First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Table of Contents

- Video
- Welcome
- Floor Plan
- Comparable Sales
- Offer Documents
- Certificate of Title
- Local Schools
- Darlington Lifestyle
- Joint Form of General Conditions
- Team Genesis
- Recent Sales in the Area

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Video

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Welcome



3-5 Glebe Road, Darlington

UNDER OFFER

4 1 0

UNDER OFFER

20 Days. 5 Offers

First time on the market in 65 years

We couldn't help but be impressed when first arriving at this stunning property. Glebe Road is one of my favourite Streets in Darlington with its picturesque landscape and beautiful residences. It was late afternoon when we first arrived, there was plenty of space to park sheltered amidst the canopy of trees at the end of the cul-de-sac. Neighbours were out walking their dogs in the balmy spring air, stopping for a familiar chat born from decades of shared history. Glebe Road is the perfect example of Darlington's wonderful community spirit.

Walking down the leafy, tree lined driveway, our senses were filled with the colours, scents and sounds of a hidden garden blossoming before our eyes. The history of this ﷺOrchard Cottageﷺ is evident in it's style and architecture. If you listen carefully, amidst the sound of magpies and cockatoos, you can hear children's laughter echoing through the years, this magical property is waiting to become a treasured family home once again.

RATES
Council: $2762.66
Water: $310.92

SCHOOL CATCHMENTS
Darlington Primary (550m)
Swan View Primary (7.3km)

Kalamunda Senior High (12.6km)
Eastern Hills Senior High (17.6km)

FEATURES
General
* Land Size: 5124 sqm
* Zoning: R5
* Build Era: Circa 1950
* Construction:
-Jarrah Frame
-Asbestos Cladding
-Corrugated Iron Roof Covering
-Wandoo & Jarrah Timber Floors
* 1970's Sympathetic Extension
* Dinette & Rear Verandah (scenic valley views)
* Vintage French Doors
* Original Timber Windows
* Built-in-wardrobes (all bedrooms)
* Cast Iron Bath
* Sheltered by Stunning Native Flora
* Secluded Valley Position
* City Glimpses
* Unique Natural Granite Formations

Services
* WaterCorp Mains Water Supply
* Septic & Leach Sewerage System
* Electric Storage Hot Water System (Rheem)
* Split System Air-conditioning (Toshiba)
* Wall Inset Air-conditioning (Carrier)
* No Gas

Kitchen
* Original Wood Cooking Stove
* 4 Burner Electric Stove-top (Chef)
* 600mm Electric Oven (Chef)
* Wood Panel Splashback
* Linoleum Floor Covering

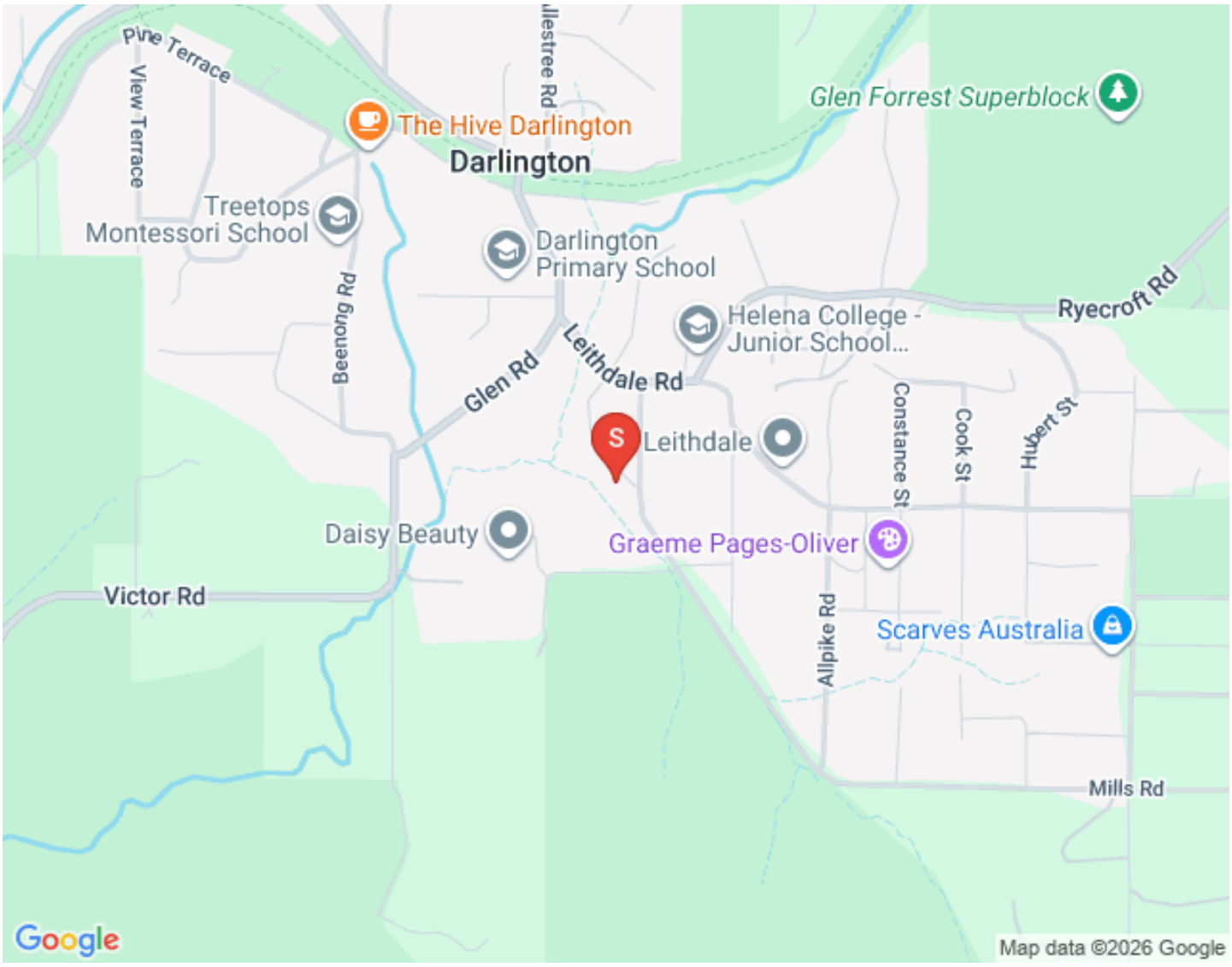
Outside
* Cottage Style Garden Beds
* Large Shrubs (Lauristana / climbing rose etc) line the front fences for dense screening.
* Bandicoots & Kangaroos in residence.
* Alluvial soil type (gardeners dream)- no fertilizers or garden products have been used in this garden: 100% organic
* Historical WW2 54sqm Nissen Hut

