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Welcome



3/27 Grant Street, Woodlands

Charming Inner-City Unit Just Minutes From the Beach!

2  1  1  **Under Offer**

Secure the lifestyle you have always dreamed of with this gem located in the heart of Woodlands. Just 10km out from the CBD, and less than 4km from the nearest beach, this unit offers the convenience of inner city living with the luxury of being close to the coast. Inside the home, you are welcomed into the modern open plan living and dining area. Filled with natural light, this serene space is perfect for curling up on the couch to relax, or sitting at the dining table with breakfast to start your day the right way,

The contemporary kitchen features cabinetry with high end finishes, a built-in microwave recess, and an induction cooktop all offering a clean and sleek look. This well thought out design includes the laundry area adjoining the kitchen, maintaining the same style benchtop and colour palette for a cohesive and luxurious looking interior. Conveniently access the backyard from the laundry, where you will enjoy established reticulated garden beds, and lush green lawn.

This unit offers 2 bedrooms, with the master featuring a built-in wardrobe with mirrored sliding doors that enhance the light and space in the room. Both bedrooms come with plush carpeting for comfort, and double windows for that natural light to fill the room once you open the curtains in the morning. The well-appointed bathroom features a single vanity with ample bench space and generous sized cabinetry. The built-in bath is great for young children, and this space saving design combines the shower recess with it.

Step out of your front door and enjoy Millett Park at the end of the street or stroll just 800m to renowned Lot Six Zero Caf☒ where you can enjoy beautiful food and well-crafted coffee. Take your pick of close by beaches on the weekend, all within bike riding distance! Your local shops are just over a kilometre away for when you need to grab the groceries or travel a little further

down the road to the newly rebuilt Karrinyup Shopping Precinct for the best range in shops, activities, and eateries making the perfect day out. The coastal lifestyle, combined with the short and simply city commute offers you the best of both worlds in this unbeatable location.

SCHOOL CATCHMENT

Woodlands Primary School (1.1km)

Churchlands Senior High School (1.8km)

RATES

Council: \$

Water: \$1,108

Strata: \$580 Quarterly

FEATURES

- * Build Year: 1983 Circa
- * Total Built Area: 74sqm
- * Open Living Lounge
- * Vinyl Plank Flooring
- * Main Bedroom with Built-in Wardrobe
- * Carpet Flooring Throughout All Bedrooms
- * Split System Airconditioning (Mitsubishi)
- * 600mm Oven (Haier)
- * Induction Hotplate
- * Microwave Recess
- * Modern Kitchen Cabinetry
- * Laundry Area
- * Backyard With Reticulated Flower Beds
- * Single Carport

