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

Table of Contents

- Welcome
- Floorplan
- Comparable Sales
- Offer Documents
- Certificate of Title
- Local Schools
- Mount Hawthorn Lifestyle
- Joint Form of General Conditions
- Team Genesis

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

Welcome



80 Buxton Street, Mount Hawthorn

FOR DEFINITE SALE

2 1 0 **Mid Millions**

Build Your Dream!

Block Dimensions:
- 12.1 wide
- 39.9 deep

RATES:
Water: $1,157.75
Council: $

SCHOOL CATCHMENT
Mount Hawthorn Primary School (1.1km)
Bob Hawke College (5.3km)

Although any residence can be remediated, this house is most suitable for demolition. There are leaks in the roof, sagging ceilings and asbestos cladding.

Nestled on the best street, with elevated Western views in Mount Hawthorn this residence is a triple winner. It is close to Perth City, but far enough removed to maintain its own suburbanised charm. This leafy location offers numerous cafes and restaurants all within walking distance.

Boasting a community that is second to none, with local events all designed to enhance what is already an all-inviting community spirit. The social scene offered up by Mount Hawthorn includes The Paddington Ale House, The Jazz Cellar and The Oxford Hotel, while your shopping

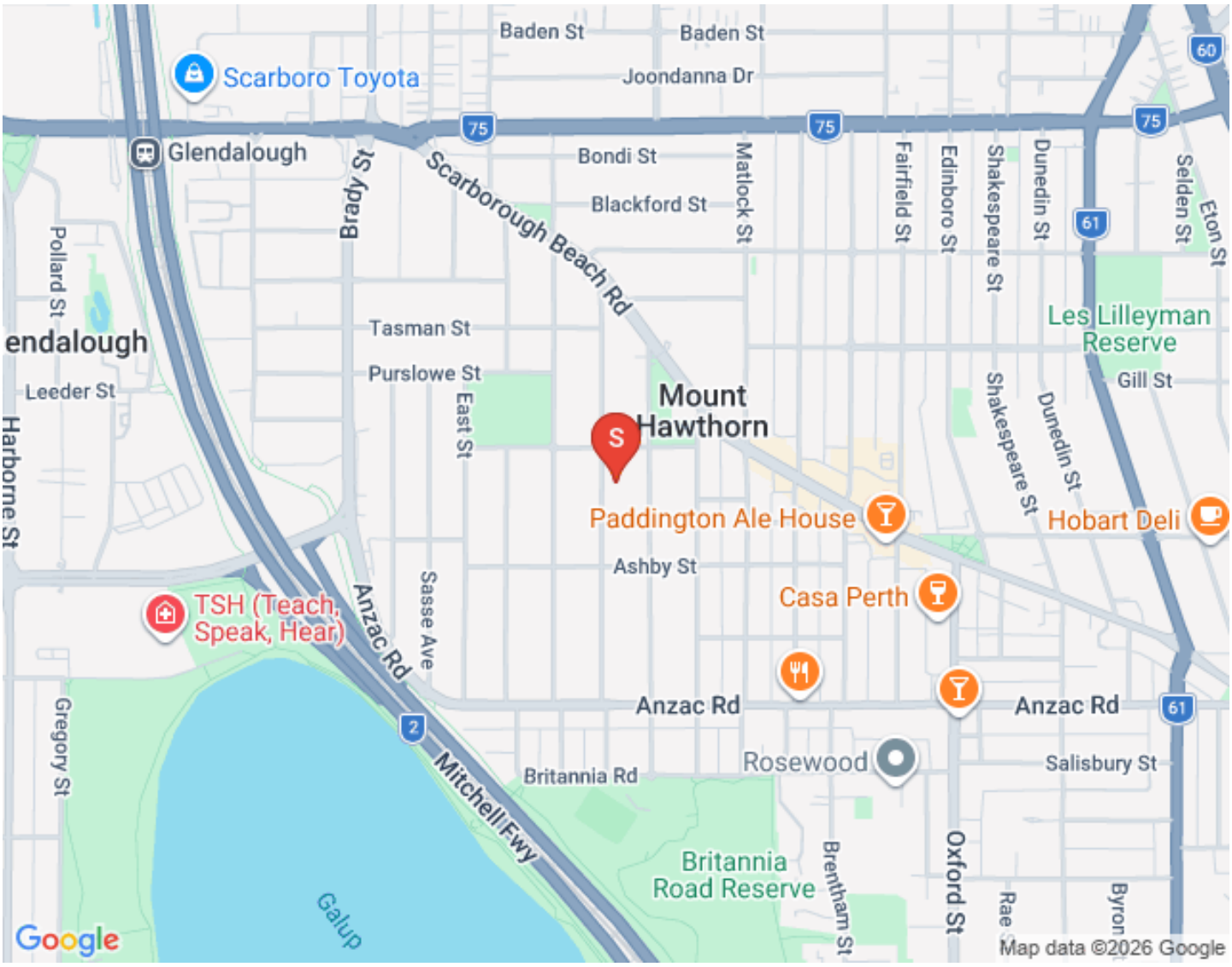
needs are taken care of with The Mezz.