* Productive Trees
- Mulberry, Loquat, Pomegranate, Apricot, Lemon, Imperial Mandarin, Orange

What the Family Loves
* Private outlook front and rear
* Significant separation from neighbours on both sides
* Pleasant natural outlook from every window of the house.
* Remnant grass-trees, zamias and old river gums.
* Winterbrook - Seasonal creek running through the block
* Extensive tracks and trails of the bush reserves of south Darlington (walking, bird watching, dog walking etc.)
* The natural resources of the property were used for the terracing down to the creek (dry stone method)

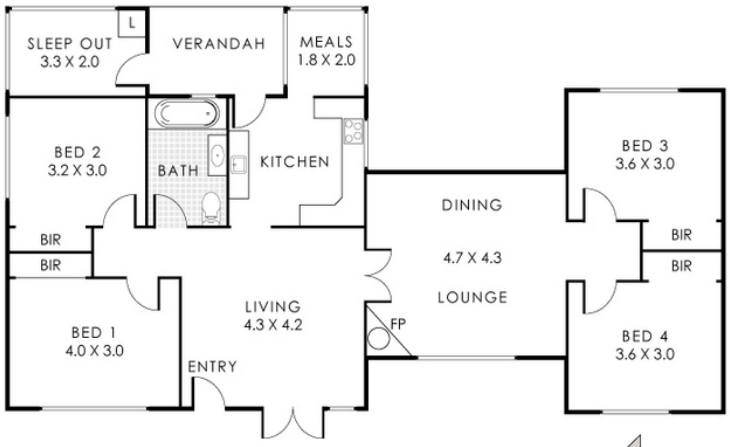
LIFESTYLE
700m - Darlington Village
750m - Heritage Trail
850m - Little Nook Caf&#65533;
855km - Darlington Liquor & Gourmet Grocer
1km - Darlington Tennis Club
1.1km - The Hive Cafe
1.4km - Darlington Oval (dog park)
2km - Darlington Estate Winery
3.5km - Glen Forrest Gourmet
4.1km - Glen Forrest Shopping Centre
9.1km - Midland Gate Shopping Centre
9.8km - Midland Station
17km - Perth Airport
24.5km - Perth CBD

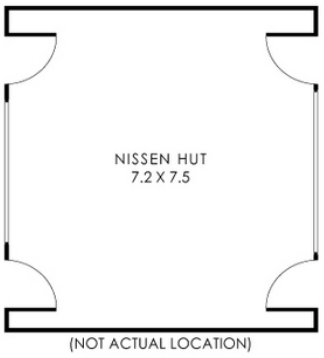
PRIVATE SCHOOLS
Helena College &#65533; Junior
Helena College - Secondary
Mundaring Christian
Parkerville Steiner