LIFESTYLE

290m  Millett Park

800m  Lot Six Zero Caf and Restaurant

850m  Rise and Grind Espresso Bar

1.2km  Jackadder Lake Reserve

1.3km  Woodlands Shopping Centre

1.6km  Westfield Innaloo Shopping Centre


1.9km  IKEA

2.2km  Drift Kitchen Cafe

2.7km  Hale School

3.5km  Scarborough Beach

3.9km  Karrinyup Shopping Centre

3.9km  Osborne Park Hospital

4.2km  Peasholm Dog Beach

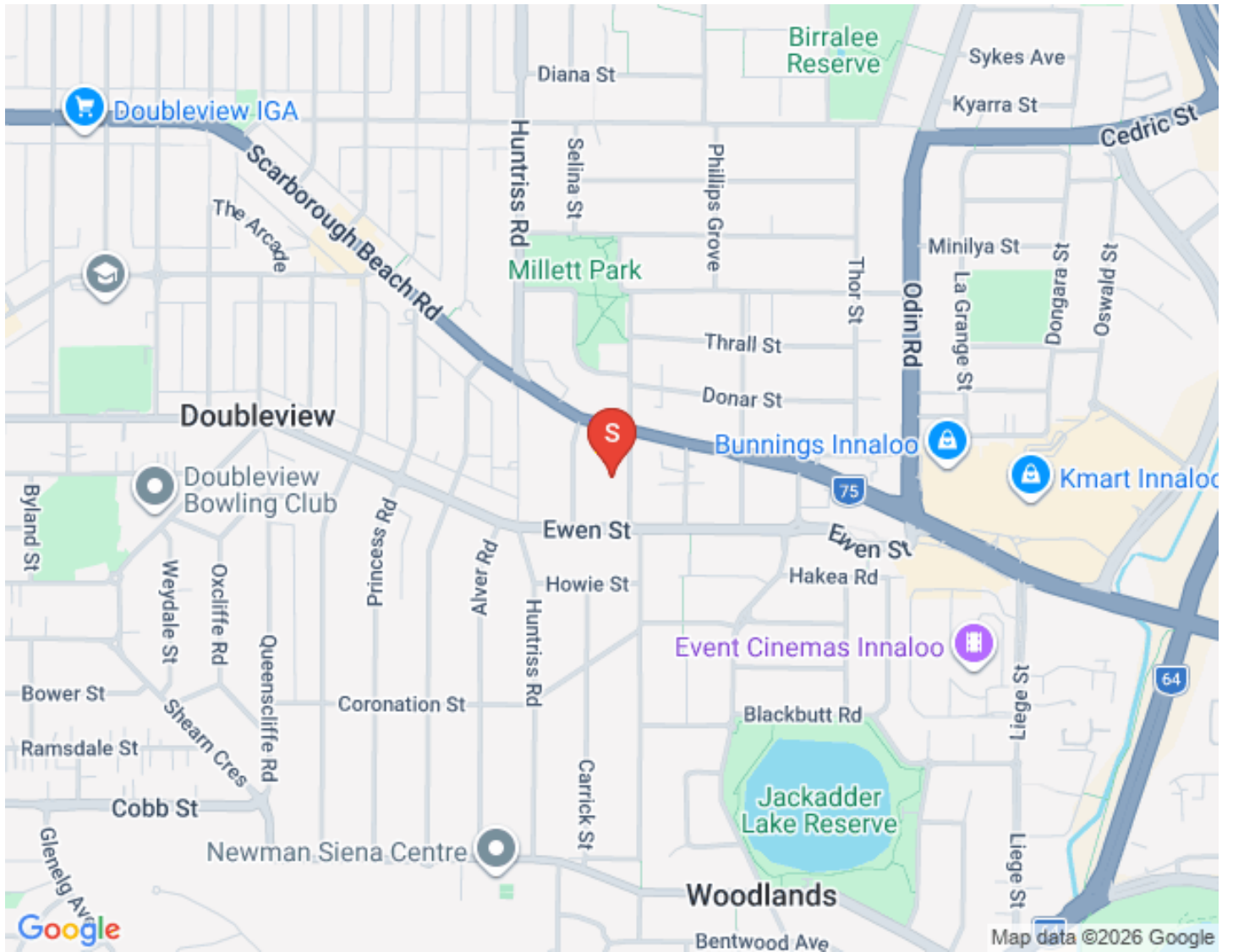
4.8km  Stirling Train Station

5.1km  Glendalough

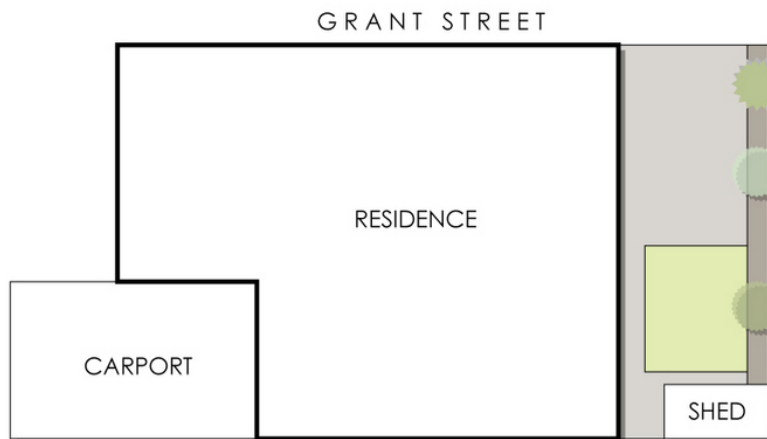
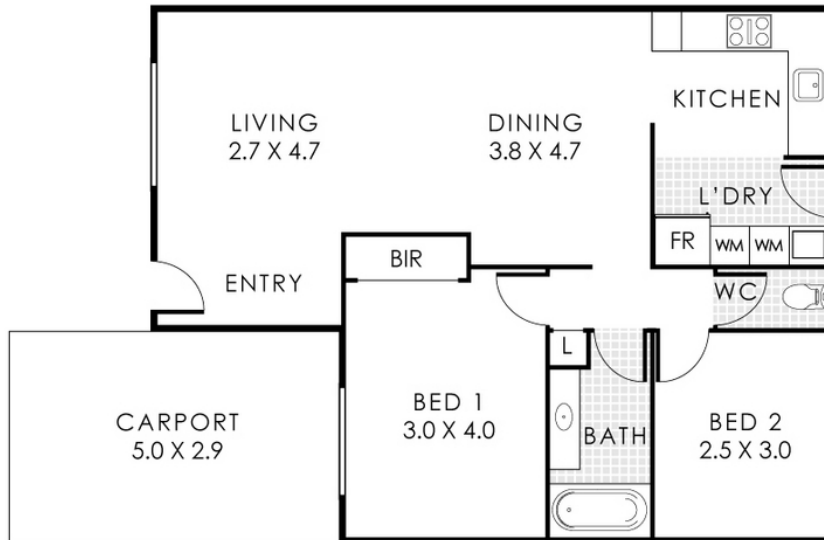
5.5km  Wembley Golf Course

6.7km  Lake Monger

10.4km  Perth CBD



Floor Plan



3/27 Grant Street, Woodlands

Residence 72m² | Carport 14m²
Total Area 86m²



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 the floor plan, all measurements and any other information shown are an approximation and should not be relied upon. Measurements and total areas do not include or account for wall thickness or roof overhangs. Client's should not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
www.cdnre.com.au

Comparable Sales



49 ODIN ROAD, INNALOO WA 6018

