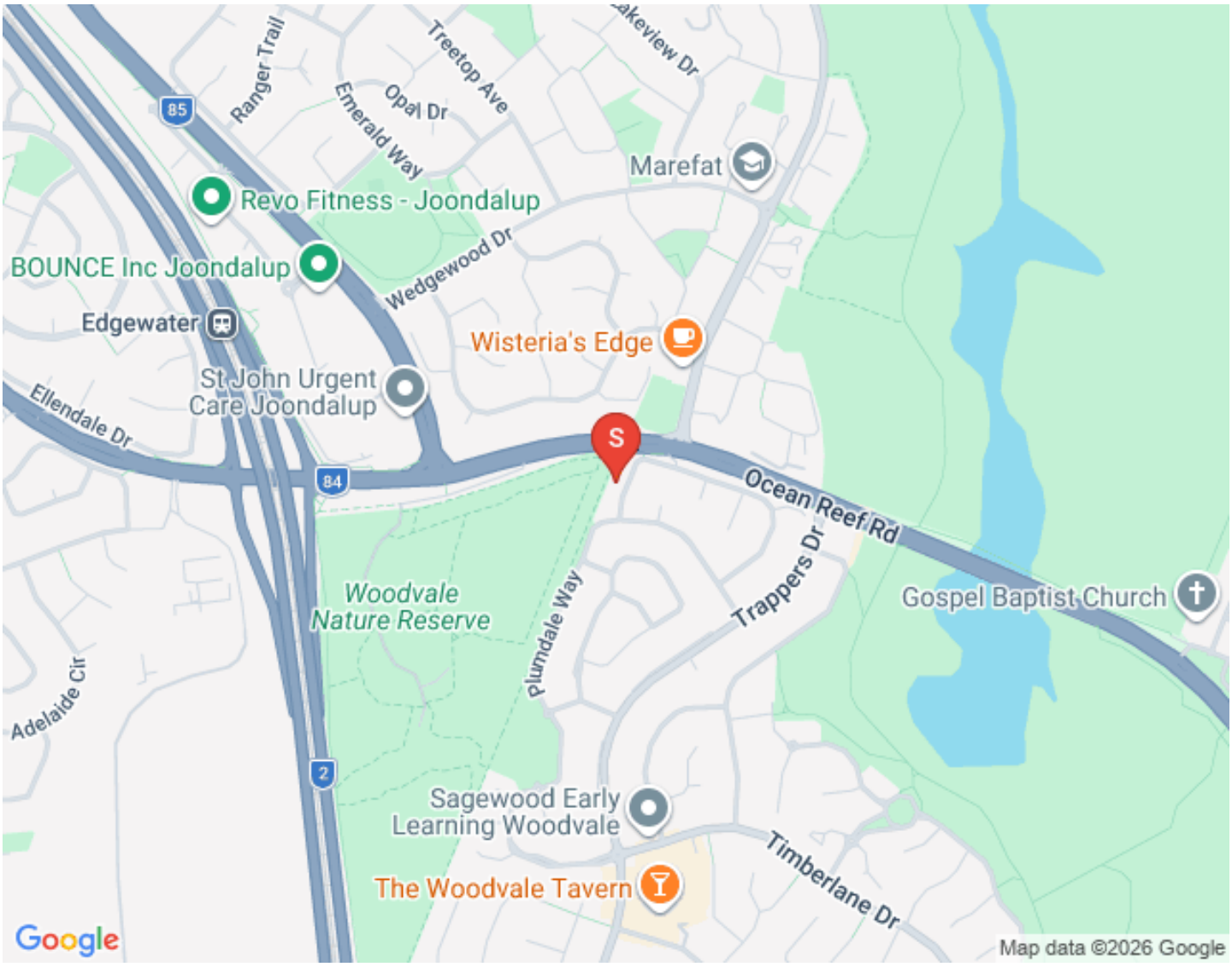
Bedroom 3, 4
* Carpet
* Built-in Wardrobe
* Ceiling Fan
* Downlights
* Curtains
* Vertical Blinds

Dining & Family Area
* Reverse Cycle Split System Air-conditioning (Fujitsu)
* Gas Bayonet
* Downlights
* Skylight
* Blinds

Lounge
* Carpet
* Curtains

Outdoor
* Patio with Fans
* Powered Workshop
* Garden Shed
* Water Tanks (x2)
* Automatic Reticulation - Front & Back (Holman)

LIFESTYLE
450 m- Edgewater Park
600 m - Public Transport
1.1 km - Woodvale IGA
1.3 km - Chichester Park
1.4 km - Edgewater Train Station
5.3 km - Lakeside Joondalup Shopping Centre
4.7 km - Craigie Leisure Centre
6.3 km - Mullaloo Beach
8.3 km - Marangaroo Golf Course
9.6 km - Hillarys Boat Harbour
23 km - Perth CBD