Pine Terrace
View Terrace
The Hive Darlington
Darlington
Glen Forrest Superblock
Treetops Montessori School
Darlington Primary School
Beenong Rd
Glen Rd
Leithdale Rd
Helena College - Junior School...
Ryecroft Rd
Leithdale
Constance St
Cook St
Hubert St
Daisy Beauty
Graeme Pages-Oliver
Victor Rd
Allpike Rd
Scarves Australia
Mills Rd
Google
Map data ©2026 Google

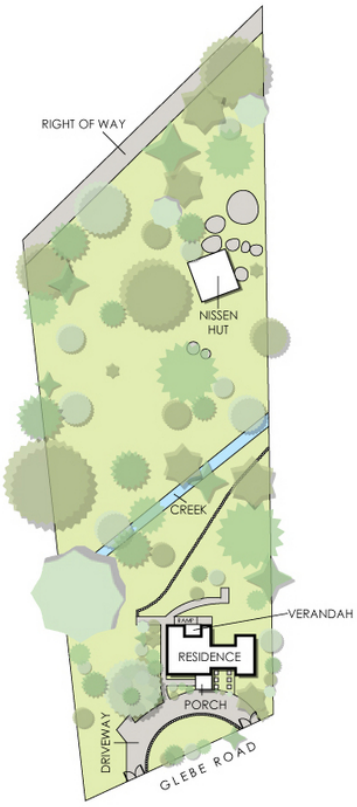
First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Floor Plan





(NOT ACTUAL LOCATION)



3 Glebe Road, Darlington

Residence 126m² | Porch 9m² | Verandah 7m² | Nissen Hut 54m²

Total Area 196m²

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. Crib 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.
www.cribcreative.com.au

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Comparable Sales



30 BOYA CRESCENT, BOYA, WA 6056, BOYA

4 Bed | 1 Bath | 1 Car — Land size: 7082
$1,050,000
Sold ons: 27/11/2025
Days on Market: 262



18 MASLIN CRESCENT, DARLINGTON, WA 6070, DARLINGTON

4 Bed | 2 Bath | 2 Car — Land size: 2517
$1,200,000
Sold ons: 31/10/2025
Days on Market: 12

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).

For state-specific copyright and data disclaimers, see Copyright and Legal Disclaimers about Property Data.

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Offer Documents

Click to Download the Offer Pack
Click to Download the Multiple Offers form

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Certificate of Title

Click to download the Certificate of Title
Click to download the Sketch
Click to download the Plan
Click to download the Plan - Title List

