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19 Greenville Street, Swanbourne

Welcome



19 Greenville Street, Swanbourne

TIMELESS STYLE

4  5  2 

**End Date
Process**

All Offers Presented ON OR BEFORE 6:00pm June 24th
(the seller reserves the right to sell prior to the end date)

Coastal, clean, contemporary classic design inspired by Southern Californian architecture and interiors for generous, relaxed, luxurious living.

Blending architecture, nature and bespoke interior design by one of Australia's leading interior design practices, the natural palette and warm wood tones create calm and inviting ambience, beauty and longevity.

SCHOOL CATCHMENTS

Swanbourne Primary School (950m)

Shenton College (4.8km)

RATES:

Council

Water \$792.85 (FY 23-24)

General

* Build Completion: 2025

* Residence Area:

* Construction: Double Brick and Timber Frame, Colourbond Trimdeck Roof

* Ceiling Heights

- Downstairs: 3m-3.4m

- Upstairs: 3m

- * Apollo Signature Oak Flooring
- * Ducted Reverse Cycle (Daikin R32E-zone
- * Front Door - Custom French Oak
- * Sonos Sound System (Living, Dining, Kitchen, Alfresco)
- * Sonos Provisions (Music/Activity Rooms)
- * Instant Gas Hot Water x 2 (Rinnai)
- * Security Alarm (Bosch)
- * CCTV System (@luah)
- * Telstra Modem
- * WIFI Boosters

Kitchen

- * Taj Mahal Stone Bench-tops (Bernini)
- * Splash-back (Hand-cut Moroccan Tile)
- * Fridge / Freezer (Miele Pigeon-pair)
- * 900mm Oven (Miele)
- * 800mm Induction Stove-top (Miele)
- * Dishwasher (Integrated Miele)
- * Double Sink (Franke)
- * Gooseneck Brushed Nickel Tap (Mizu)
- * Bifold Servery Windows (to alfresco)

Scullary

- * Taj Mahal Stone Bench-tops (Bernini)
- * 5 Burner Gas Stove-top (Miele)
- * 600mm Oven (Miele)
- * Integrated Rangehood (Whispair)
- * Integrated Dishwasher (Miele)
- * ZIP Hydra Tap G5 (sparkling/cold/boiling)
- * Gooseneck Brushed Nickel Tap (Franke)
- * Double Wide Sink (Franke)
- * Fridge/Freezer Plumbed (Fisher&Paykel)

Wine Cellar

- * Temperature Controlled (Daikin)
- * Taj Mahal Stone Bench-tops (Bernini)
- * 204 Racks (plus storage)

Alfresco

- * Outdoor Kitchen
- * Taj Mahal Stone Bench-tops (Bernini)
- * 900mm 4 Burner BBQ (Beef Eater)
- * Commercial Rangehood (Whispair external motor)
- * Wine Fridge
- * Tap Brushed Nickel (Mizu)
- * Sink (Franke)

- * LED Pinlighting
- * Sonos Speakers x 2
- * Ceiling Fan (Lucci)

Living Room

- * 75' QLED Smart TV (Samsung)
- * Sonos Speakers x 4
- * Sonos Soundbar (recessed)
- * Coffered Ceiling (Recessed LED Lighting)
- * Master Bathrooms
- * Gas Fireplace (1400mm Escea)
- * Taj Mahal Stone Hearth
- * Louvered Windows Commercial Grade (DGA Australia, comfort plus low-E)

Master Suite

- * Floor-to-ceiling Windows
- * Walk-thru Wardrobe
- * Walk-in Wardrobe
- * Luxury Ensuite
- * Taj Mahal Stone Bench-tops (Bernini)
- * Double Sink Floating Vanity
- * Mizu Tap-ware
- * Free Standing Bath 1700mm (Kado Lussi)
- * Floor Tiles: 300 x 600 (Nux)
- * Wall Tiles - Subway ◆ Bianca Casa ◆ (Zellige)
- * Milli Hood heated rail 1100 x 500
- * Under Vanity Lighting
- * Fluted Glass (toilet/shower)

Guest Suite

- * Bay Window
- * Walk-thru Wardrobe
- * Walk-in Wardrobe
- * Private Ensuite
- * Double Sink Floating Vanity
- * Under Vanity Lighting

