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Welcome



**21 Swansea Promenade,
Mindarie**

HOME OPEN CANCELLED - UNDER OFFER

3 2 2

Offers

Perched just moments from the Mindarie coastline, this beautiful two-storey home captures sweeping views of both the Mindarie Marina and the vast, rolling ocean beyond. Only 200m from the marina itself, and 700m from the local primary school, the location blends family-friendly living with the ease of a coastal lifestyle. It's the little things like walks to the cafè, sunset dinners by the water, and community events at the marina, that offer a lifestyle that the whole family can enjoy.

Inside, this incredible home opens with warmth and style. Spotted gum timber flooring stretches through the main level, adding both luxury and character. The kitchen is a real highlight, not just for its sleek finishes and high-end appliances, but because it's designed to be lived in. There's plenty of storage, thoughtful layout, and it flows beautifully into the open-plan dining and living area. From here, glass doors lead out to the pitched roof alfresco, perfect for year-round entertaining or simply sitting back and catching the sea breeze.

Upstairs brings something special with a secondary entertaining space with a built-in bar, complete with bar fridge and beer taps, ideal for hosting. The newly carpeted landing opens onto a generous balcony, where both the ocean and marina stretch out in front of you. It's easy to imagine evenings spent up here with friends and family. With council parking out front, guests can always pull up and stay awhile.

Throughout the home, thoughtful details shine through, like the plantation shutters, a brand-new hot water system, reverse cycle air conditioning, and 5kW solar panels. The master bedroom includes a walk-in robe with built-in cabinetry and a private ensuite, while the other bedrooms are well-sized with built-ins of their own. There's a double garage with rear access and additional built-in storage, plus easy-care gardens out front with blooming roses and reticulation. From weekends at Clayton's Beach to sunset drinks at the marina, this is more than just a house. It's an incredible opportunity to step into a sought-after lifestyle by the sea.

SCHOOL CATCHMENT

Mindarie Primary School (700m)

Mindarie Senior College (2.0km)

RATES

Council:

Water: \$1850 approx

FEATURES

- * Views of Mindarie Marina
- * New Carpet Flooring Upstairs
- * Wide Plank Spotted Gum Flooring
- * Balcony Upstairs Provides Marina and Ocean Views
- * Master Bedroom with Walk-in Wardrobe Featuring Built-in Cabinetry
- * Spacious Secondary Bedrooms With Built-in Wardrobes
- * Large Secondary Entertaining Area
- * Brand New Oven (Fisher and Paykel)
- * Stove Top and Range Hood (Whirlpool)
- * Dishwasher (Miele)
- * Reverse Cycle Air-Conditioning
- * Built in Bar With Bar Taps, Kegerator, and Bar Fridge Included
- * A-Bus Wiring Throughout
- * Council Parking Out Front for Guests
- * Plantation Shutters
- * Generous Alfresco Area with Pitched Roof
- * Large Double Garage with Rear Access and Wall Cabinetry
- * Reticulation
- * Established Rose Gardens in Front Yard
- * Brand New Instant Hot Water System
- * Solar Panels (5kw)