3 Bed | 2 Bath | 2 Car
\$775,000
Sold ons: 30/04/2022



6/27 GRANT STREET, WOODLANDS, WA 6018, WOODLANDS

2 Bed | 1 Bath | 1 Car
\$742,000
Sold ons: 30/08/2024
Days on Market: 8



4/27 GRANT STREET, WOODLANDS, WA 6018, WOODLANDS

2 Bed | 1 Bath | 1 Car
\$735,000
Sold ons: 08/01/2025
Days on Market: 37



12/5 HAZEL AVENUE, WOODLANDS, WA 6018, WOODLANDS

2 Bed | 1 Bath | 2 Car
\$700,000
Sold ons: 19/11/2024
Days on Market: 13

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Certificate of Title

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

[Click to Download the Strata Plan](#)

Strata Documents

Strata Documents

[Click here to view the Precontractual Disclosure](#)

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

[Click here to download the By-Laws \(att 3\)](#)

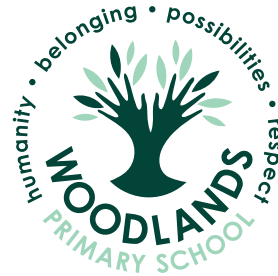
[Click here to download the By-Laws \(Att 3 Part 2 of 2\)](#)

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

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

[Click here to download the Strata Levies \(Att 6\)](#)

Local Schools



[Click Here to View Woodlands Primary School](#)