Ranger Trail
Treetop Ave
Lakeview Dr
Emerald Way
Opal Dr
85
Marefat
Revo Fitness - Joondalup
BOUNCE Inc Joondalup
Wedgewood Dr
Edgewater
Wisteria's Edge
St John Urgent Care Joondalup
Ellendale Dr
S
84
Ocean Reef Rd
Trappers Dr
Woodvale Nature Reserve
Plumdale Way
Gospel Baptist Church
Adelaide Cir
2
Sagewood Early Learning Woodvale
Timberlane Dr
The Woodvale Tavern
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Floor Plan





48 Fleetwood Circuit, Woodvale

Residence 138m² | Garage 25m² | Porch 11m² | Workshop 14m² | Patio 34m²

Total Area 222m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Orb 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



2 FLEETWOOD CIRCUIT, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car — Land size: 736
$1,090,000
Sold ons: 30/10/2025
Days on Market: 31



35 FLEETWOOD CIRCUIT, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car — Land size: 710
$1,400,000
Sold ons: 31/10/2025
Days on Market: 9



31 MONTEREY DRIVE, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car — Land size: 542
$1,180,000
Sold ons: 15/04/2025
Days on Market: 23



3 RISDON COURT, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car — Land size: 663
$1,115,000
Sold ons: 09/06/2025
Days on Market: 17



223 TRAPPERS DRIVE, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 1 Car — Land size: 709
$1,150,000
Sold ons: 14/01/2026
Days on Market: 59



205 TIMBERLANE DRIVE, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 3 Car

Land size: 709

$1,155,000

Sold ons: 02/09/2025

Days on Market: 14



5 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car

Land size: 756

$1,420,000

Sold ons: 16/09/2025

Days on Market: 6

Powered by PropTrack

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 43 127 386 298).

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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

Click to Download the Certificate of Title
Click to Download the Title with Sketch
Click to Download the Plan
Click to Download the Title List
Click to Download the Document Transfer

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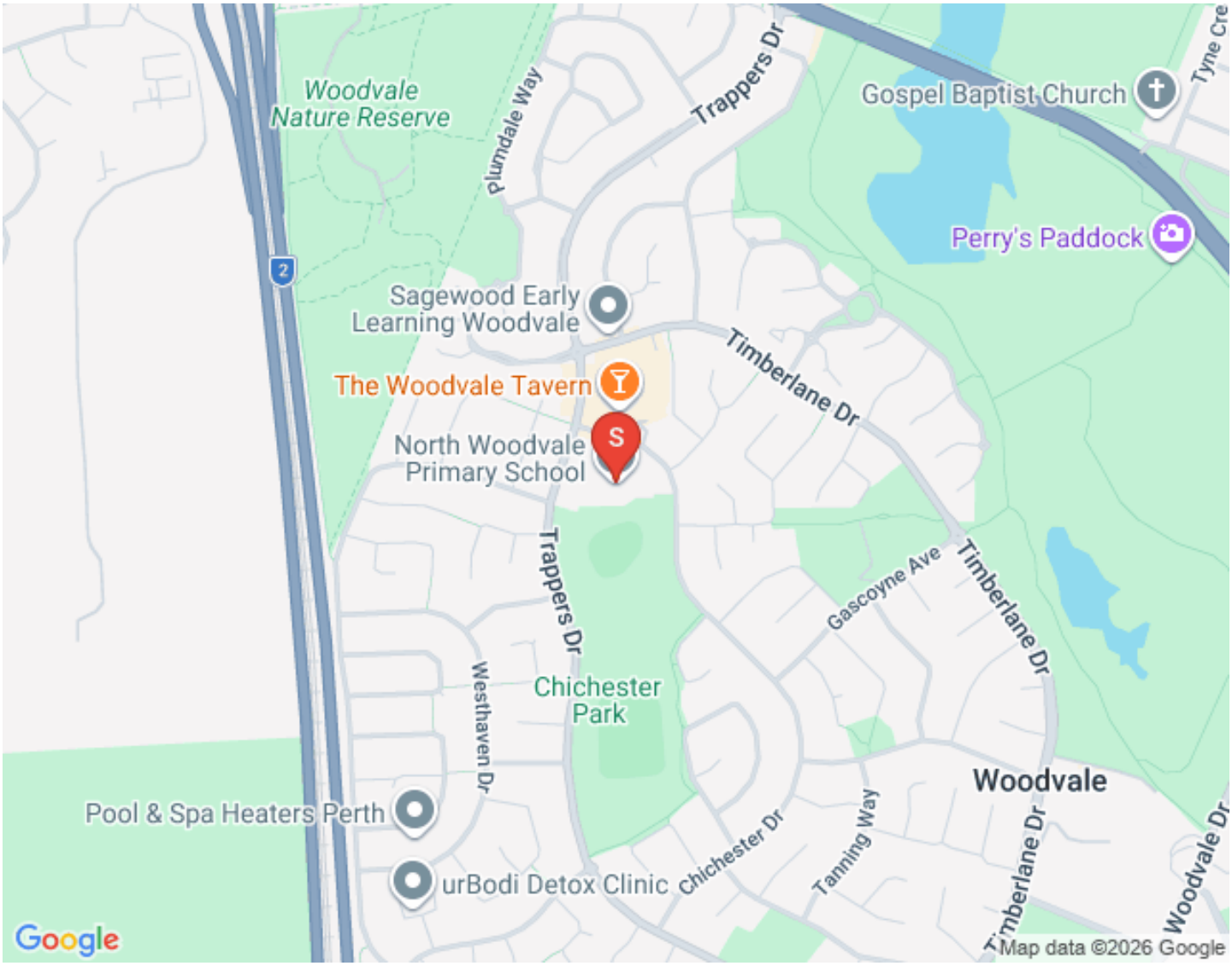
Local Schools