LIFESTYLE

200m ♦ Mindarie Marina

240m ♦ The Boat Tavern

240m ♦ The Pavillion Mindarie

250m ♦ Union Kitchen

350m ♦ Indian Ocean Brewing Company

550m ♦ Bayport Park

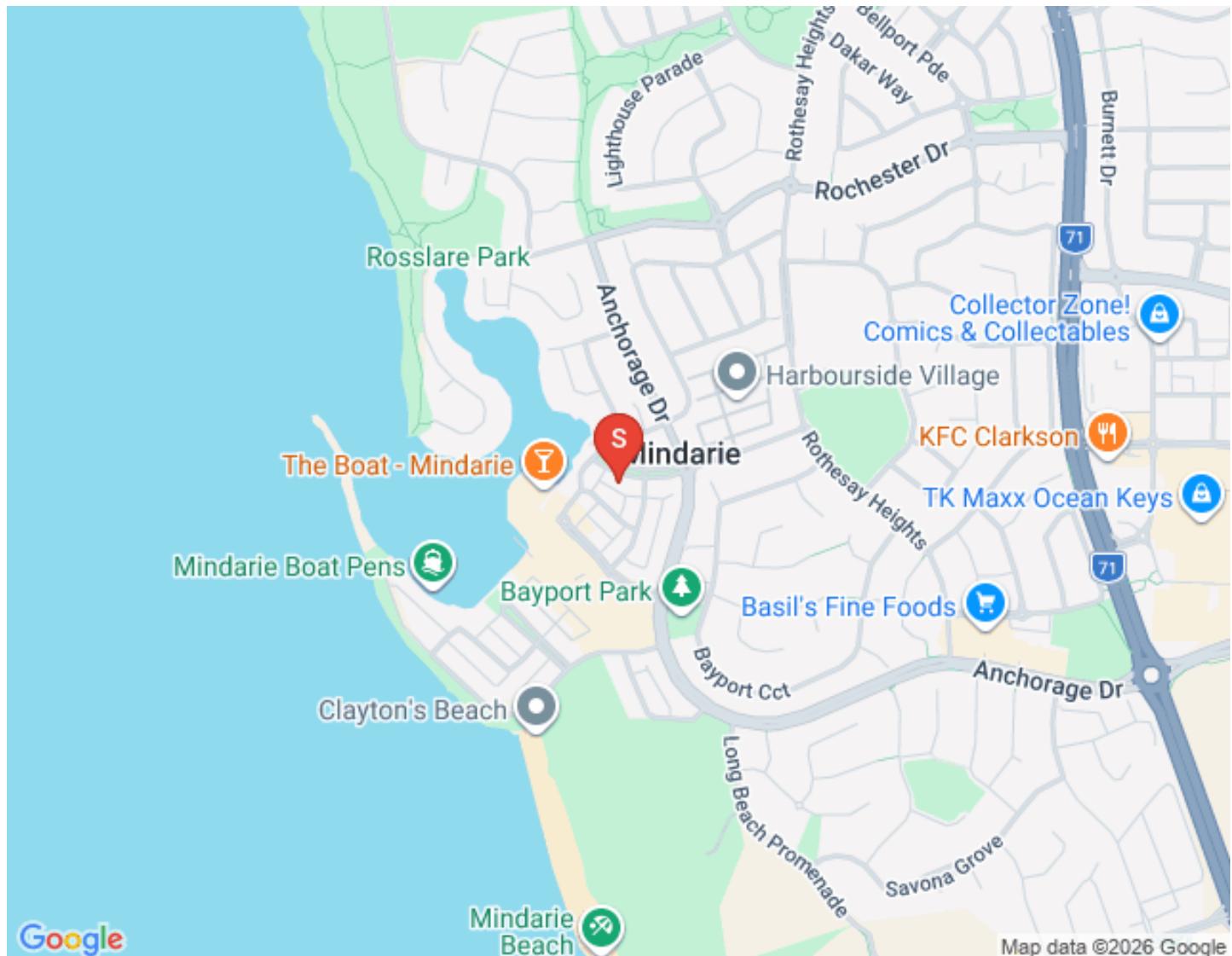
700m ♦ Clayton's Beach

1.1km ♦ Mindarie Keys Shopping Centre

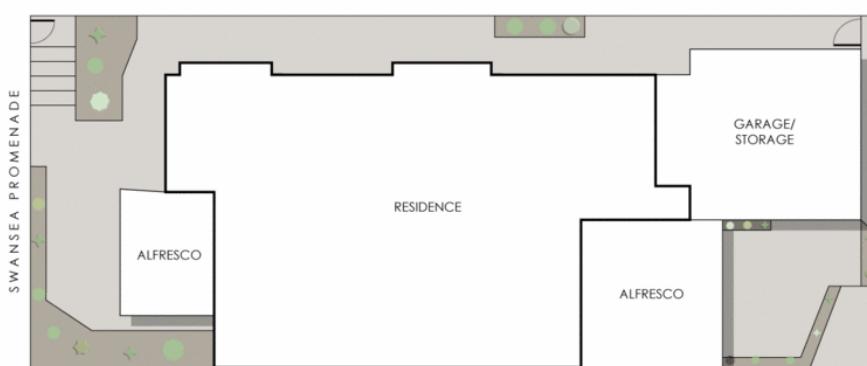
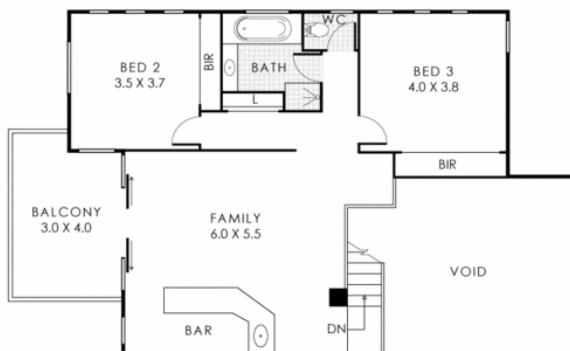
1.7km ♦ Ocean Keys Shopping Centre

2.5km ♦ St Andrew's Catholic Primary School

4.1km ♦ Clarkson Train Station



Floor Plan



21 Swansea Promenade, Mindarie

Residence 231m² | Porch 13m² | Alfresco 24m² | Balcony 13m² | Garage/Porch 37m²
Total Area 318m²



This floorplan is for illustration purposes only to provide the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements and dimensions shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thicknesses or roof area under eaves. CIB Creative will not be held liable or responsible for any errors or omissions. © CIB Creative 2018. All rights reserved. Plan No. 21SwanseaPromenade. Not to be used for any other purpose.

Certificate of Title

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

[Click to download the Deposited Plan](#)

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

[Click to download the Restricted Covenant](#)