This opportunity to secure a future in this sought after location is rare and exciting.

FEATURES
* Polished jarrah floor boards
* High ceilings
* Elevated position
* Open fireplace
* Opportunity to renovate or develop

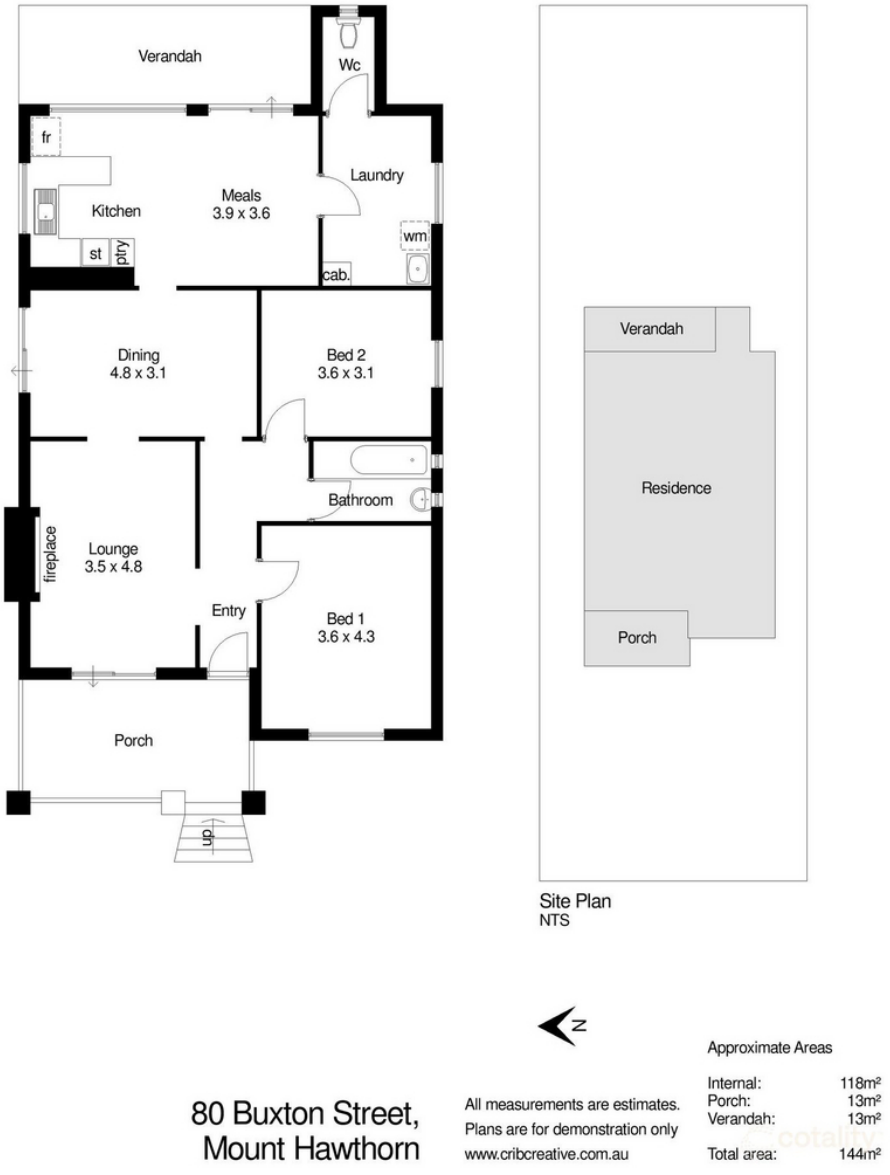
PLEASE NOTE: This property is being sold &#65533;AS IS&#65533; and will be void have any warrants provided by the seller.