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

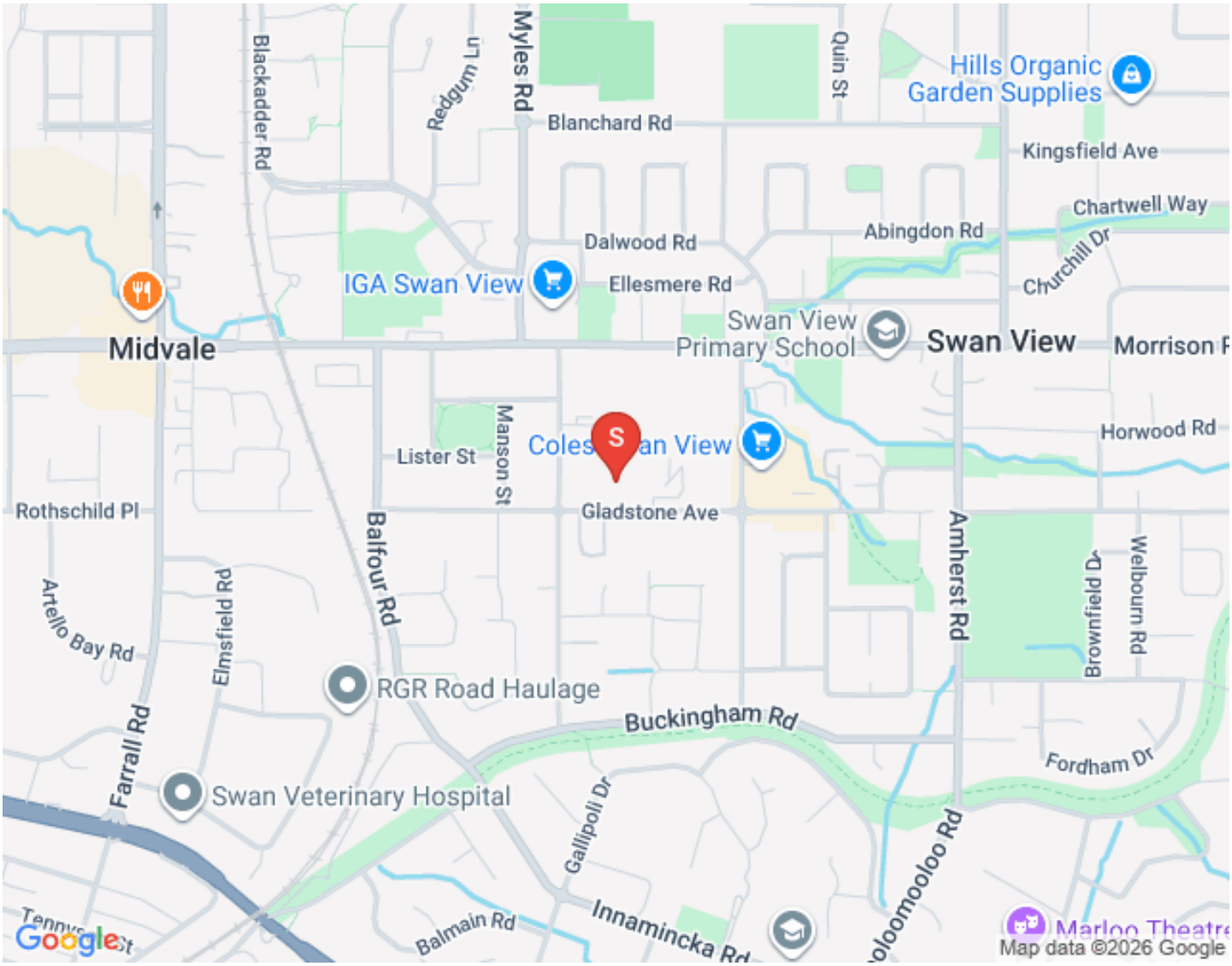
Local Schools

[Click here to view Darlington Primary School]



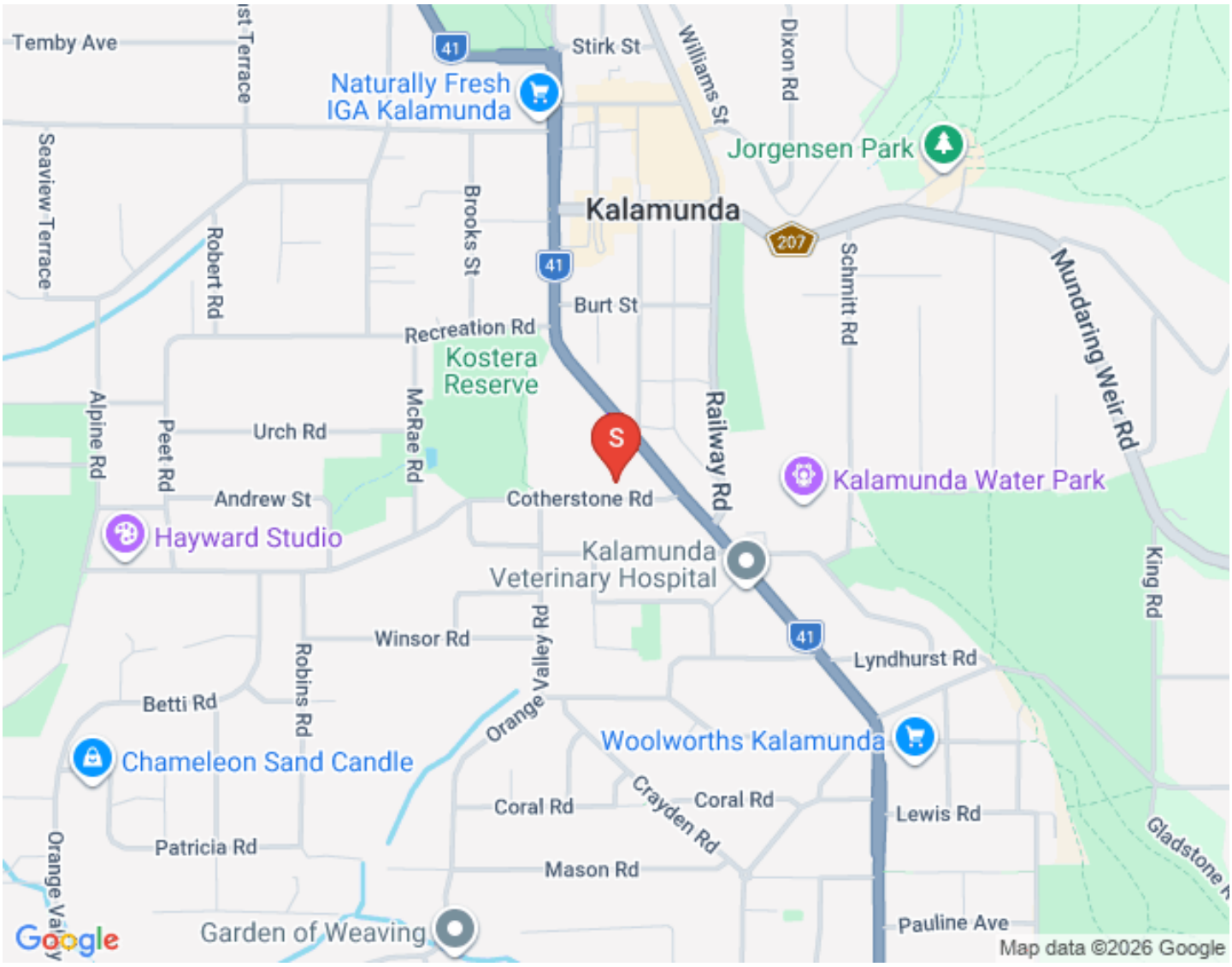
Swan View
SENIOR HIGH SCHOOL

[Click here to view Swan View Senior High School]

