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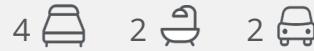
Welcome



525 Barkala Way, Stoneville

**** UNDER OFFER ****

**** UNDER
OFFER ****



**** UNDER OFFER ****

A remarkable homestead lies within 5 acres of Australian bushland in a coveted Stoneville location where natural beauty and thoughtful design create an exceptional living experience. Native xanthorrhoea, zamia palms, banksia and majestic eucalypts provide sanctuary to abundant wildlife while treating residents to symphonies of birdsong at dawn and dusk. Surrounding the house, formal gardens feature deciduous trees that transform through the seasons ♦ offering brilliant autumn foliage, effusive spring blossoms and deep summer shade.

Inside, the heart of the home impresses with its open-plan design, where soaring timber-lined ceilings and dual-aspect glazing create a light-filled family hub perfect for lounging, entertaining and culinary pursuits. The principal suite opens directly to the tranquil rear garden, whilst a separate junior wing provides kids of all ages with generous private space. A formal lounge with a crackling open fireplace occupies the front of the floor plan, where bay windows frame mesmerising garden and bushland vistas. Adjacent to the principal suite sits an office/library♦equally suitable as a nursery.

Step outside to discover a classic bull-nose verandah wrapping the home, extending into a spacious decked gazebo and handcrafted stone steps descending to a verdant central lawn ♦ kept lush year-round by bore-fed reticulation. The practicalities haven't been overlooked, with a high-clearance powered workshop and garage featuring 3-phase power catering to projects and vehicles alike. Bush-block essentials, including a cubby house and chicken coop, complete this idyllic retreat. Here is an exceptional opportunity to embrace well-rounded, lifestyle-ready Hills living in a home where natural splendour and modern comfort exist in perfect harmony.

SCHOOLS

- 6.4 km ♦ Mundaring Primary School
- 7 km ♦ Mount Helena Primary School
- 7.1 km ♦ Eastern Hills Senior High School
- 7.8 km ♦ Parkerville Steiner College
- 8.2 km ♦ Silver Tree Steiner School
- 8.4 km ♦ Parkerville Primary School
- 8.9 km ♦ Mundaring Christian College (Secondary Campus)

RATES

Council: \$2,523

Water: N/A

FEATURES

- * Hidden Lifestyle Property
- * Extensive Infrastructure
- * Wrap-around Bullnose Verandah
- * Formal Lounge with Wainscoting, Leadlight and Bay Windows
- * Open Fireplace
- * Central Open Plan
- * Raked Timber-lined Ceiling
- * Recycled Jarrah Kitchen (Williams Bridge)
- * Separate Office/5th Bedroom
- * Blackbutt Parquet Floors
- * Slow Combustion Fireplace
- * Decked Entertaining Gazebo
- * Reticulated Lawn and Gardens
- * Reverse Cycle Air Conditioning
- * Separate Junior Wing
- * 3-phase garage & Carport
- * PVA: 2kw System
- * High-clearance Powered Workshop

General

- * 4 bedrooms, 2 bathrooms
- * Build Year: 1990
- * Block: 5.18 acres
- * Internal Living: 203 sqm
- * Under Roof: 348 sqm
- * Total Built Area 678 sqm

Kitchen

- * Reclaimed Jarrah Cabinetry
- * Composite Stone Benchtops
- * Walk-in Pantry
- * Bosch Electric Oven

* Smeg 4-burner Cooktop

* Asko Dishwasher

Main Bedroom

* French Doors to Garden

* Walk-in Wardrobe

* Ensuite

Outside

* Hidden Bush Setting

* Automatic Gate

* Dual Entry

* Wrap-Around Verandahs

* Gorgeous Formal Gardens

* Ornamental Pears, Claret Ash, Ornamental Pistachio

* Fruit Trees, Citrus, Pomegranate, Apple, Grape, Apricot

* Wisteria-covered Arbour

* Water Features

* Decked Gazebo

* Bore-fed Reticulation (Rain Bird)

