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Welcome



190 Valley View Road, Mundaring

BUSH BLISS

3  2  2 

**End Date
Process**

All offers presented on or before 6pm Tuesday 22nd July.
The sellers reserve the right to accept an offer before the end date.

Come home to a secret sanctuary enmeshed in the timeless rhythm of the Australian bush, where a wide frontage creates an immediate sense of privacy. Inside this cocoon, the gentle sounds of native birds and rustling leaves ♡ nature's melody ♡ become your daily soundtrack.

Stepping through the formal, tiled entry, you're drawn into an expansive, open-plan living space that flows effortlessly from one area to another. The kitchen becomes the heart of daily life, where golden-flecked stone benchtops catch morning light. In the meals area, a corner window overlooks the sparkling pool below.

The sunken living space offers a retreat within a retreat. The polished concrete floor feels cool underfoot on Perth's warm days, and when evening arrives, the slow-burning fire transforms the atmosphere into something magical. Direct pool access means summer entertaining flows seamlessly between indoors and out.

The principal bedroom suite provides the perfect escape, with its east-facing window framing garden views that greet you each morning. The adjoining parents' retreat becomes your haven for reading, reflection, or simply watching the play of light through the trees.

Outside, the rear veranda connects to raised vegetable beds, promising fresh herbs for dinner. The pool beckons for afternoon swims, and the gently sloping block creates a natural amphitheatre where native wildlife performs daily. The drive-in shed proves endlessly practical, yet never intrudes on the property's serene character.

Embrace a lifestyle that honours both your need for modern convenience and your soul's yearning for natural tranquillity.

SCHOOLS

- 850 m  Mundaring Primary School
- 2 km  Mundaring Christian College (Primary Campus)
- 2.2 km  Sacred Heart Primary School
- 5 km  Parkerville Primary School
- 6.5 km  Silver Tree Steiner School
- 7.2 km  Eastern Hills Senior High School
- 7.3 km  Mundaring Christian College (Secondary Campus)

RATES

- Council: \$2,555.29 (FY 24-25)
- Water: \$282.60 (FY 24-25)

FEATURES

- * Wide Frontage
- * Multiple Living Zones
- * Below-Ground Pool
- * Minutes from Mundaring
- * Wet Room/Laundry
- * Excellent Schools Nearby

- * Bugle Gully Park at End of Street
- * 18 Solar Panels

General

- * 1975-built
- * Brick & Iron
- * 4 Bedrooms 2 Bathrooms 3 Showers
- * Block: sqm 5322

Kitchen






- * Gold-flecked Stone Benchtops
- * Built-in Pantry
- * Euromaid Oven
- * Eko Electric Hob
- * Dishlex Dishwasher