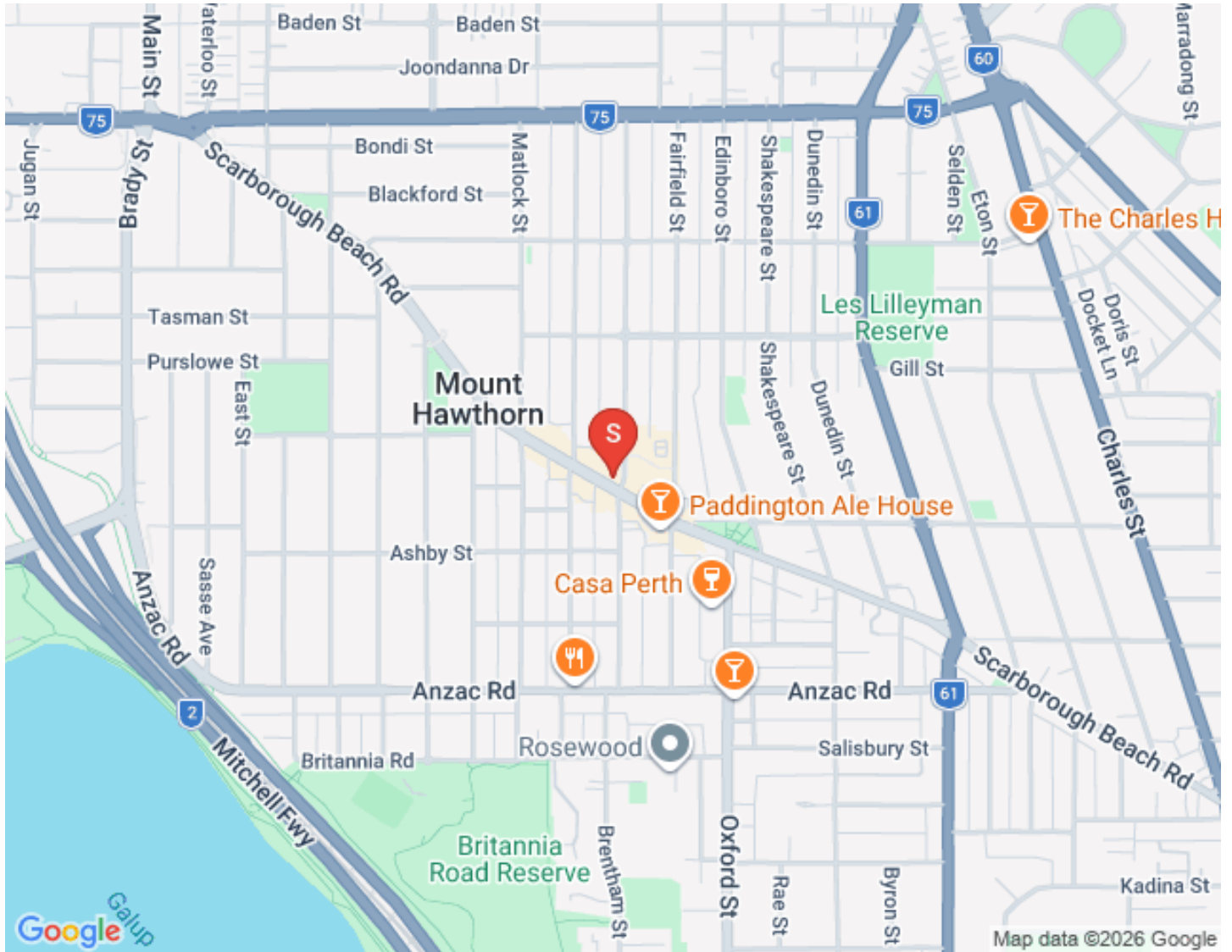
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

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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.



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.



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.



GUY KING

SALES CONSULTANT

0417900315

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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.



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.



KAHLA PURVIS

SALES ADMINISTRATOR

admin@fn genesis.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



2/13 Langley Crescent, Innaloo

3 Bed | 1 Bath | 1 Car

Land size: 215sqm

From \$369,000



295A Harborne Street, Glendalough

2 Bed | 2 Bath | 2 Car

Land size: 233sqm

From \$479,000



1/69 Pollard Street, Glendalough

3 Bed | 2 Bath | 1 Car

Land size: 210sqm

UNDER OFFER



27 Eldorado Street, Osborne Park

4 Bed | 3 Bath | 2 Car

Land size: 647sqm

\$875,000



1/36 Wattle Street, Tuart Hill

3 Bed | 1 Bath | 1 Car

Land size: 180sqm

From \$429,000



29 Churchlands Avenue, Churchlands

4 Bed | 2 Bath | 2 Car

Land size: 800sqm

UNDER OFFER