LIFESTYLE
250m - Braithwaite Park
400m - Menzies Park
900m - IGA Mount Hawthorn
1.1km - The Mezz Shopping Centre
1.8km - Britannia Reserve
2.1km - Glendalough Station
6.0 km - Perth CBD


Baden St
Baden St
Scarboro Toyota
Joondanna Dr
Glendalough
Bondi St
Blackford St
Scarborough Beach Rd
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Pollard St
Tasman St
Purslowe St
Leeder St
East St
Mount Hawthorn
Les Lilleyman Reserve
Gill St
Harborne St
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
TSH (Teach, Speak, Hear)
Anzac Rd
Sasse Ave
Gregory St
Rosewood
Salisbury St
Britannia Rd
Mitchell Fwy
Britannia Road Reserve
Brentham St
Oxford St
Rae
Byron
Galup
Google
Map data ©2026 Google

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

Floorplan



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

Comparable Sales



76 FLINDERS STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 1 Bath | 2 Car
$1,400,000
Sold ons: 05/09/2025
Days on Market: 47

Land size: 488
sale - sold



127 COOGEE STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 1 Bath | 2 Car
$1,600,000
Sold ons: 28/07/2025
Days on Market: 12

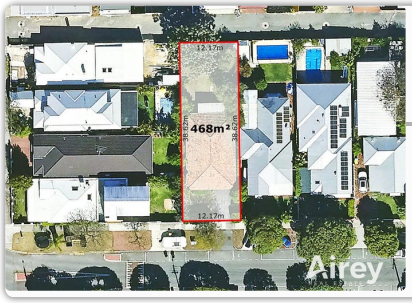
Land size: 468
sale - sold



106 EGINA STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 2 Bath | 1 Car
$1,650,000
Sold ons: 18/07/2025
Days on Market: 24

Land size: 491
sale - sold



1 FLINDERS STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 1 Bath | 1 Car
$1,651,000
Sold ons: 22/12/2025
Days on Market: 33

Land size: 468
sale - sold



40 COOGEE STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 1 Bath | 2 Car
$1,670,000
Sold ons: 30/09/2025
Days on Market: 13