Comparable Sales



1 ST MALO COURT, MINDARIE, WA 6030, MINDARIE

4 Bed | 2 Bath | 2 Car

Land size: 345

\$1,050,000

sale - sold

Sold ons: 22/10/2024

Days on Market: 7



11 SWANSEA PROMENADE PROMENADE, MINDARIE, WA 6030, MINDARIE

4 Bed | 2 Bath | 2 Car

Land size: 317

\$1,200,000

sale - sold

Sold ons: 02/09/2024

Days on Market: 32



17 BAYPORT CIRCUIT, MINDARIE, WA 6030, MINDARIE

4 Bed | 2 Bath | 2 Car

Land size: 795

\$1,235,000

sale - sold

Sold ons: 19/09/2024

Days on Market: 15



3 LAUTOKA RISE, MINDARIE, WA 6030, MINDARIE

4 Bed | 2 Bath | 2 Car

Land size: 761

Sold ons: 10/09/2024

sale - sold

Days on Market: 65



16 BEAUMONT CRESCENT, MINDARIE, WA 6030, MINDARIE

4 Bed | 3 Bath | 2 Car

Land size: 375

\$1,321,000

sale - sold

Sold ons: 09/09/2024

Days on Market: 62



24 MARINERS VIEW, MINDARIE, WA 6030, MINDARIE

5 Bed | 3 Bath | 2 Car
Sold ons: 14/05/2024
Days on Market: 65

Land size: 612
sale - sold



4 BARI PLACE, MINDARIE, WA 6030, MINDARIE

5 Bed | 2 Bath | 3 Car
\$1,440,000
Sold ons: 29/08/2024
Days on Market: 43

Land size: 750
sale - sold



15 BELLEFONTAINE GROVE, MINDARIE, WA 6030, MINDARIE

4 Bed | 2 Bath | 2 Car
\$1,450,000
Sold ons: 10/11/2024
Days on Market: 19

Land size: 432
sale - sold



72 BAYPORT CIRCUIT, MINDARIE, WA 6030, MINDARIE

5 Bed | 2 Bath | 4 Car
\$1,500,000
Sold ons: 11/01/2025
Days on Market: 59

Land size: 884
sale - sold



17 TORQUAY PASS, MINDARIE, WA 6030, MINDARIE

5 Bed | 3 Bath | 3 Car
Sold ons: 21/05/2024
Days on Market: 177

Land size: 392
sale - sold



12 TORQUAY PASS, MINDARIE, WA 6030, MINDARIE

4 Bed | 3 Bath | 2 Car
\$1,690,000
Sold ons: 26/11/2024
Days on Market: 6

sale - sold

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Offer Documents

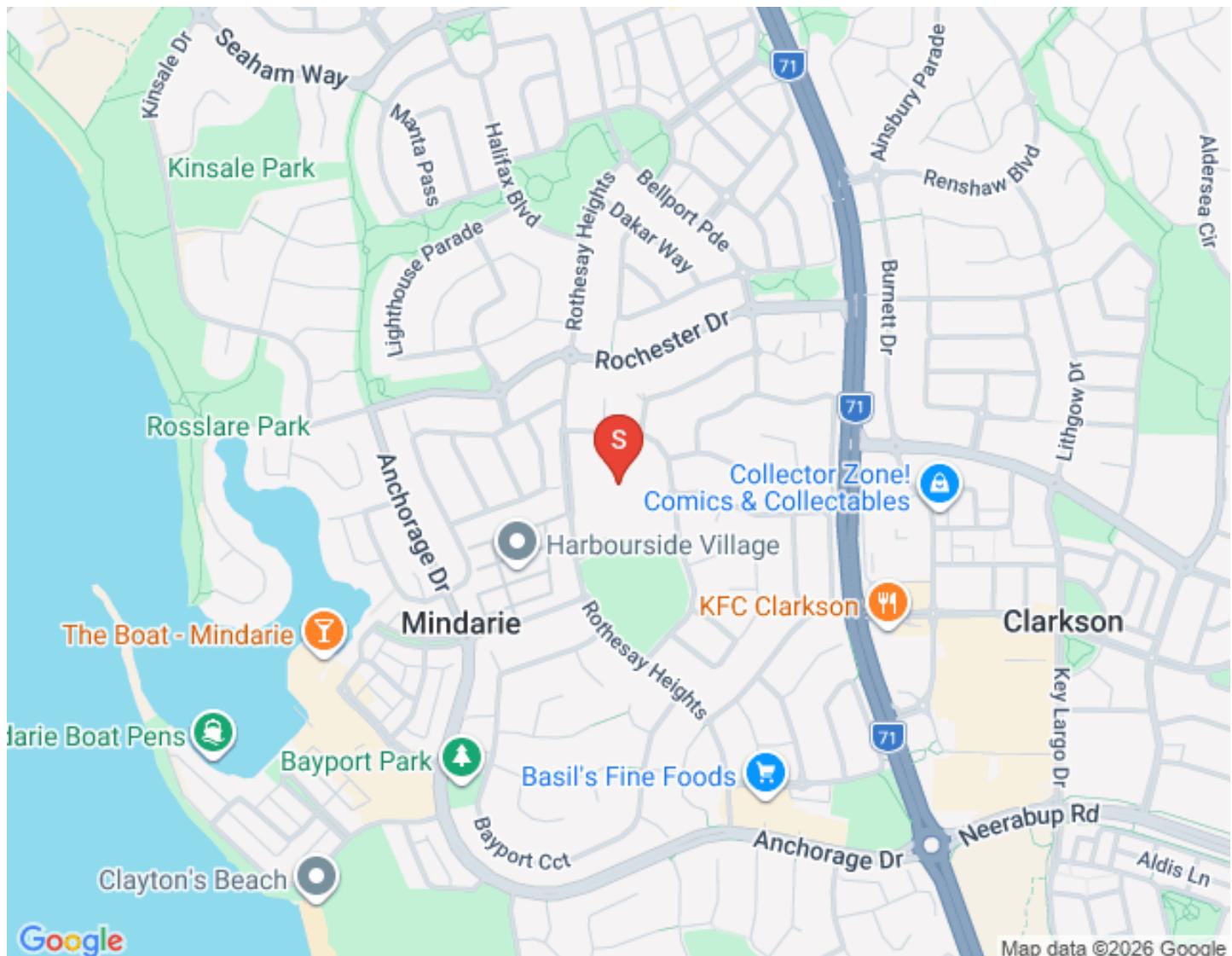
[Click to Download the Offer Pack](#)