Outside

- * Bush and Gardens
- * Double Carport
- * Drive-in Shed
- * Garden Sheds

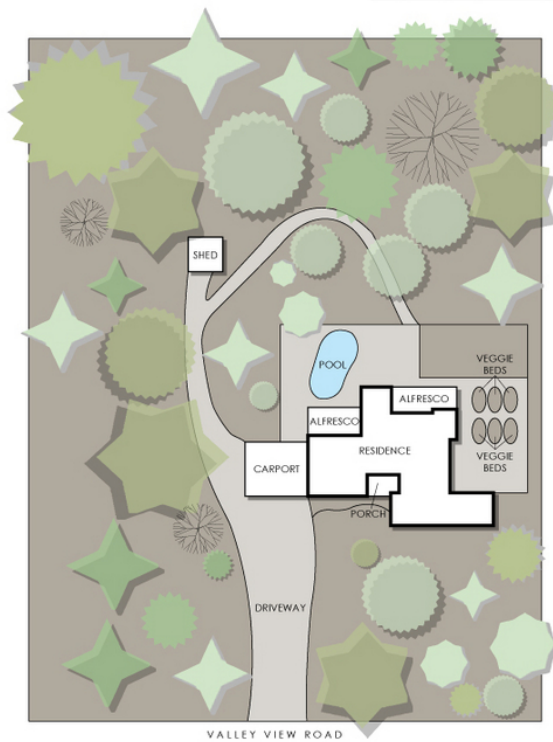
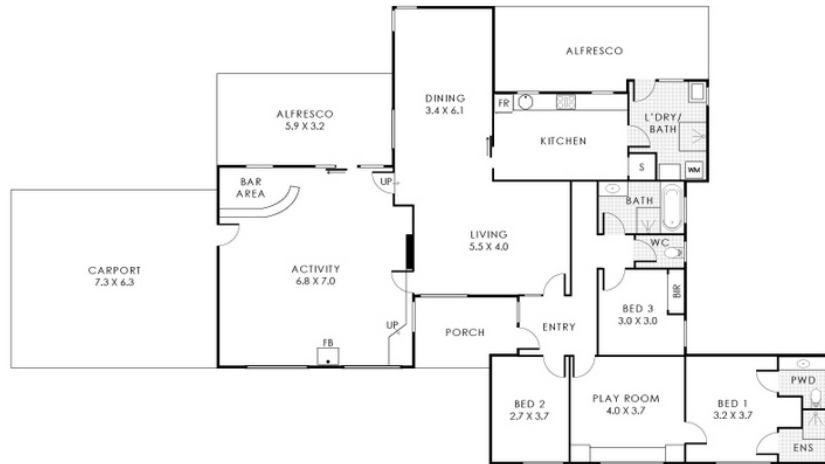
- * Raised Vegetable Beds
- * 18 Solar Panels (5kW)
- * Rinnai Electric HWS
- * Below-Ground Pool

LIFESTYLE

- 220 m  Bugle Gully Park
- 1.4 km  Mundaring
- 2.2 km  Heritage Trail
- 2.6 km  Mundaring Arena
- 24.3 km  Perth Airport (30 Minutes)
- 35.3 km  Perth CBD (40-50 Minutes)



Floor Plan



190 Valley View Road, Mundaring

Residence 189m² | Porch 8m² | Carport 46m² | Alfresco 41m²
Total Area 284m²



This floorplan is for information 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 on approximate representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C/O Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.creative.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](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