Bathrooms

- * Silica Free Engineered Stone (Zenith)
- * Under-bench Lighting
- * Dimmable Overhead Lighting
- * Fluted Glass
- * Wall Tiles - Zellige Subway ◆ Bianca Casa ◆
- * Nickel Plated

Laundry

- * Tap Brushed Nickel (Mizu)
- * Double Wide Sink (Franke)
- * Silica Free Engineered Stone (Zenith)
- * 9kg Washing Machine (Miele)
- * 8kg Dryer (Miele)
- * Over Head Cupboard (soft close)
- * Hidden Hanging Rails

Garage

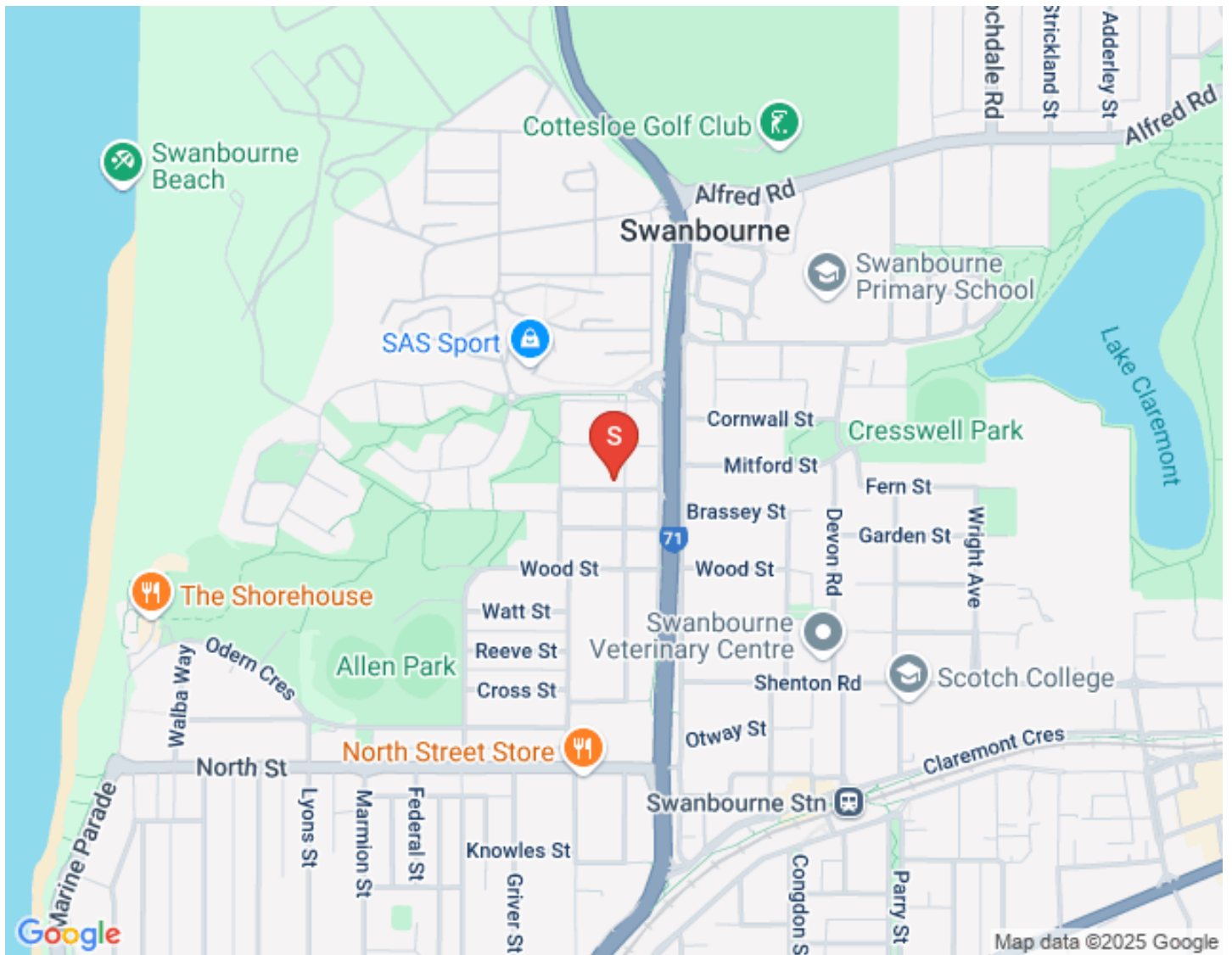
- * Dimensions: 6.45m width, 6.3m depth)
- * Custom Cedar Roller Door
- * Door Clearance: 2.42m
- * Honed Aggregate (driveway/garage)
- * Tesla Universal EV Charger
- * Pedestrian Roller Door (side access)