Land size: 468
sale - sold



28 BLACKFORD STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

3 Bed | 2 Bath | 3 Car
$1,671,000
Sold ons: 01/07/2026
Days on Market: 69

Land size: 491
sale - sold



29 FLINDERS STREET, MOUNT HAWTHORN, WA 6016, MOUNT HAWTHORN

2 Bed | 1 Bath | 1 Car
$1,705,000
Sold ons: 08/12/2025
Days on Market: 14

Land size: 468
sale - sold

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

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

Certificate of Title

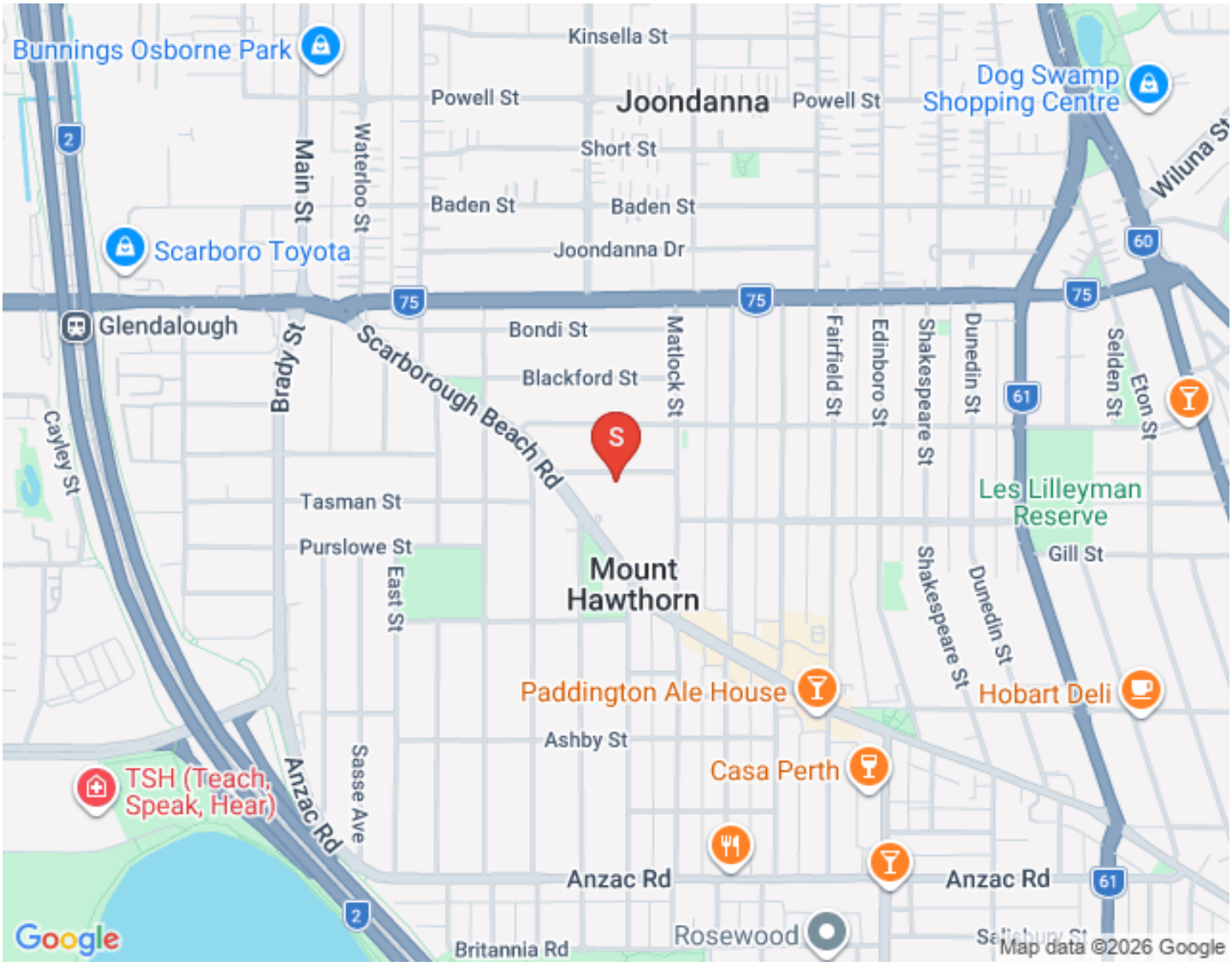
Click to Download the Certificate of Title
Click to Download the Certificate of Title Sketch
Click to Download the Plan
Click to Download the Title List