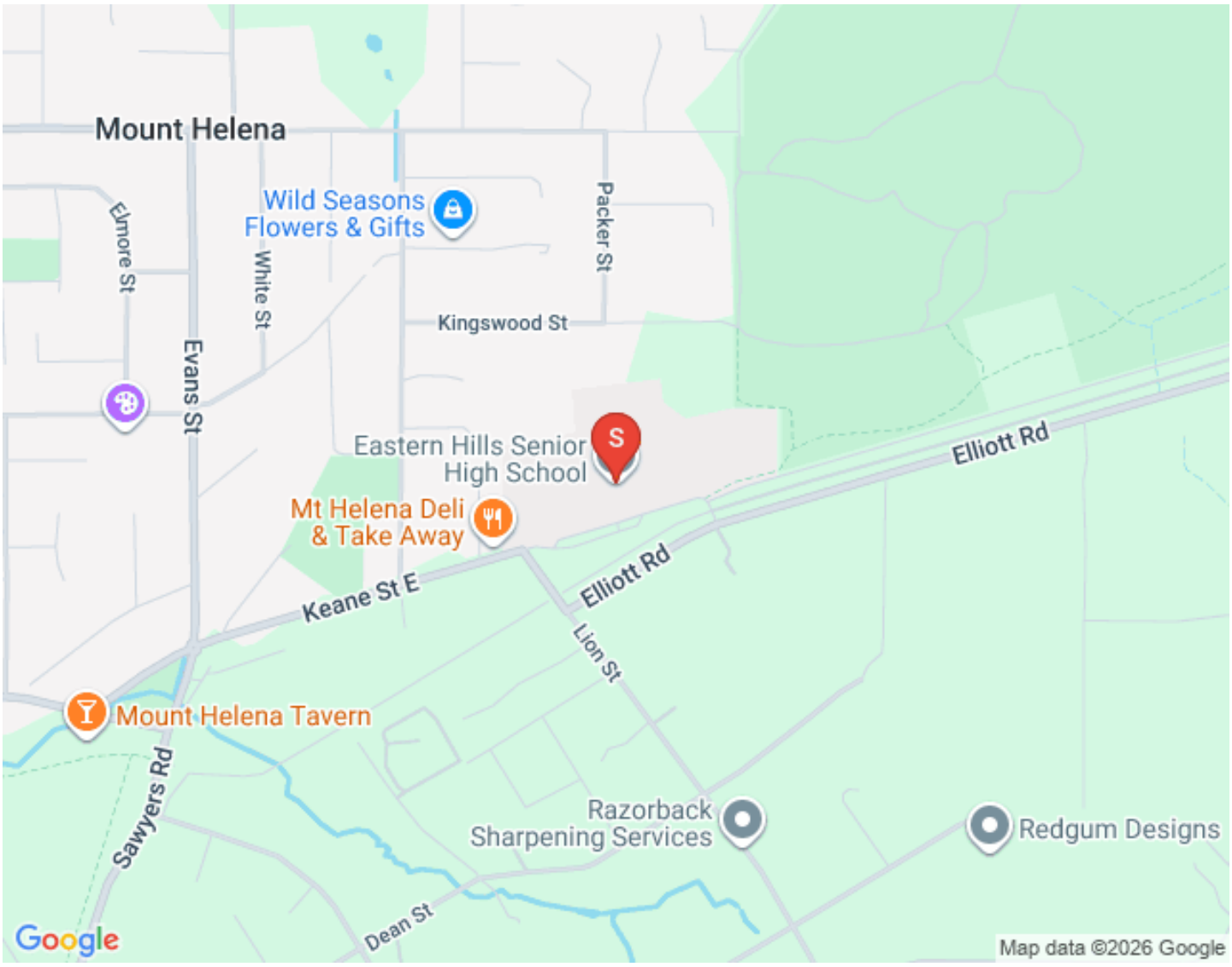


WISDOM & COURAGE

[Click here to view Kalamunda Senior High school]



[Click here to view Eastern Hills Senior High School]


Mount Helena
Wild Seasons Flowers & Gifts
Elmore St
White St
Packer St
Kingswood St
Evans St
Eastern Hills Senior High School
Elliott Rd
Mt Helena Deli & Take Away
Keane St E
Elliott Rd
Lion St
Mount Helena Tavern
Sawyers Rd
Razorback Sharpening Services
Redgum Designs
Dean St
Google
Map data ©2026 Google

