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Welcome



10 Stawell Way, Padbury

OFF MARKET OPPORTUNITY

4  1  1 

**Offers from
\$980,000**

Positioned on an elevated street in one of Padbury's most sought-after pockets, this 4-bedroom, 1-bathroom home offers a rare off-market opportunity for savvy buyers. Located directly across from the leafy expanses of Wentworth Park, this property combines lifestyle and convenience in a family-friendly neighbourhood.

Currently tenanted until December, there may be flexibility for earlier vacant possession by negotiation. Please note, the photos shown were taken prior to the current tenancy.

Don't miss this unique chance to secure a well-located home with excellent potential.

Contact Damian Martin today for more information on this fantastic off market opportunity as these don't come by often!



Comparable Sales



42 MACARTHUR AVENUE, PADBURY, WA 6025, PADBURY

4 Bed | 1 Bath | 2 Car
\$910,000
Sold ons: 18/01/2025
Days on Market: 46

Land size: 685
sale - sold



31 GOSSE ROAD, PADBURY, WA 6025, PADBURY

4 Bed | 1 Bath | 2 Car
\$950,000
Sold ons: 02/12/2024
Days on Market: 61

Land size: 684
sale - sold



5 WELLS PLACE, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 4 Car
\$995,000
Sold ons: 19/03/2025
Days on Market: 42

Land size: 732
sale - sold



16 KENNEDY WAY, PADBURY, WA 6025, PADBURY

4 Bed | 1 Bath | 2 Car
\$995,000
Sold ons: 25/11/2024
Days on Market: 29

Land size: 683
sale - sold



3 FRASER WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 2 Car
\$1,070,000
Sold ons: 29/03/2025
Days on Market: 31

Land size: 706
sale - sold



15 JOHNSTON WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 4 Car
\$1,080,000
Sold ons: 30/01/2025
Days on Market: 23

Land size: 684
sale - sold



17 FITZPATRICK WAY, PADBURY, WA 6025, PADBURY

4 Bed | 1 Bath | 3 Car
\$1,081,000
Sold ons: 02/05/2025
Days on Market: 45

Land size: 683
sale - sold



4 BARRALLIER WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 2 Car
\$1,100,000
Sold ons: 19/03/2025
Days on Market: 0

sale - sold



30 WENTWORTH WAY, PADBURY, WA 6025, PADBURY

4 Bed | 2 Bath | 1 Car
\$1,120,000
Sold ons: 07/11/2024
Days on Market: 37

Land size: 701
sale - sold

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 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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](#)

[Click to download the Document Transfer](#)