Outside

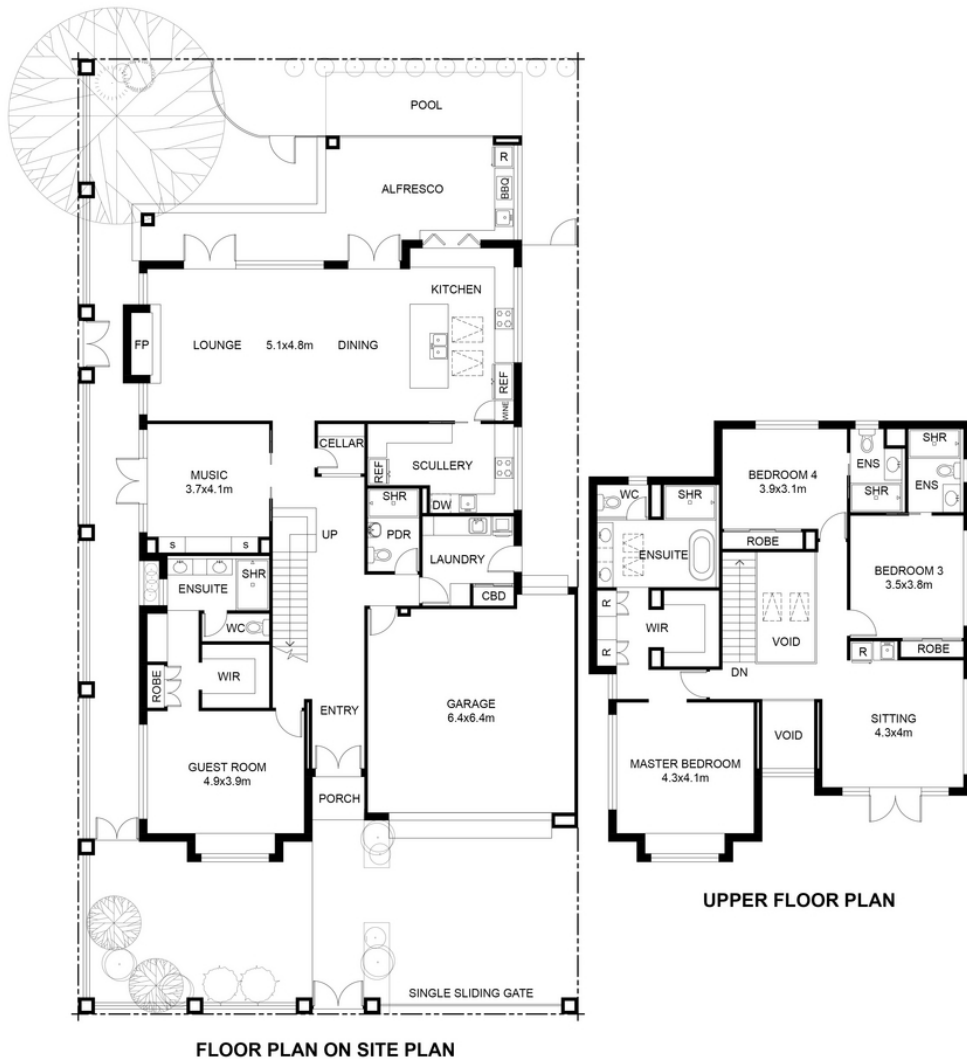
- * Concrete Tiled Pool (Salt)
- * Custom Pool Fencing
- * Subsurface Reticulated Lawn/Gardens (Rainbird)
- * Custom Boundary Fencing
- * Hand- Cut Custom Face-Stone
- * Exposed Aggregate (Footpaths)
- * Remote Gated Access
- * Gutter Guard

LIFESTYLE

- 750m - Allen Park Playground
- 750m - North Street Store
- 900m - Kirkwood Continental Deli
- 1.1km - Swanbourne IGA
- 1.2km - The Shorehouse
- 1.3km - Public Transport (Swanbourne Train Station)
- 1.4km - Swanbourne Beach
- 10.6km - Perth CBD
- 26km - Perth Airport (Terminal 1)



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.