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Darlington Lifestyle

The Hive



Pine Park



Darlington Liquor & Gourmet



Railway Reserves Heritage Trail

Runs directly through Darlington | Walk / bike straight into Glen Forrest or Hovea | Flat, scenic, bush + old railway history



John Forrest National Park

Waterfalls, kangaroos, picnic areas | One of Perth's best easy-access bush parks | Hiking trails from short loops to longer climbs





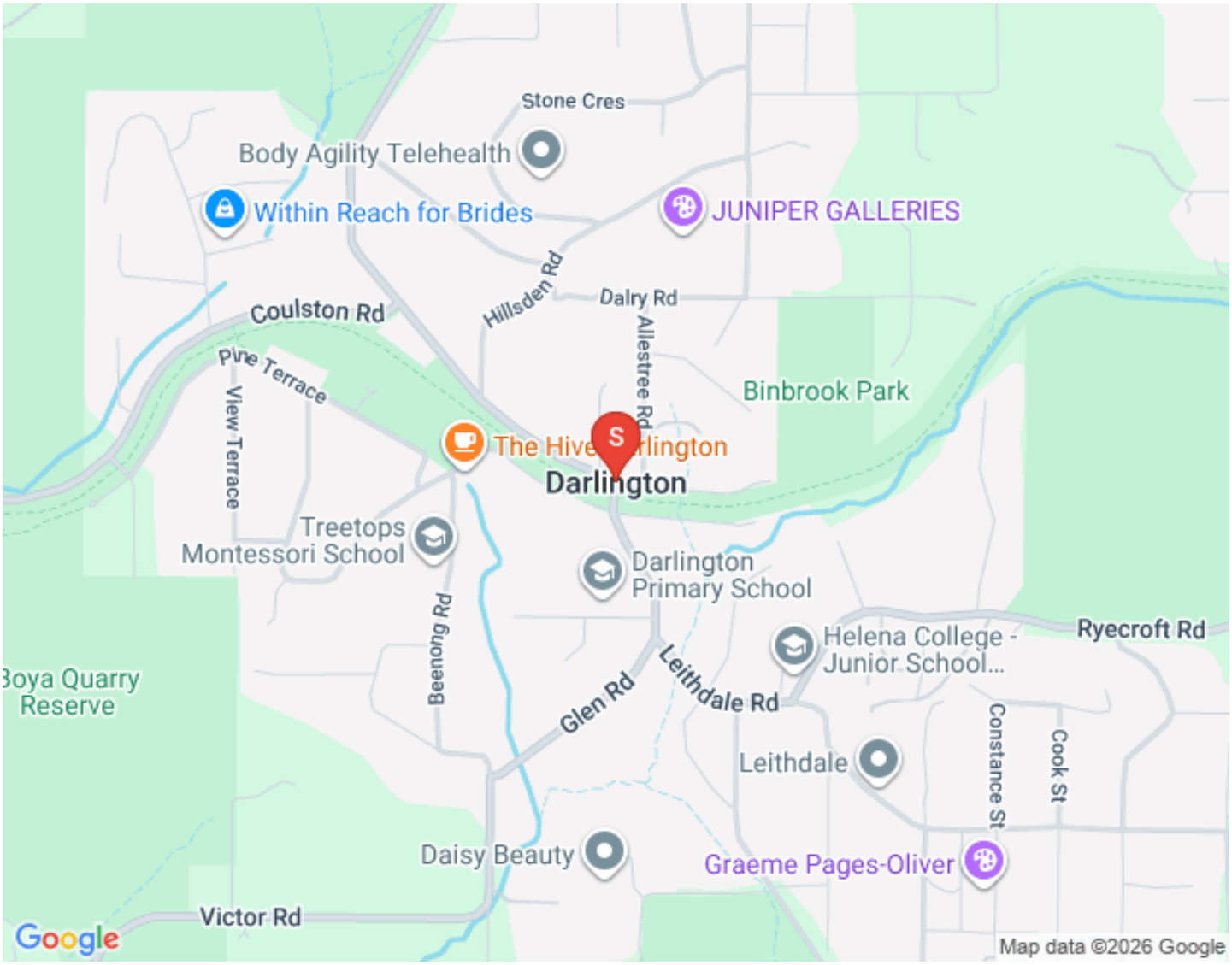
Little Nook Cafe



Darlington Estate Winery

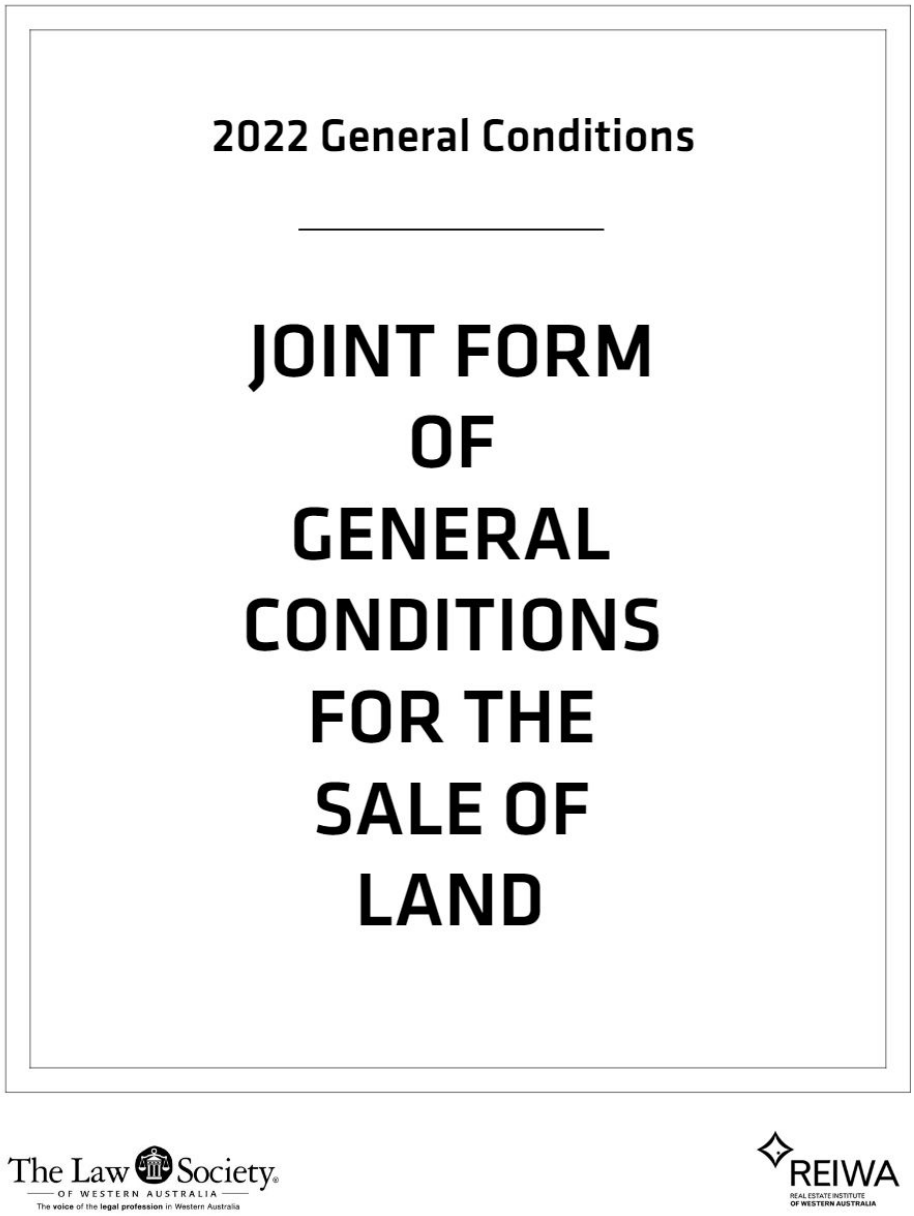
Winery restaurant setup (bookings/events) | Functions, weddings, seasonal dining | More “special

occasion" than everyday meals



First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Joint Form of General Conditions



000008453355

[View Joint Form Here]

Team Genesis



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@genesisrealtygroup.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.



GUY KING

SALES CONSULTANT

0417900315

gking@genesisrealtygroup.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.



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.



DANIELLE VASIC

SALES CONSULTANT

dvasic@genesisrealtygroup.com.au

Danielle Vasic brings a lifetime of sales experience, genuine care, and a results-driven approach to every client she works with. Known by some of her clients as the “lucky charm,” she has built a reputation for achieving exceptional results while making the process seamless and stress-free.

Originally from Ireland, Danielle began her real estate journey at just 15 before going on to study Equine Science at the University of Limerick. She has worked in elite environments including Godolphin, preparing yearlings for sale, and later in luxury sales with diamonds and fine jewellery at Weir & Sons, experiences that shaped her attention to detail and strong negotiation skills.

Now based in Perth, Danielle works across the metropolitan area, from the Hills to the coast and everywhere in between. With over a decade of real estate experience, she is known for her honest advice, strong work ethic, and commitment to achieving the best possible outcome for her clients.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@genesisrealtygroup.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.



SAM WILLESEE

SALES CONSULTANT

0468959898

swillesee@fngenesis.com.au

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

0412 175 528

rentals@fngenesis.com.au

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.