NORTH WOODVALE PRIMARY SCHOOL

[Click to view intake information]



WOODVALE
SECONDARY COLLEGE

Click to view intake Information



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Woodvale Lifestyle



Local Parks



Woodvale Shopping Centre



Beenyup Swamp Boardwalk

Lake Joondalup



Woodvale Tavern

Psychic Dinner at Woodvale Tavern Event Banner

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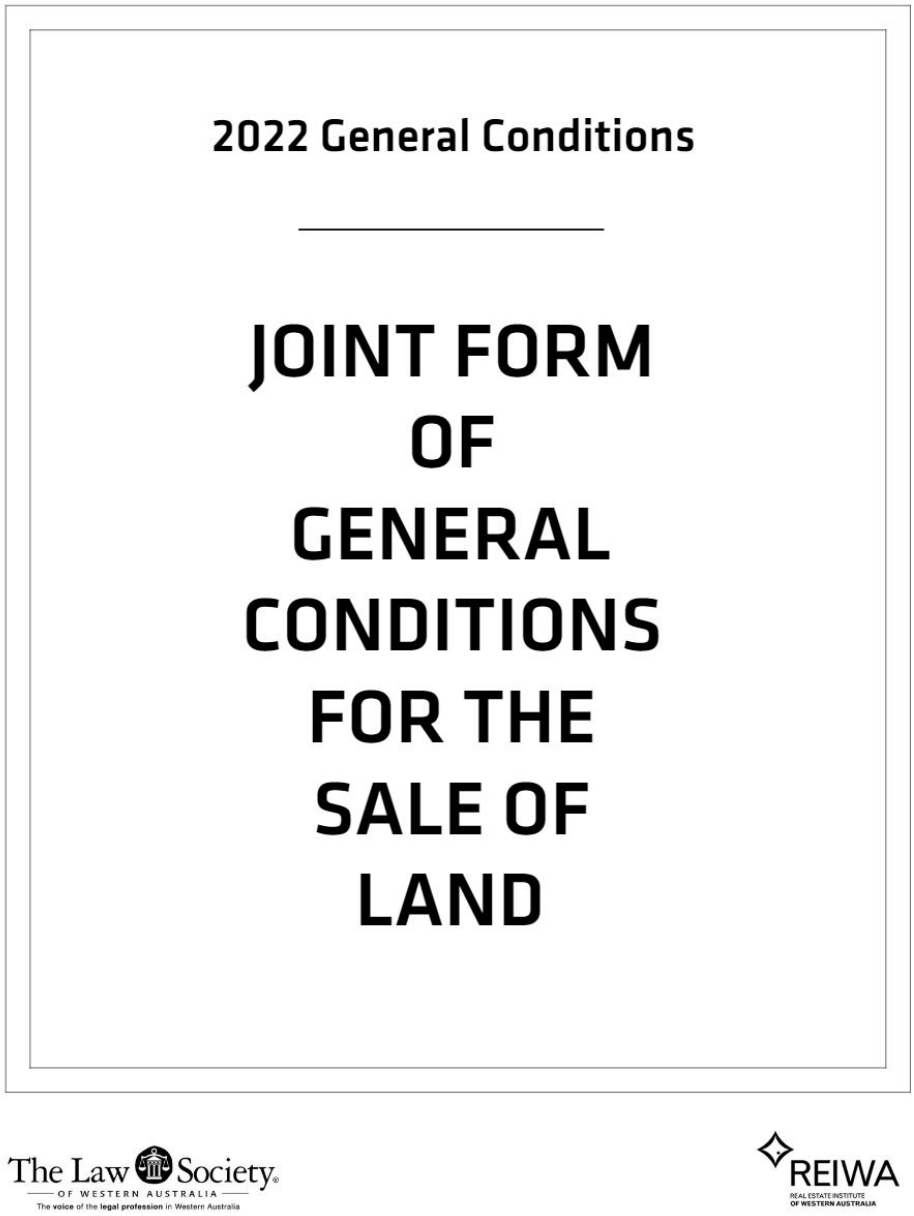
Joint Form of General Conditions