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

Local Schools



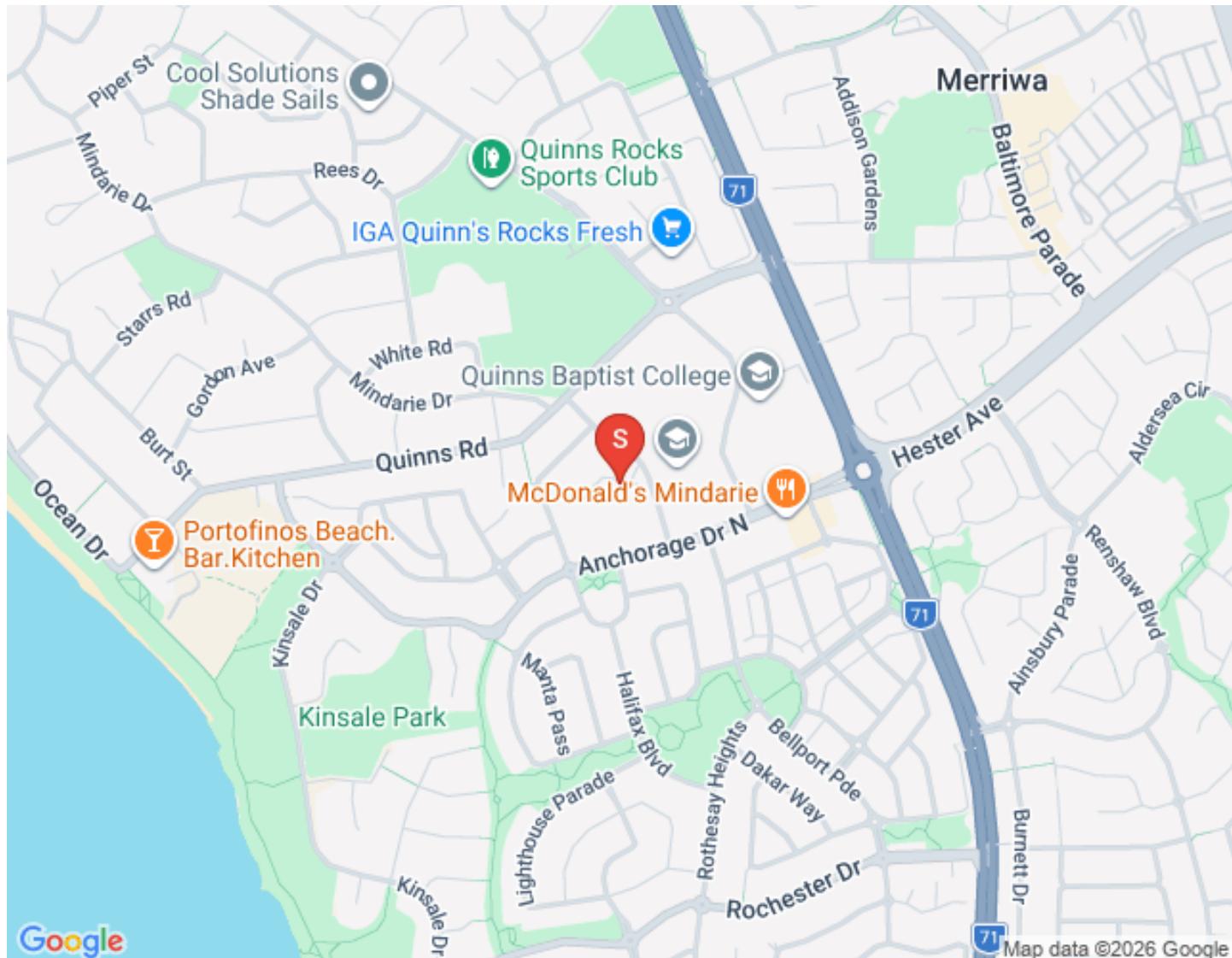
[Click Here to View School Catchment Area](#)