19 Greenville Street, Swanbourne

Design Synopsis

Coastal, clean, contemporary classic design inspired by Southern Californian architecture and interiors for generous, relaxed, luxurious living.

Wrapped in chalky milk white painted walls, the house is characterised by a commitment to material expression.

Solid quartzite bench tops and fireplace and traditional handmade Moroccan Zellige tiles mix with beautiful mixed metal finishes throughout in brass, bronze and steel create unique but harmonious variations in the bathrooms, kitchen, scullery and wet area spaces.

European and American lighting features in every room from finest suppliers such as Gubi and Visual Comfort.

Exquisite linen bespoke curtains and blinds, Woodpecker oak flooring and hardware by Hepburn and Lo & Co.

Stone clad exterior walls and paving extend the outside to inside with interconnected spaces providing superb flexibility for year round use for entertaining, family living and working from home.

Blending architecture, nature and bespoke interior design by one of Australia's leading interior design practices (!), the natural palette and warm wood tones create calm and inviting ambience, beauty and longevity.

Kim Pearson - Design Synopsis for 19 Greenville

Design by Kim Pearson



MULTI-PASSIONATE, MULTI-DISCIPLINARY, MULTI-DIRECTIONAL DESIGN

Habitus Living
"Leading Australian Interior Designer" 2018

Conceived, designed and created just for you by Kim Pearson, our Perth-based studio delivers Australia-wide projects with magical atmospheres, award-winning rooms, beautiful homes and incredible public spaces.

Australian House & Garden
"Top Women in Design" 2015

We are interior artists and colourists who are interested in the worlds that exist in and between the old and the new, the directional and the classic, the contemporary and the traditional. Truly bespoke design that spans and unifies the ages to conjure timeless, enduring environments with a twist; innovatively harnessing the best of old school interior design, techniques and expertise for the modern age and beyond.

"A fairy godmother in the form of an interior designer."

Our deliberate bespoke approach to creating the finest, unique and exceptionally considered interior design and decoration is conducted with joy, passion, practicality, whimsy, surprise, delight and exceptional quality for each and every project.

"Possibly the most unique, exciting and response driven design team working west coast Australia."

Craftsmanship, inspiration, integrity and beauty are our currency. Small things matter to us. It is not how big the scope of work is; for us it is about how much magic we can create.

We love what we do and we love seeing our clients love what we do.

[Click here to view website](#)

[Click here to view Instagram](#)

Landscaping by Devries Designs

DEVRIES DESIGNS

LANDSCAPE DESIGNS | PROJECT MANAGEMENT | BESPOKE INSTALLS

Sam De Vries

Sam de Vries is passionate about creating beautiful landscapes. With a diverse portfolio accumulated over more than a decade, Sam is renowned for his bespoke landscaping that bring harmony and cohesion to outdoor spaces.

Hailing from New Zealand, Sam holds a Bachelor of Design majoring in Industrial Design from Victoria University of Wellington. He embarked on a career in landscape construction before progressing into the realm of residential landscape design. His attention to detail, creativity, and respect for functionality turned heads in Australia's architect and design community.

Sam launched De Vries Designs in 2018, a passion project combining his expertise in design and construction.

[Click here to view website](#)

[Click to view Instagram](#)

Certificate of Title

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

[Click to download the Plan](#)

[Click to download the Plan - Title List](#)