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

Local Schools

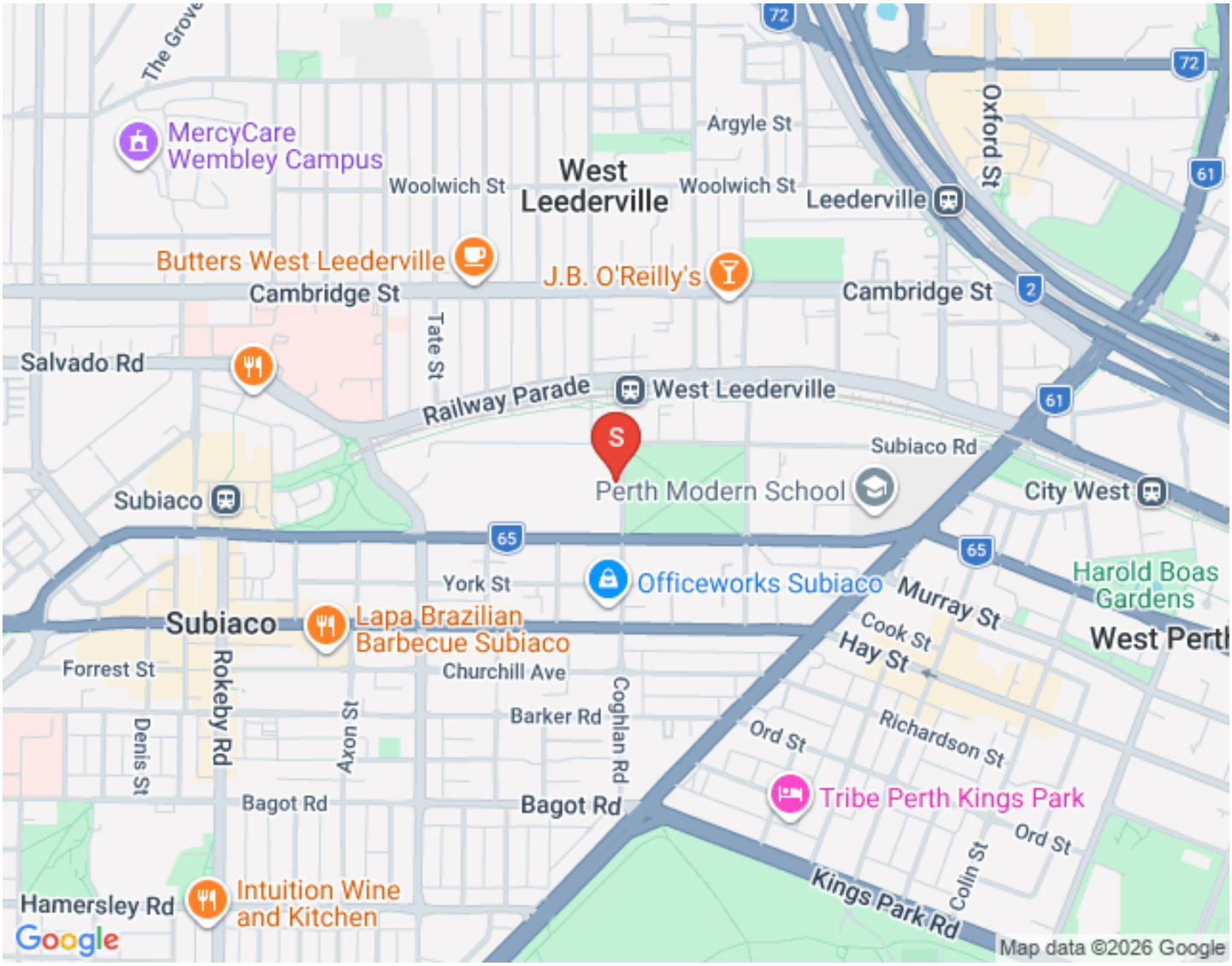
Mount Hawthorn Primary School

[Click Here to View INTAKE MAP]



BOB HAWKE COLLEGE

[Click Here to View INTAKE MAP]