Offer Documents

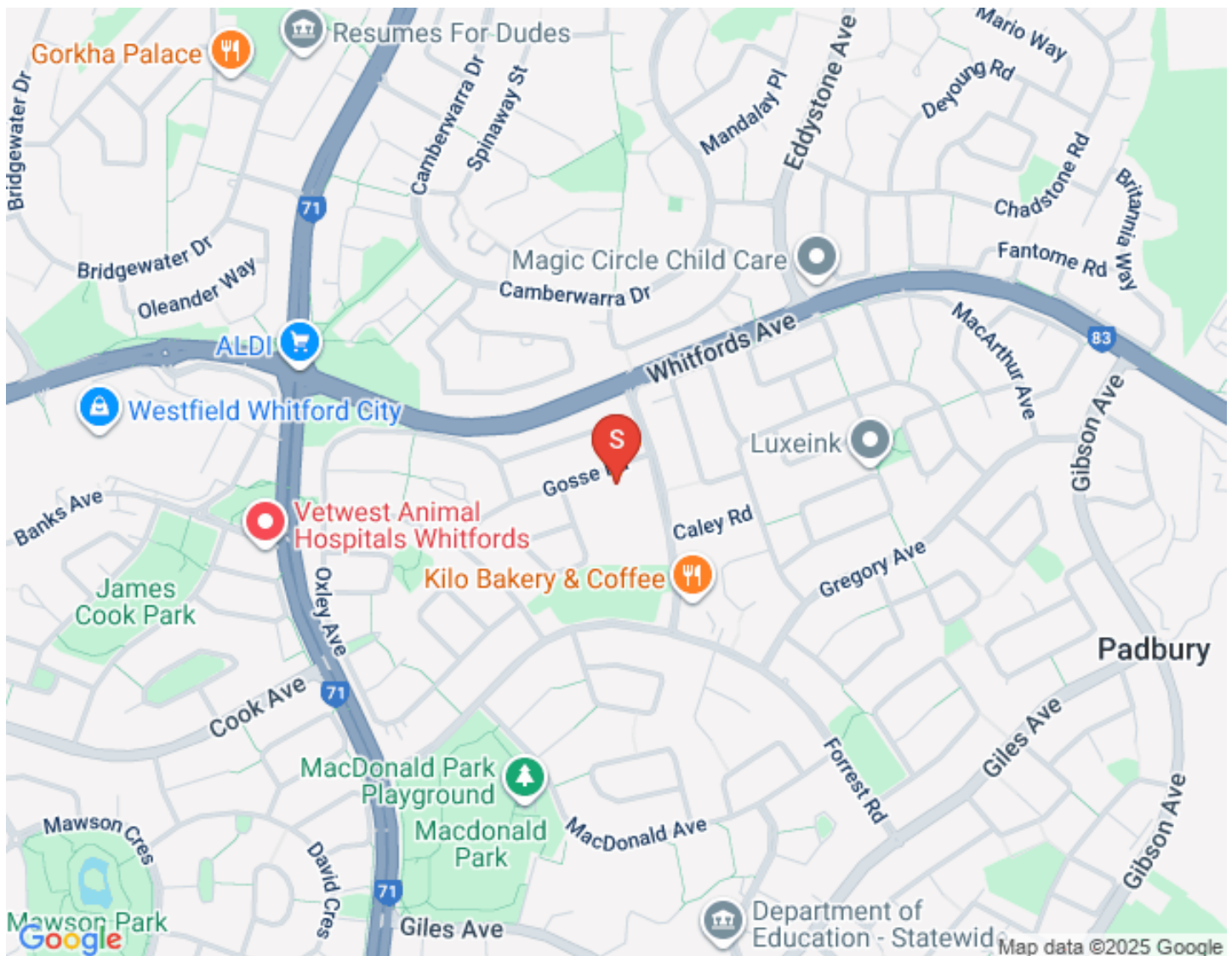
[Click to Download the Offer Pack](#)