Comparable Sales



2A KOREL GARDENS, SWANBOURNE, WA 6010, SWANBOURNE

5 Bed | 4 Bath | 2 Car
\$4,025,000
Sold ons: 04/09/2024
Days on Market: 134

Land size: 509
sale - sold



9 BELLEVUE TERRACE, SWANBOURNE, WA 6010, SWANBOURNE

5 Bed | 3 Bath | 2 Car
\$4,290,500
Sold ons: 20/01/2025
Days on Market: 69

Land size: 546
sale - sold



49 LYONS STREET, COTTESLOE, WA 6011, COTTESLOE

4 Bed | 2 Bath | 2 Car
\$4,700,000
Sold ons: 03/09/2024
Days on Market: 61

sale - sold



17 THE CEDUS, CLAREMONT, WA 6010, CLAREMONT

5 Bed | 3 Bath | 2 Car
\$4,350,000
Sold ons: 08/10/2024
Days on Market: 29

Land size: 551
sale - sold



78 CLEMENT STREET, SWANBOURNE, WA 6010, SWANBOURNE

5 Bed | 4 Bath | 4 Car
\$5,650,000
Sold on: 10/12/2024
Days on Market: 141

sale - sold

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Offer Documents

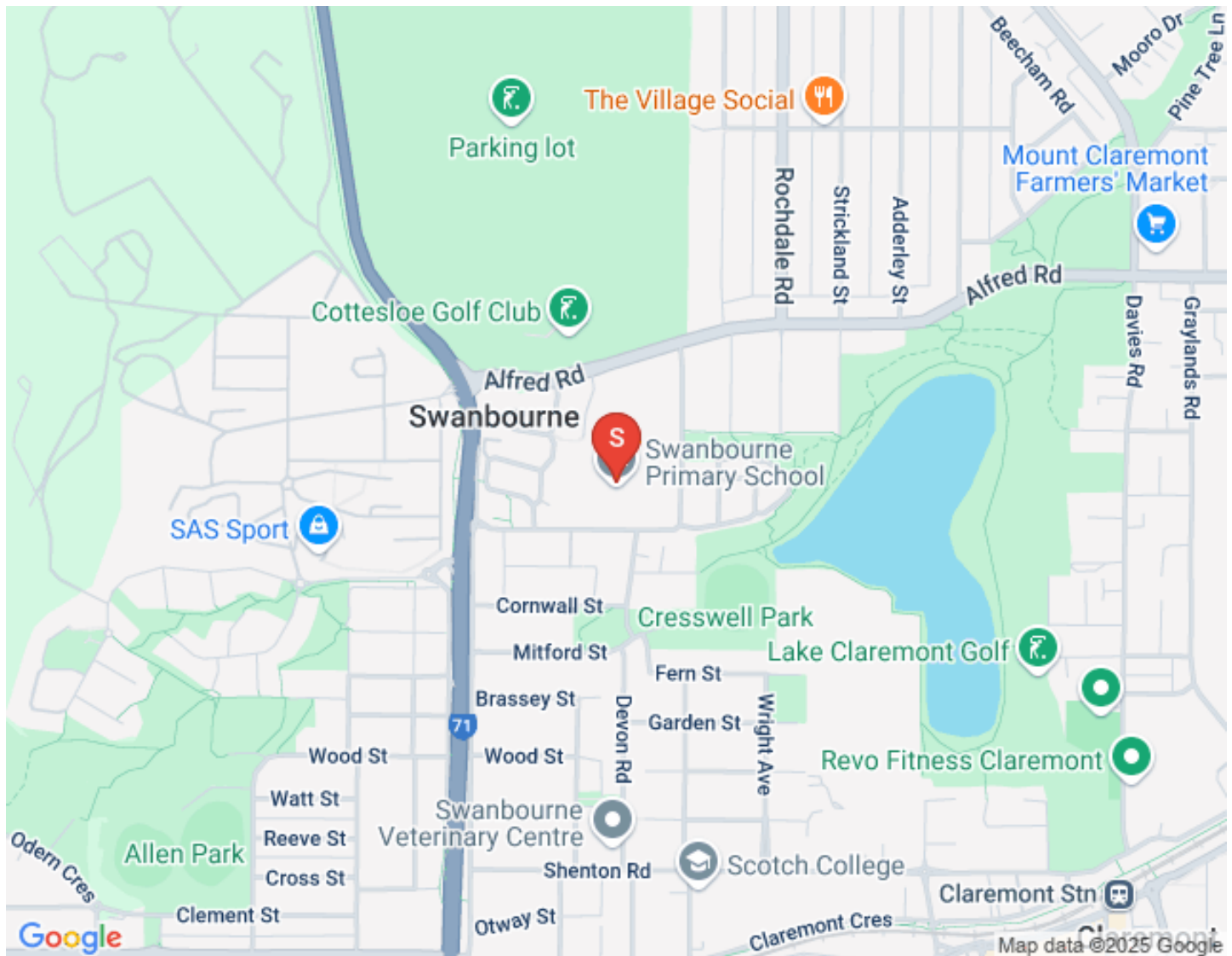
[Click to Download the Offer Pack](#)