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

Mount Hawthorn Lifestyle

The Mezz





Braithwaite Park

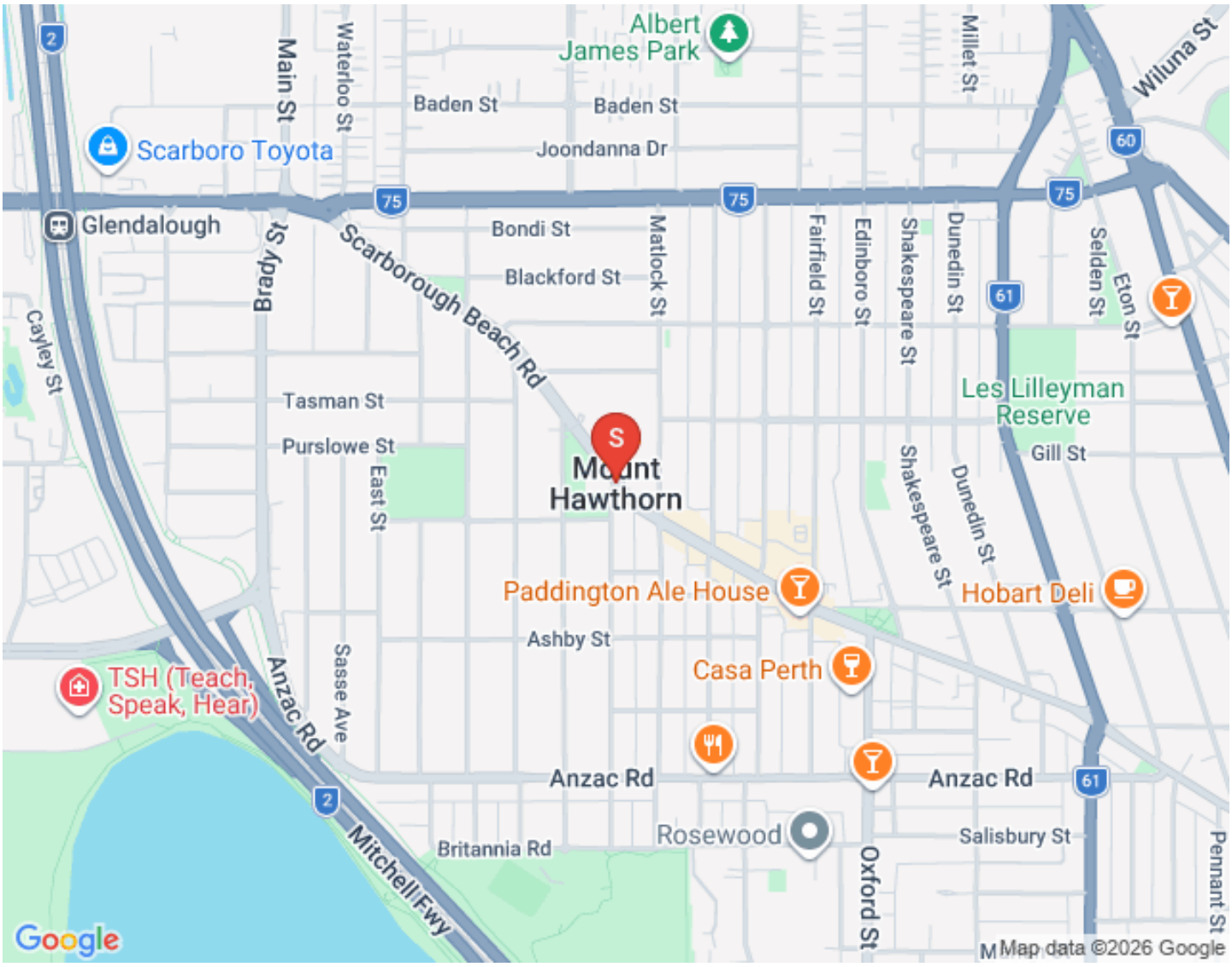


Axford Park



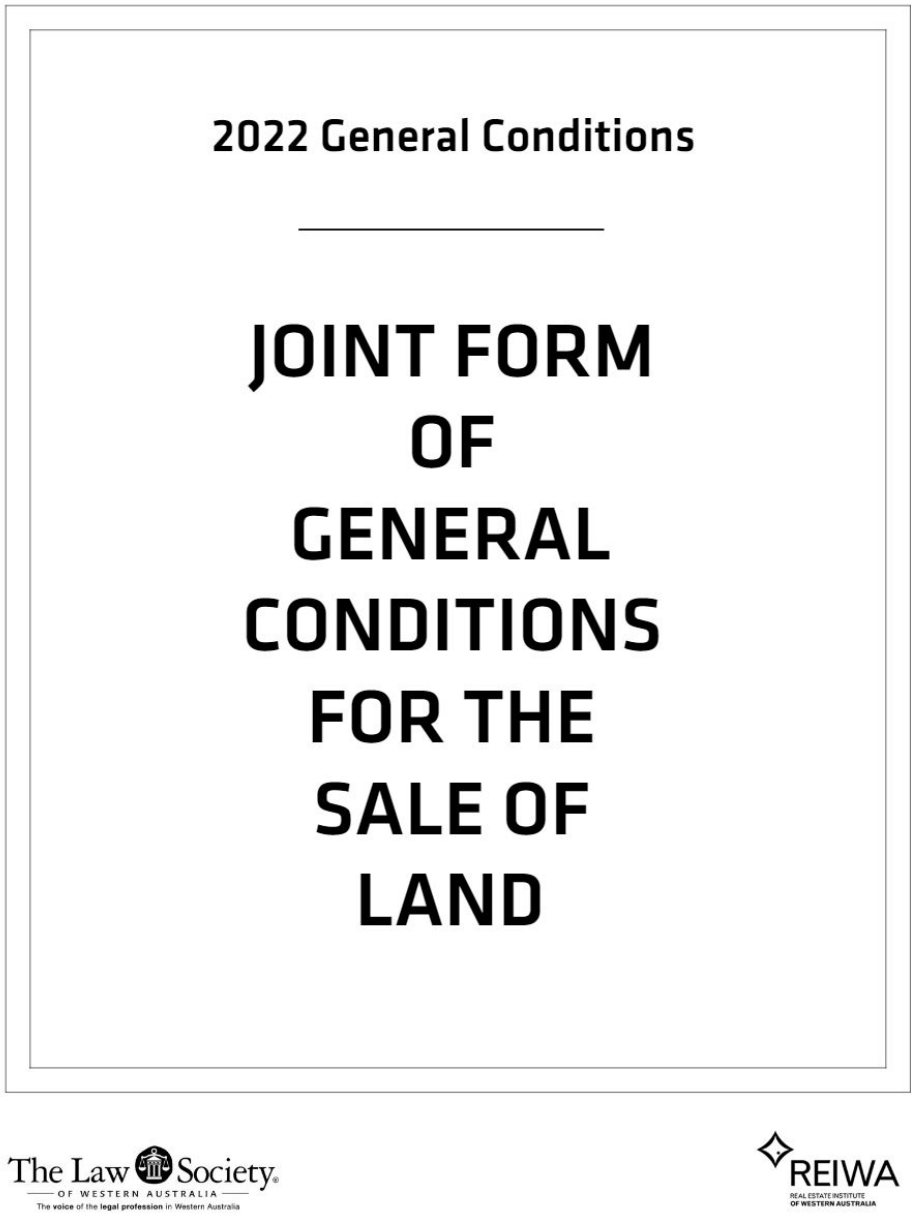
The Paddington




Albert James Park
Baden St
Baden St
Joondanna Dr
Scarboro Toyota
Glendalough
Bondi St
Blackford St
Scarborough Beach Rd
Tasman St
Purslowe St
Mount Hawthorn
Les Lilleyman Reserve
Gill St
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
TSH (Teach, Speak, Hear)
Anzac Rd
Anzac Rd
Anzac Rd
Rosewood
Britannia Rd
Salisbury St
Mitchell Fwy
Main St
Waterloo St
Bradly St
Cayley St
East St
Sasse Ave
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Millet St
Wiluna St
Selden St
Eton St
Oxford St
Pennant St
Google
Map data ©2026 Google