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

Local Schools

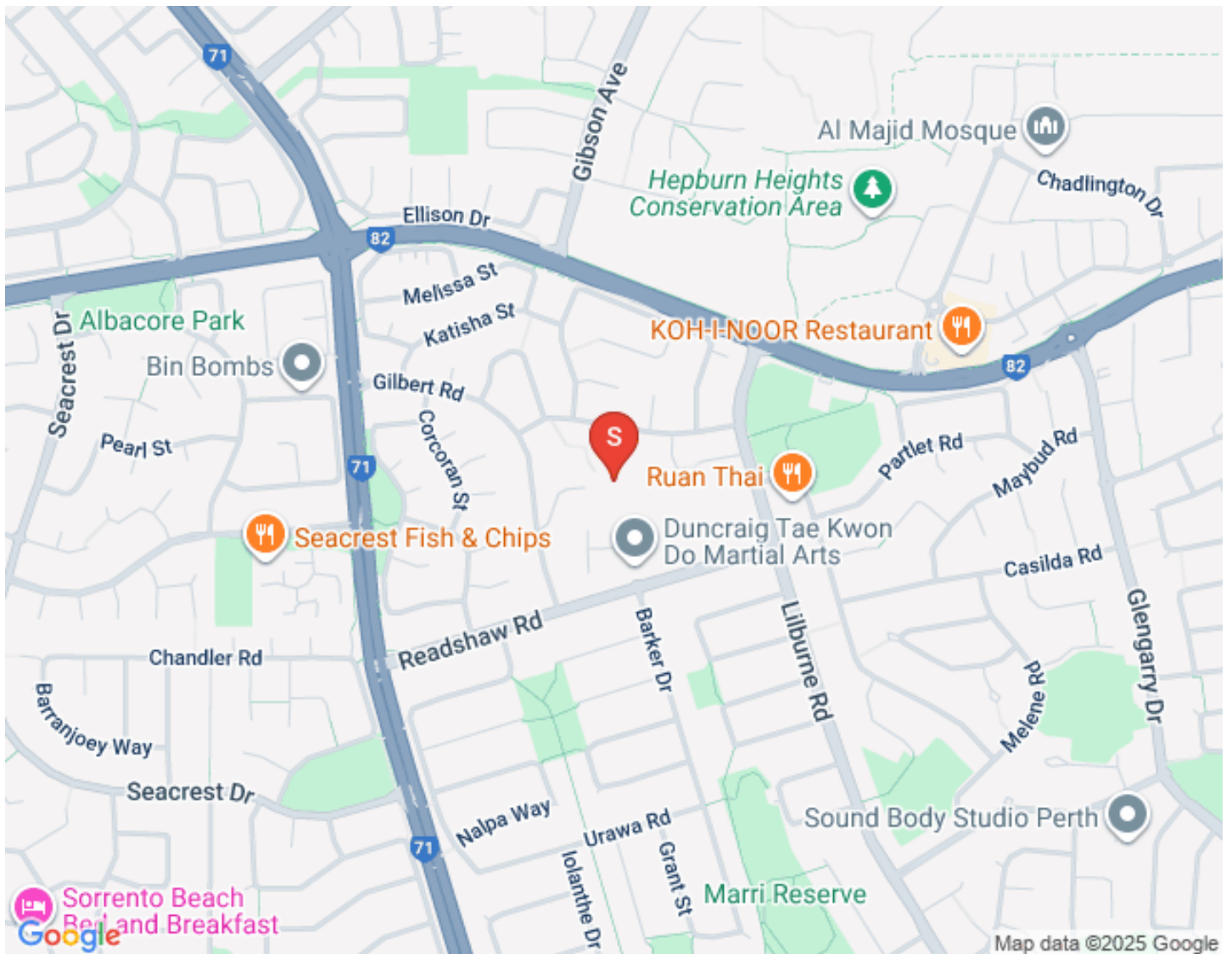


[Click to view Intake Area](#)





[Click to view Intake Area](#)