3 MCPHEE COURT, MUNDARING, WA 6073, MUNDARING

4 Bed | 2 Bath | 2 Car
\$972,000
Sold ons: 28/03/2025
Days on Market: 78

Land size: 2020



15 HARTUNG STREET, MUNDARING, WA 6073, MUNDARING

4 Bed | 2 Bath | 4 Car
\$1,100,000
Sold ons: 08/04/2025
Days on Market: 76

Land size: 2300



44 MATTHEWS WAY, STONEVILLE, WA 6081, STONEVILLE

3 Bed | 2 Bath | 4 Car
\$1,160,000
Sold ons: 15/04/2025
Days on Market: 77

Land size: 2479



265 SUMMIT ROAD, MUNDARING, WA 6073, MUNDARING

4 Bed | 2 Bath | 10 Car
\$1,260,000
Sold ons: 07/02/2025
Days on Market: 30

Land size: 4001

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Local Schools

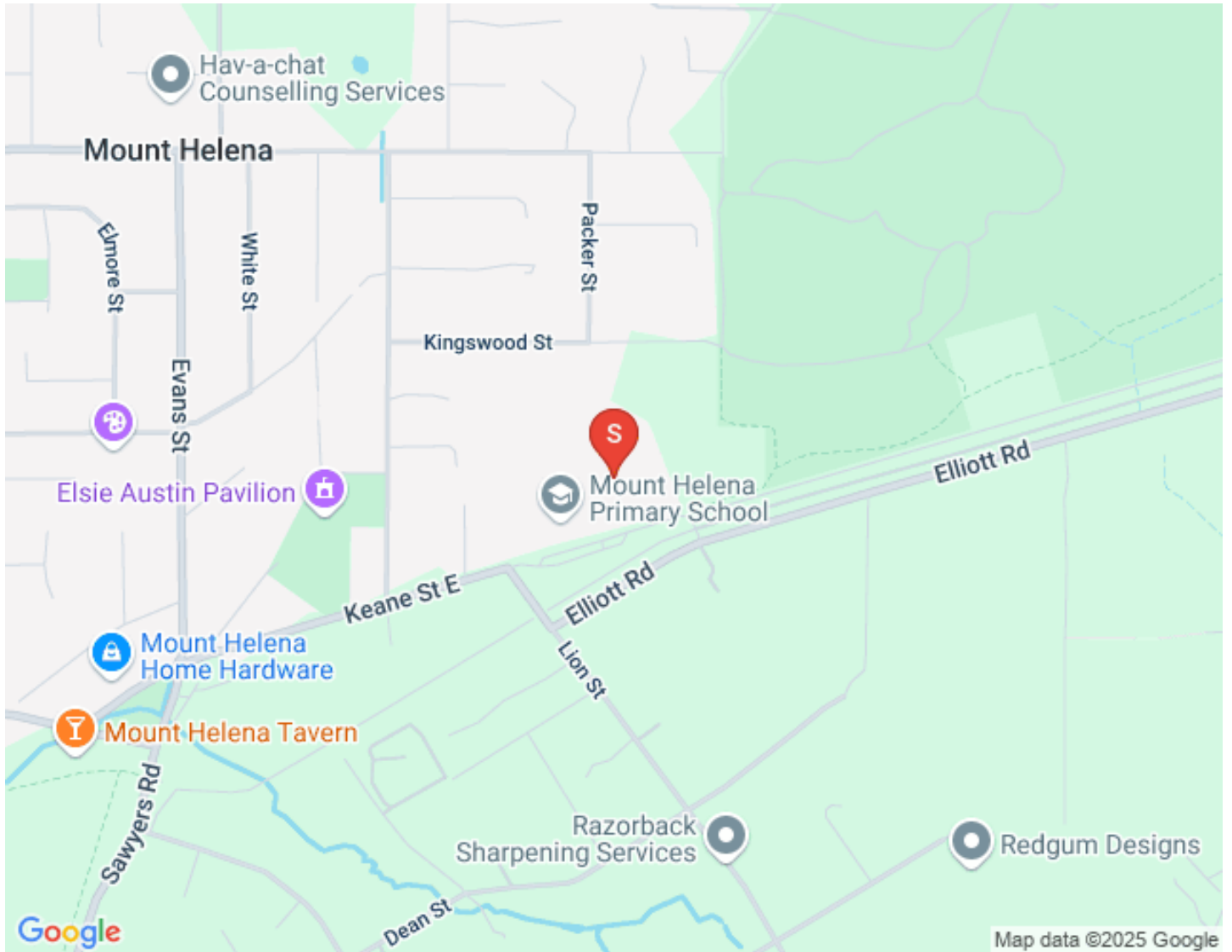


Click here to view [Intake Area](#)





Click here to view [Intake Area](#)