MINDARIE
SENIOR COLLEGE
WHERE YOUR FUTURE BEGINS

[**Click Here to View School Catchment Area**](#)



Mindarie

Mindarie Marina



Bayport Park



Indian Ocean Brewing Company



Claytons Beach

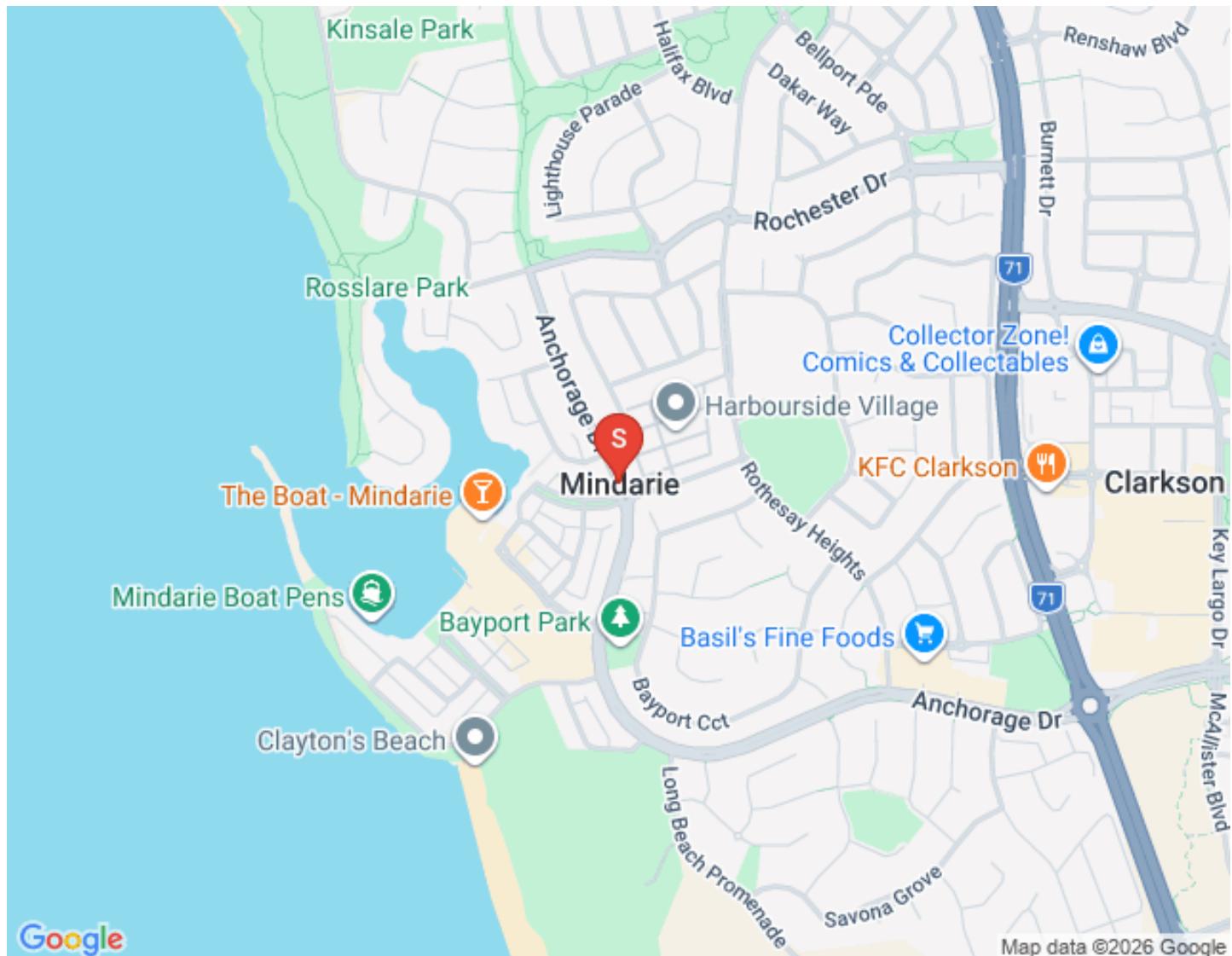


South Mindarie Trail



Ocean Keys Shopping Centre





Joint Form of General Conditions

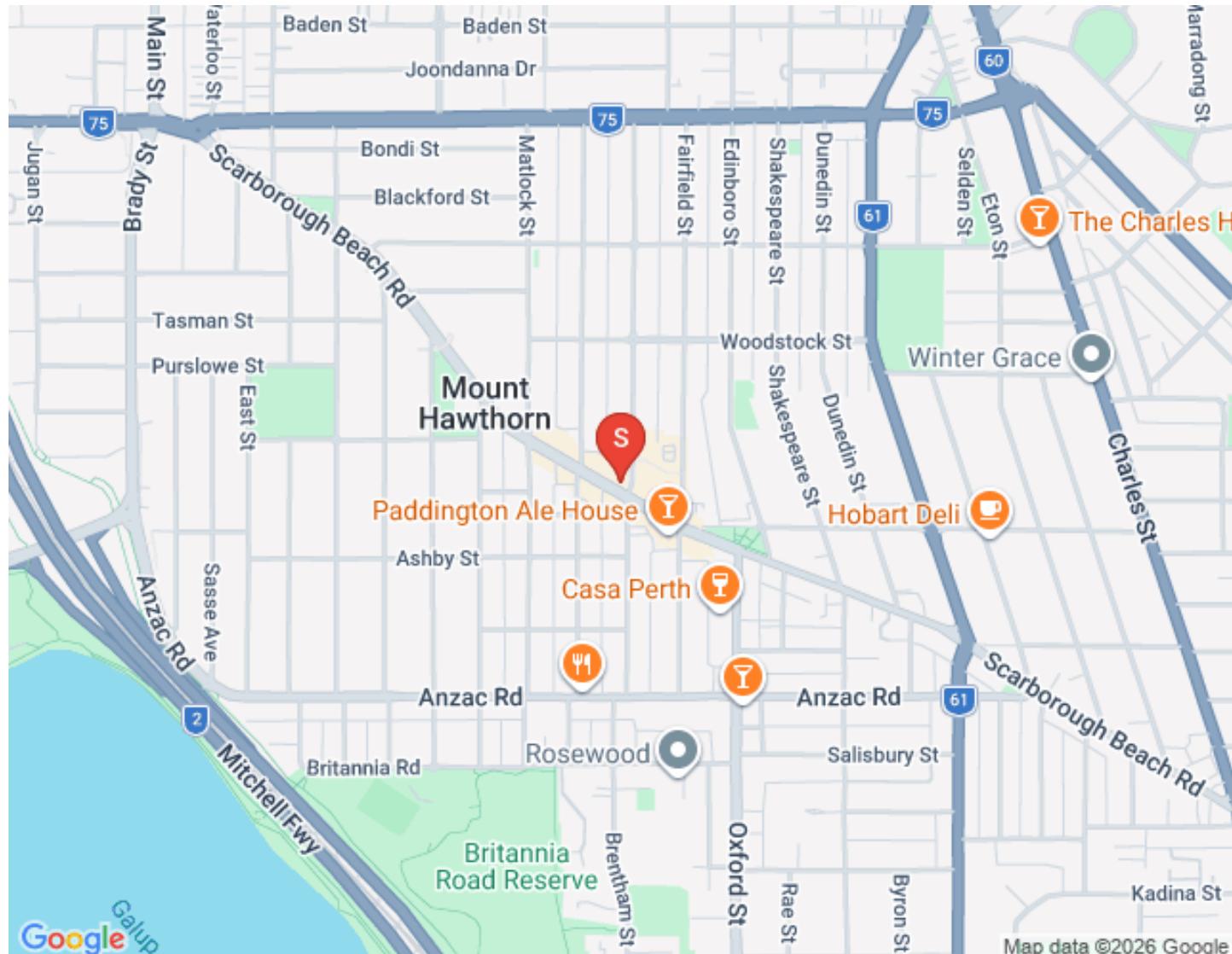
2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

The Law  Society®
OF WESTERN AUSTRALIA
The voice of the legal profession in Western Australia

 REIWA
REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA

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

0439 688 075

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.