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

Local Schools



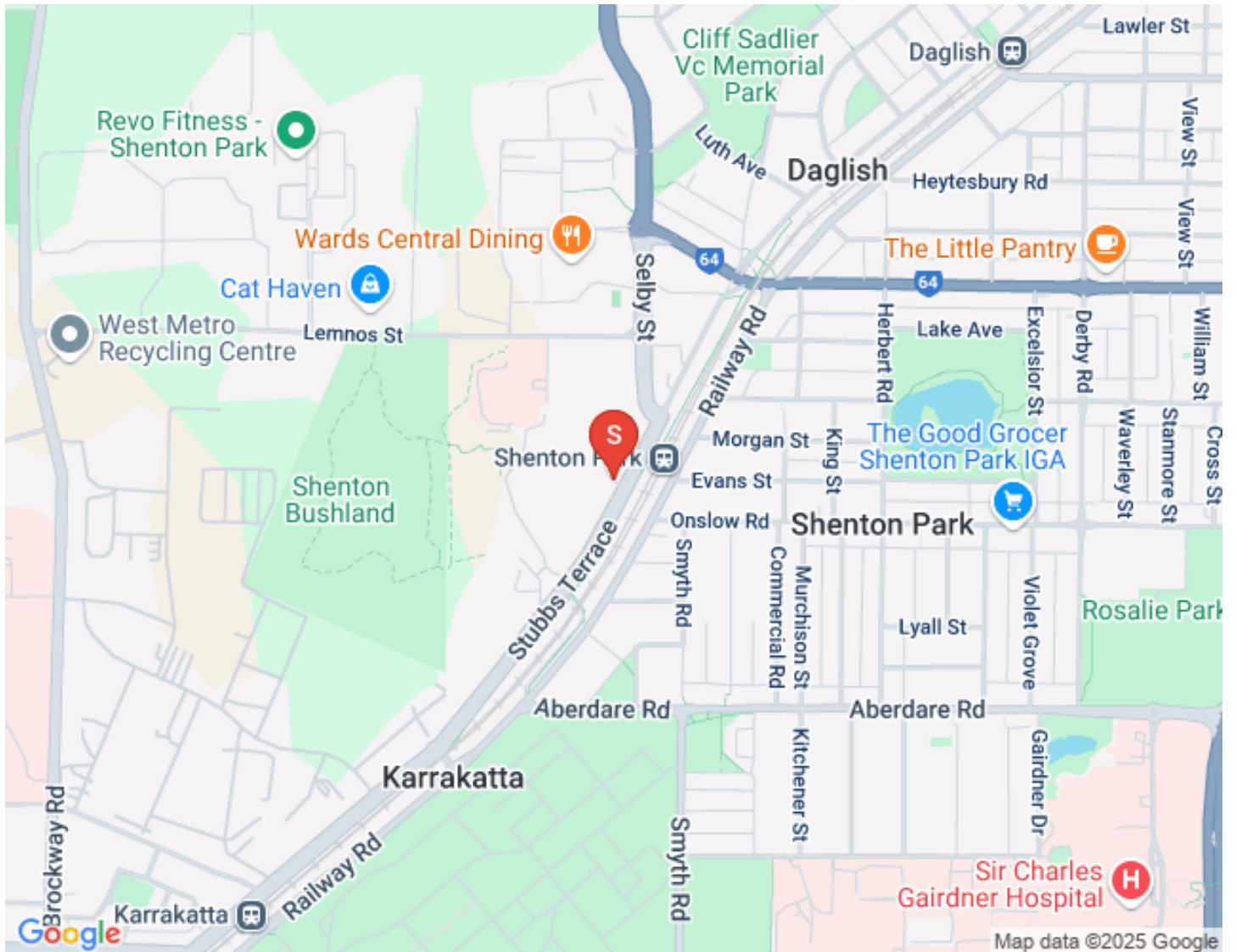
Click to view [Intake Area](#)