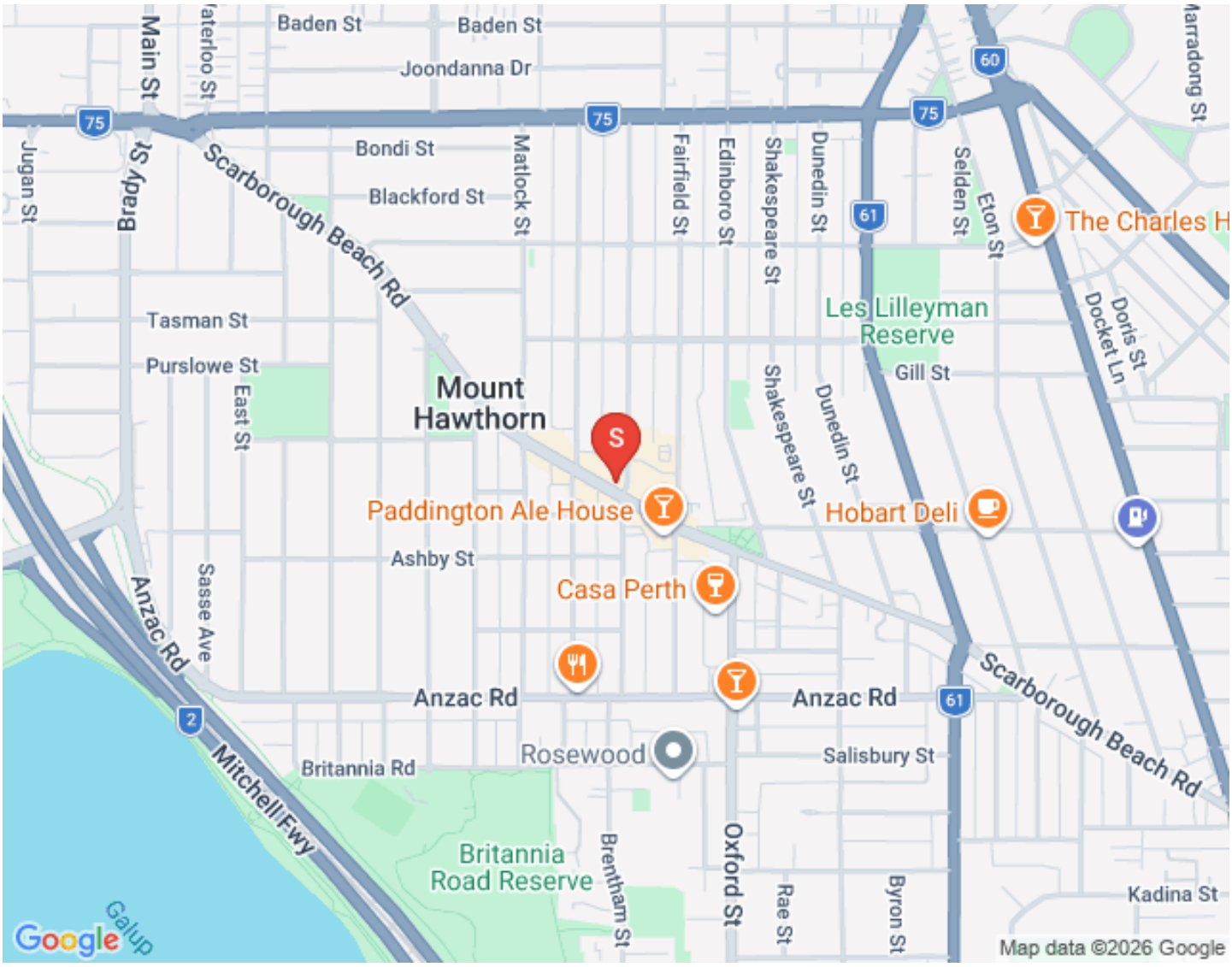


KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.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.


Baden St
Baden St
Joondanna Dr
Main St
Waterloo St
Jugan St
Brady St
Scarborough Beach Rd
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
The Charles H
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
Tasman St
Purslowe St
East St
Mount Hawthorn
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
Sasse Ave
Anzac Rd
Mitchell Fwy
Britannia Rd
Rosewood
Salisbury St
Britannia Road Reserve
Brentham St
Oxford St
Rae St
Byron St
Kadina St
Galup
Google
Map data ©2026 Google

First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

Recent Sales in the Area



12 Brook Road, Darlington

3 Bed | 2 Bath | 1 Car

Land size: 2188sqm

UNDER OFFER



500 Homestead Road, Mahogany Creek

5 Bed | 2 Bath | 0 Car

Land size: 3565sqm

UNDER OFFER



165 Martin Road, Mundaring

5 Bed | 3 Bath | 2 Car

Land size: 2226sqm

UNDER OFFER



1020 Thomas Road, Glen Forrest

4 Bed | 3 Bath | 2 Car

Land size: 1865sqm

FROM $1,159,000



18 Dryandra Crescent, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2023sqm

** UNDER OFFER **



17 Oakleigh Road, Darlington

3 Bed | 1 Bath | 2 Car

Land size: 2241sqm

UNDER OFFER