Padbury

Forrest Park



Padbury Community Garden



All Foods Market Padbury IGA



Craigie Leisure Centre

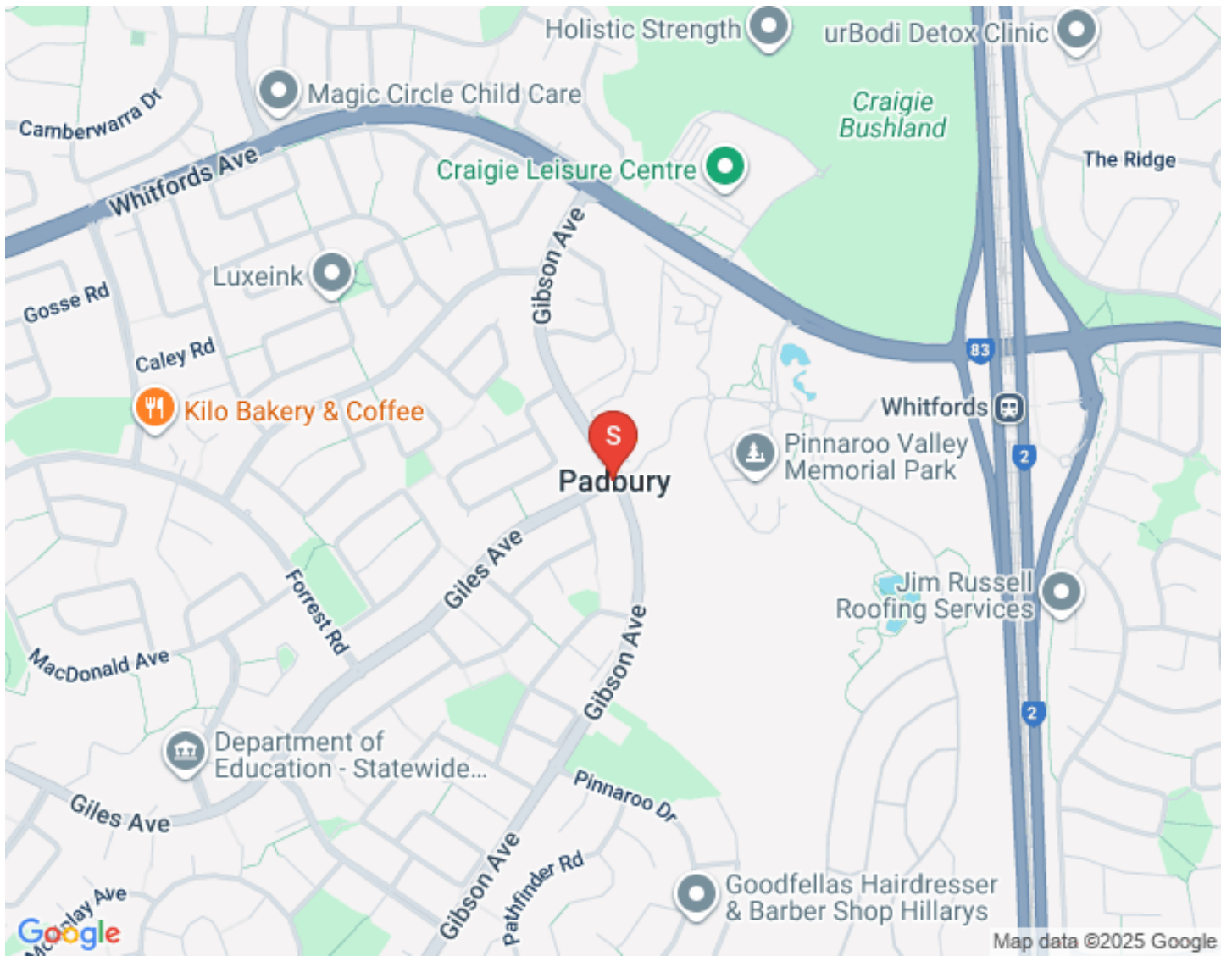


Westfield Whitford City



Oak and Fork





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[Click to view Joint Form of General Condition](#)



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national**
REAL ESTATE
Genesis