SHENTON
COLLEGE

Click to view [Intake Area](#)



Swanbourne

Allen Park Playground



Swanbourne Beach



The Shorehouse



Swanbourne IGA



Kirkwood Continental Deli



Swanbourne Station



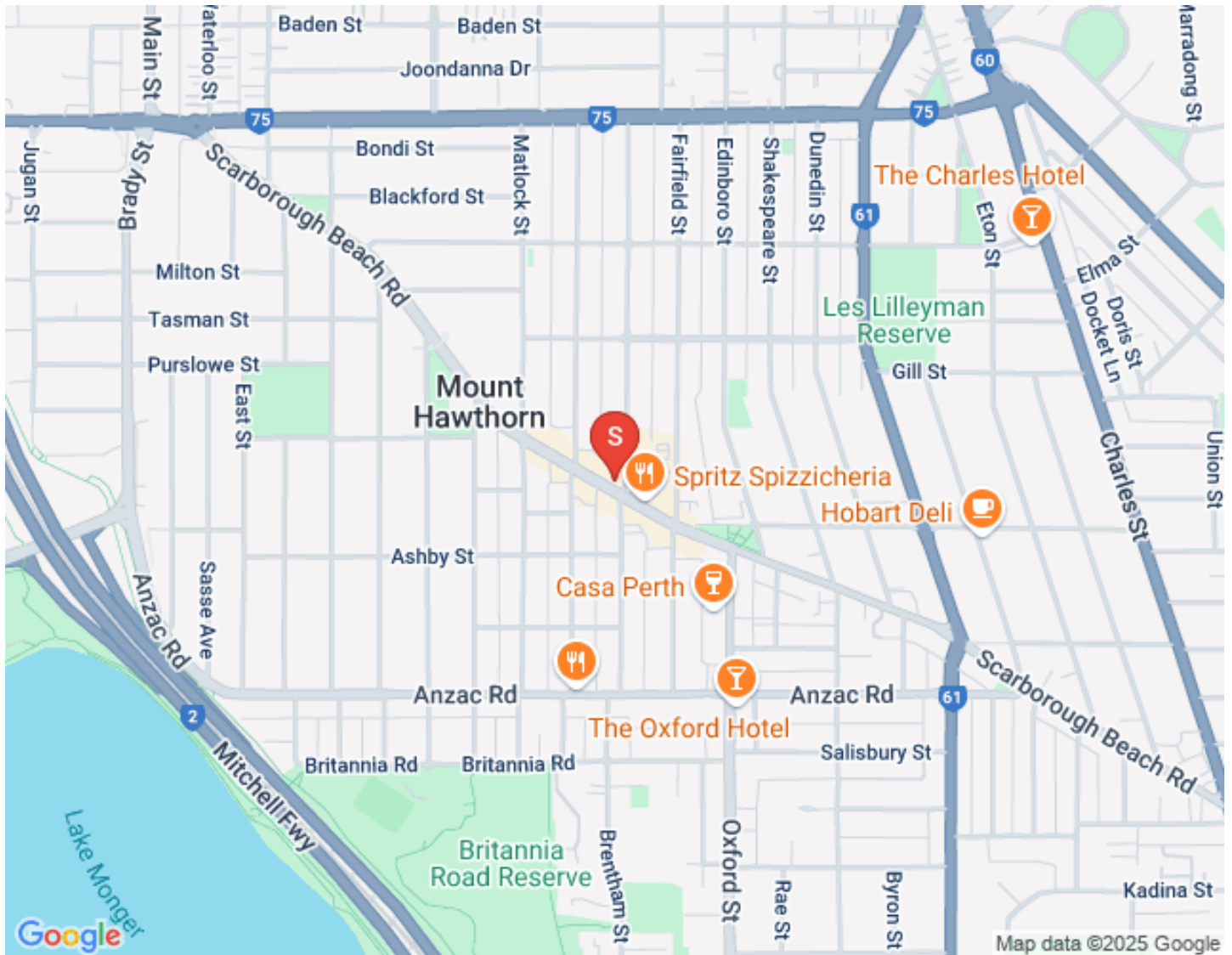
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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.



RONNIE SINGH

SALES CONSULTANT

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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.



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

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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



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/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

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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.