RONNIE SINGH
SALES CONSULTANT
0430161765
rsingh@fn genesis.com.au

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.



GUY KING
SALES CONSULTANT
0417900315
gking@fn genesis.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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fn genesis.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.

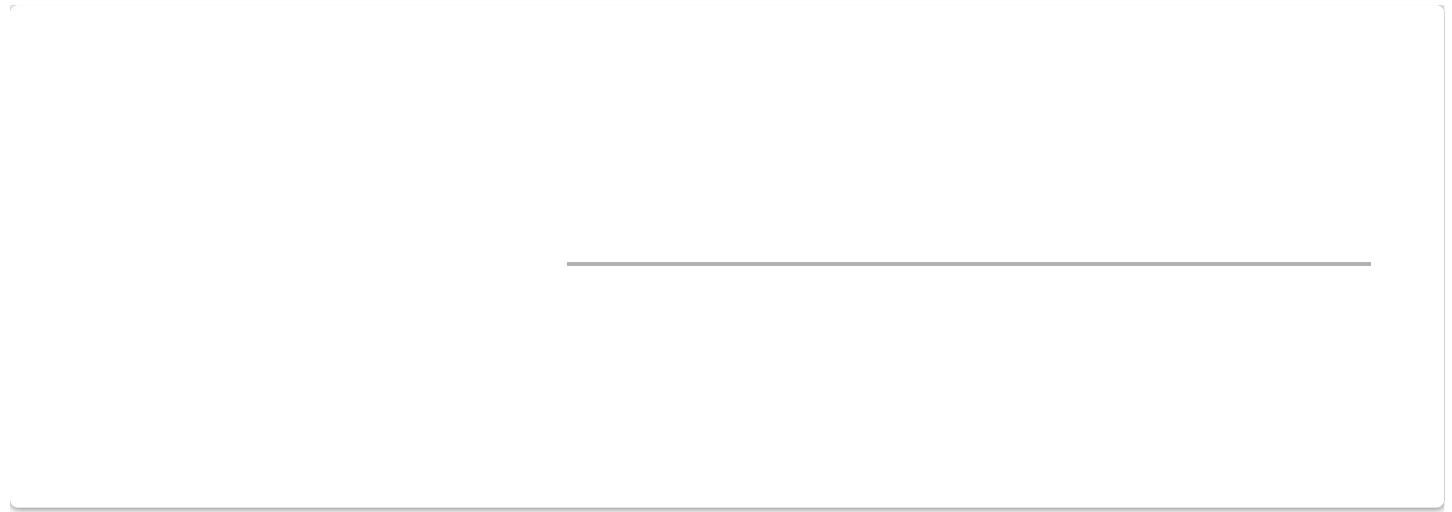


KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fngensis.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.



Our Recent Sales in the Area



18 Glensanda Way, Mindarie

5 Bed | 5 Bath | 3 Car

Land size: 604sqm

UNDER OFFER



43 Clarecastle Retreat, Mindarie

6 Bed | 5 Bath | 4 Car

Land size: 1189sqm

UNDER OFFER



15 Kings Lynn Rise, Mindarie

5 Bed | 2 Bath | 4 Car

Land size: 923sqm

Now Under Offer



25 Belize Way, Mindarie

6 Bed | 3 Bath | 2 Car

Land size: 898sqm

End Date Process

16 Dartmouth Circle, Quinns Rocks

4 Bed | 2 Bath | 2 Car

Land size: 785sqm

Under Offer!!