Mundaring

Mundaring Community Sculpture Park



Disc Golf Park



Mundaring Hotel



Mundaring Markets

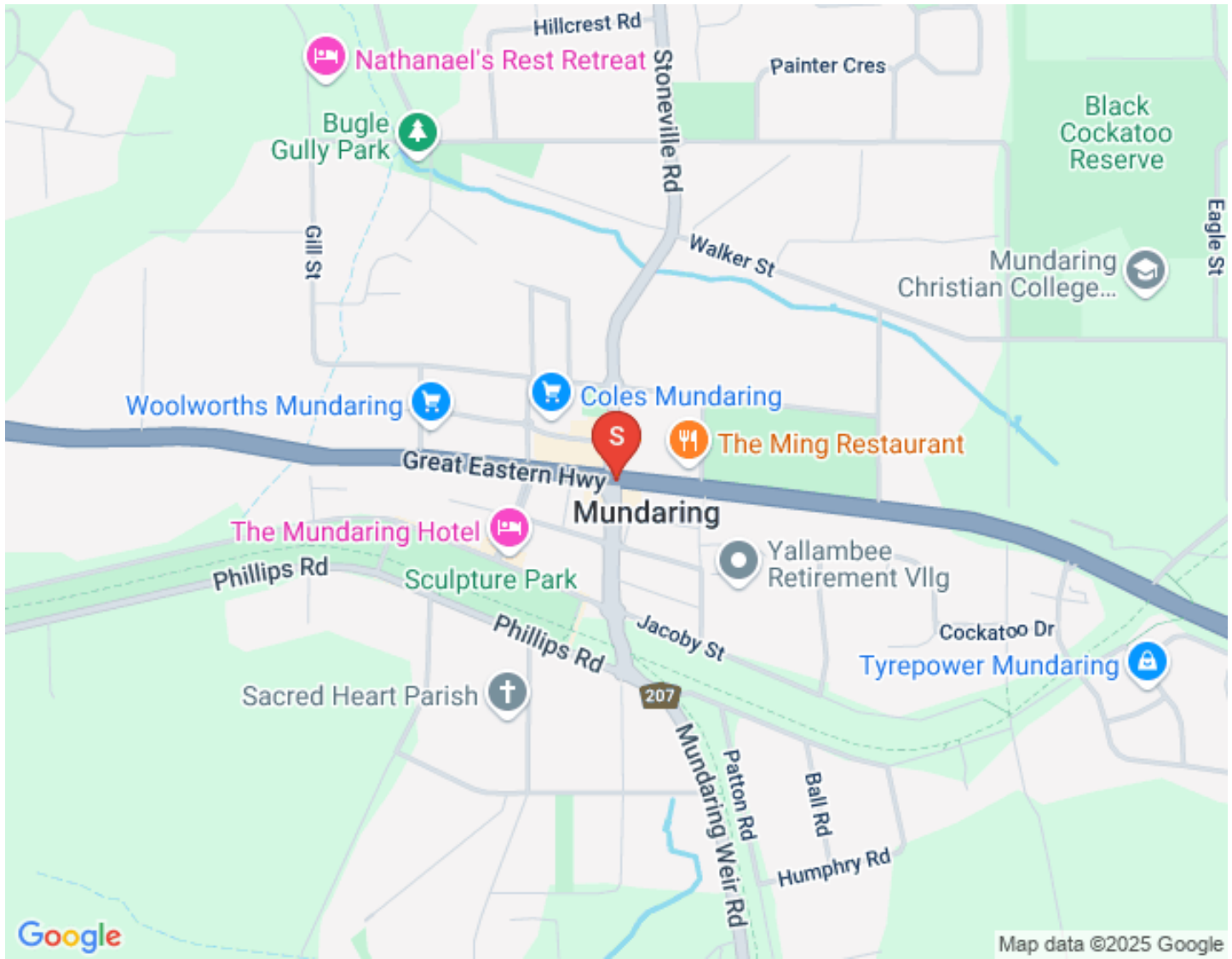


Mundaring Woolworths



Mundaring Village





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



**first
national**
REAL ESTATE

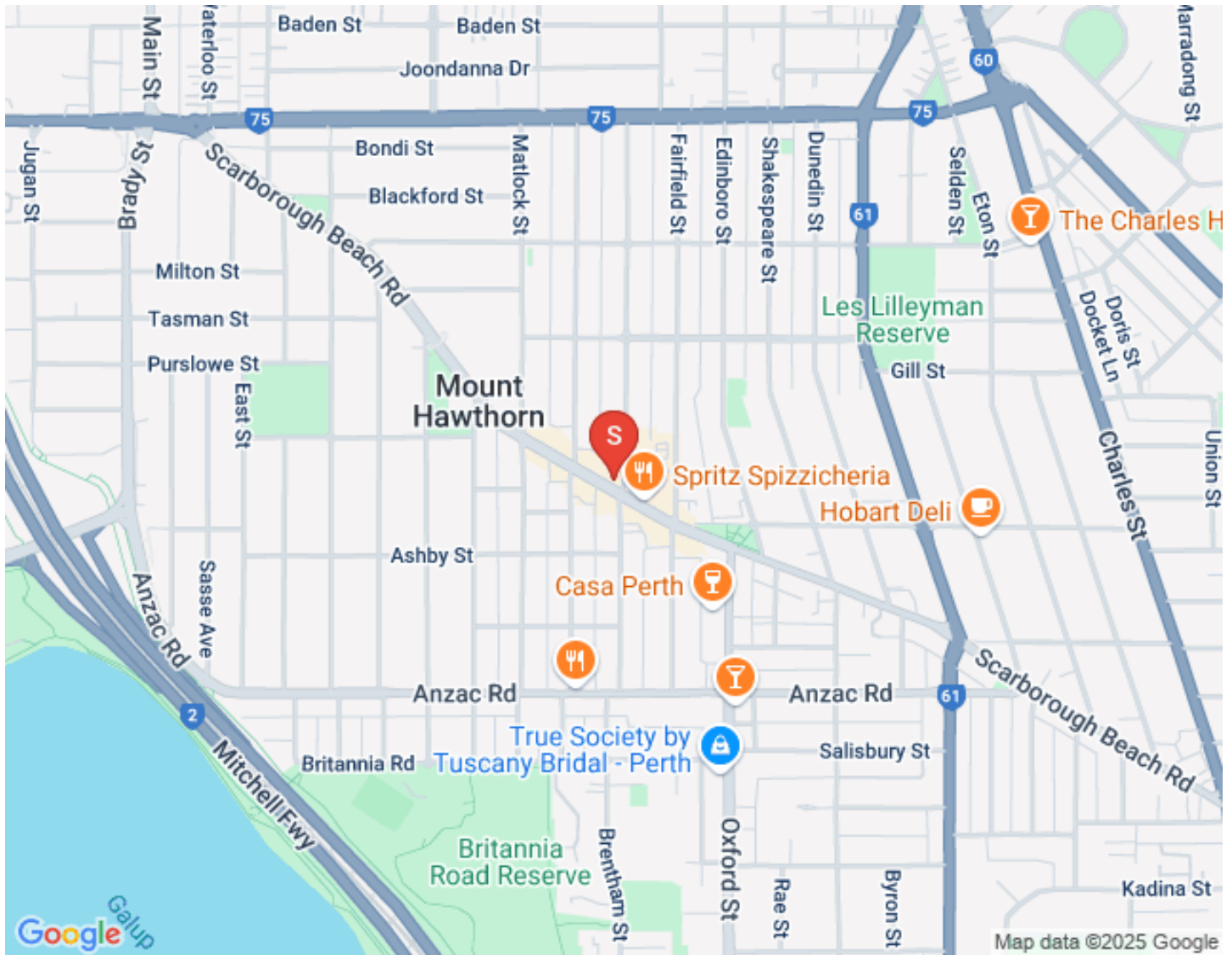
Genesis

Guy King

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Team Genesis



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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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jclover@fn genesis.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.



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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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

reception@fngenesis.com.au

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 by Team Genesis



18 Dryandra Crescent, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2023sqm

**** UNDER OFFER ****



421 Berry Road, Gidgegannup

4 Bed | 3 Bath | 2 Car

Land size: 20.09ha

Low to Mid \$3,000,000 s



1020 Thomas Road, Glen Forrest

4 Bed | 3 Bath | 2 Car

Land size: 1865sqm

FROM \$1,159,000



165 Martin Road, Mundaring

5 Bed | 3 Bath | 2 Car

Land size: 2226sqm

UNDER OFFER



525 Barkala Way, Stoneville

4 Bed | 2 Bath | 2 Car

Land size: 2.11ha

** UNDER OFFER **



1962 Toodyay Road, Gidgegannup

4 Bed | 3 Bath | 2 Car

Land size: 5.51ha

From \$1,549,000



4 Draper Road, Mahogany Creek

3 Bed | 1 Bath | 0 Car

Land size: 1901sqm

**** UNDER OFFER ****



1535 Stoneville Road, Mundaring

4 Bed | 2 Bath | 1 Car

Land size: 2.00ha

\$1,200,000



785 O'Connor Road, Mahogany Creek

4 Bed | 2 Bath | 2 Car

Land size: 1.40ha

End Date Process