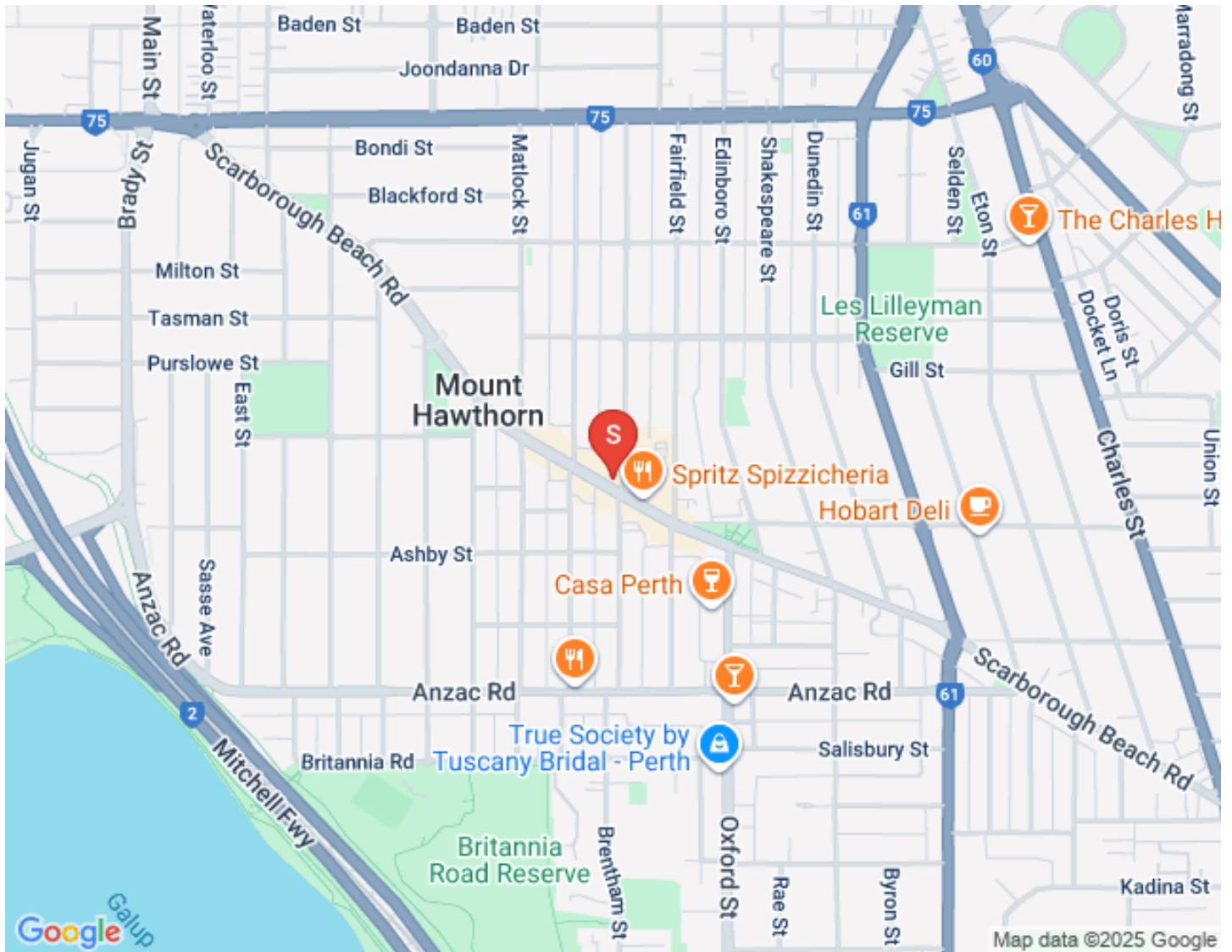
Damian Martin

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Team Genesis



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.



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.



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.



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 has a passion for team sports. She plays netball regularly and values the sense of community and balance it brings to her busy schedule.

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/MARKETING OFFICER

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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.

Recent Sales in the Area



16 Cliffside Trail, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 712sqm

Offers Above \$1,150,000



46 Honours Rise, Marangaroo

4 Bed | 2 Bath | 2 Car

Land size: 516sqm

UNDER OFFER



48 Redcliffe Avenue, Marangaroo

4 Bed | 2 Bath | 7 Car

Land size: 1076sqm

\$1,300,000



30A Malabar Crescent, Craigie

3 Bed | 1 Bath | 1 Car

Land size: 76sqm

End Date Process



19A Myrtle Avenue, Sorrento

3 Bed | 1 Bath | 1 Car

Land size: 103sqm

End Date Process



11A Simeon Rise, Pearsall

4 Bed | 2 Bath | 2 Car

Land size: 305sqm

UNDER OFFER



85 Lakelands Drive, Gnangara

4 Bed | 2 Bath | 2 Car

Land size: 1.23ha

Offers



15 Stawell Way, Padbury

4 Bed | 2 Bath | 2 Car

Land size: 848sqm

**** UNDER OFFER ****