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[View Joint Form Here]

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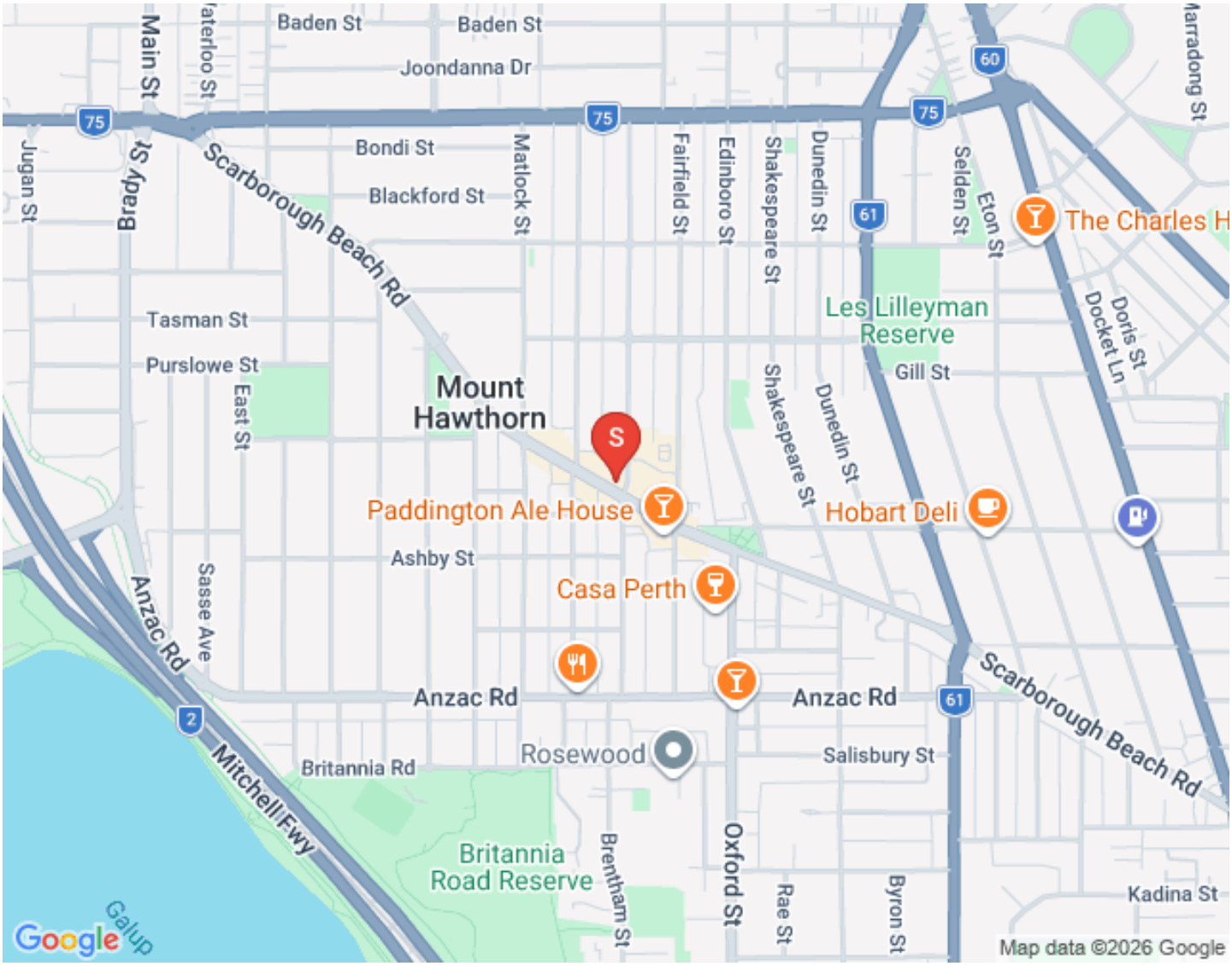
Team Genesis





MARK HUTCHINGS

SALES CONSULTANT

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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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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"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

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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

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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.



SAM WILLESEE

SALES CONSULTANT

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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

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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

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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.