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

Joint Form of General Conditions

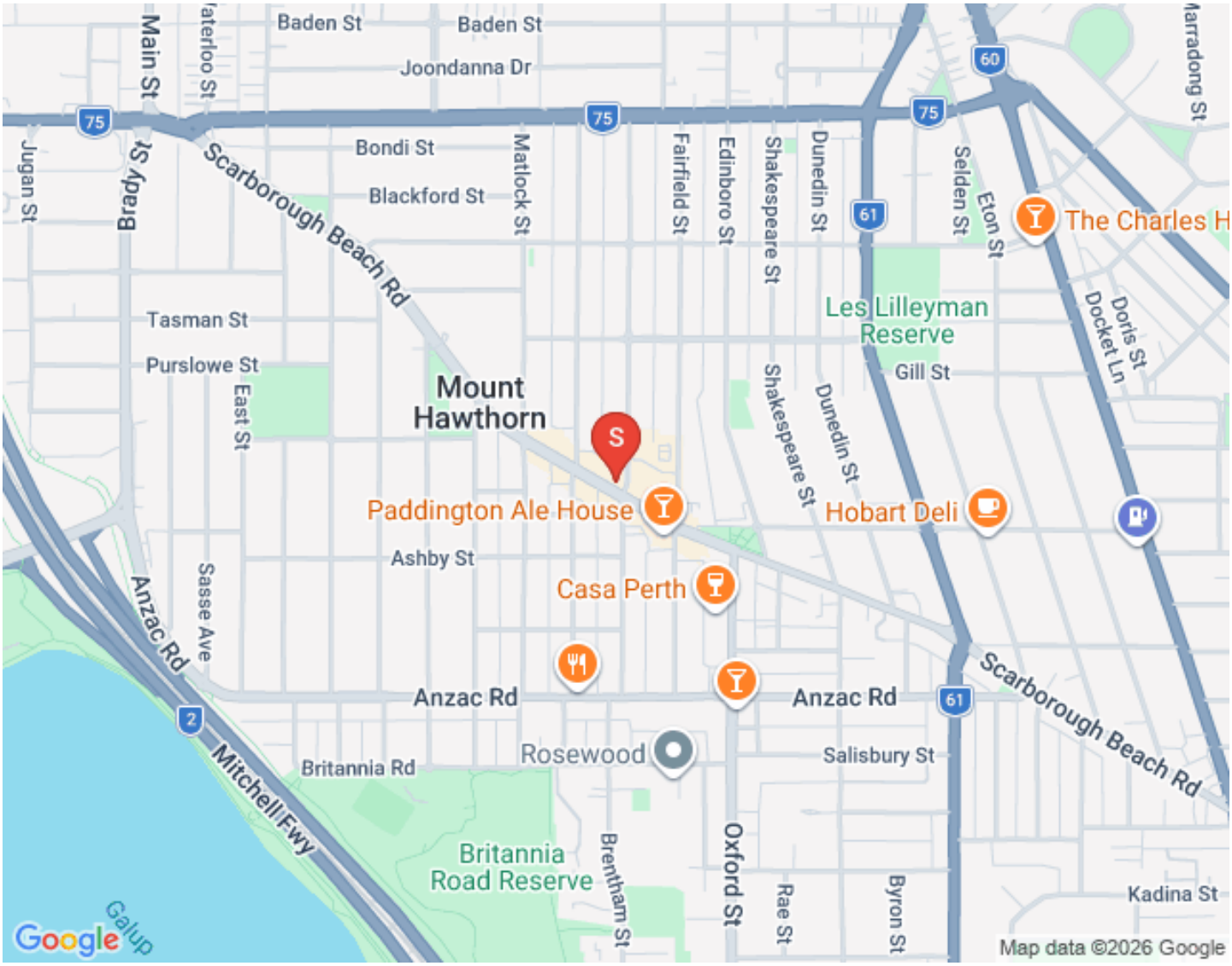


000008453355

[View Joint Form Here]

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

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.



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.



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.



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.