* 9.2m W 15.2m D 3.8m clearance Workshop

Powered

Storage Racks

Concrete Apron

4.9m W 15.2m D Awning

* Plumbed Garage with 3-phase Power

* LG Air Conditioning X 1

* Fujitsu Air Conditioning X 2

* Rainwater Tanks (90,000 L, 25,000 L x2, 110,000 L,)

* Windmill

* Cubby

* Chicken Coop

LIFESTYLE

Enter through rear gate: Blue Wren Reserve

3.4 km - Susannah Lakes Reserve

4.7 km ♦ White's Mill and Grind Cafe

4.8 km ♦ Heritage Trail

7.5 km ♦ Mundaring Village

14.6 km ♦ Lake Leschenaultia

22.5 km ♦ Midland

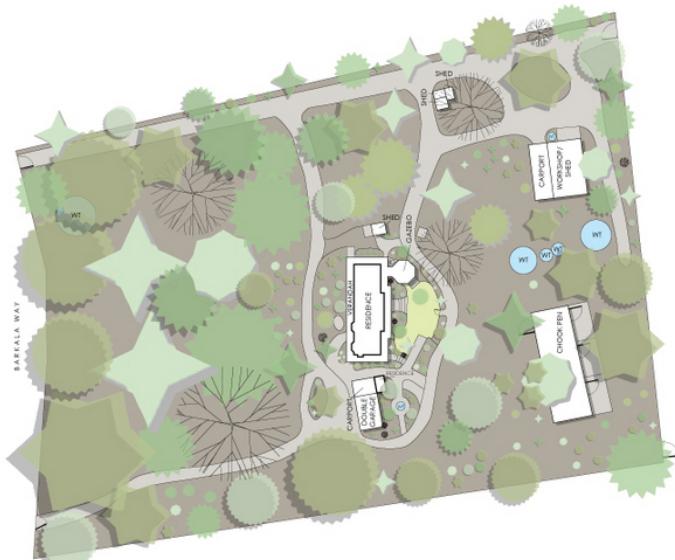
26 km ♦ St John of God Hospital Midland

32.6 km ♦ Perth Airport (30-35 minutes)

40.4 km ♦ Perth CBD (45-50 minutes)



Floor Plan



525 Barkala Way, Stoneville

Residence 203m² | Carport 101m² | Verandah 145m² | Gazebo 33m² | Double Garage 56m² | Workshop/ Shed 140m²
Total Area 678m²

The floor plan is for illustration 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 an approximate interpretation only. Measurements and total areas do not include or accommodate any easements, boundaries or other encumbrances. CBA Creative do not accept responsibility for any error, omission, misrepresentation or use of any information shown on the final floor plan. Visit www.cbacreative.com.au for further information.



Comparable Sales



187 STRAWBERRY HILL DRIVE, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 6 Car

Land size: 24483

\$1,330,000

Sold ons: 05/11/2024

Days on Market: 34



1645 WOODLANDS ROAD, STONEVILLE, WA 6081, STONEVILLE

4 Bed | 2 Bath | 2 Car

Land size: 20517.6

\$1,335,000

Sold ons: 24/04/2024

Days on Market: 84



45 TIMBERTOP WAY, STONEVILLE, WA 6081, STONEVILLE

4 Bed | 2 Bath | 4 Car

Land size: 26304.6

\$1,387,000

Sold ons: 01/04/2025

Days on Market: 68



LOT 49 CAMERON ROAD, STONEVILLE, WA 6081, STONEVILLE

4 Bed | 2 Bath | 2 Car

Land size: 24700

sale - sold

Sold ons: 25/10/2024

Days on Market: 16



815 KINGSTON ROAD, MOUNT HELENA, WA 6082, MOUNT HELENA

7 Bed | 3 Bath | 2 Car

Land size: 23300

\$1,565,000

Sold ons: 27/11/2024

Days on Market: 15

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](#)

Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

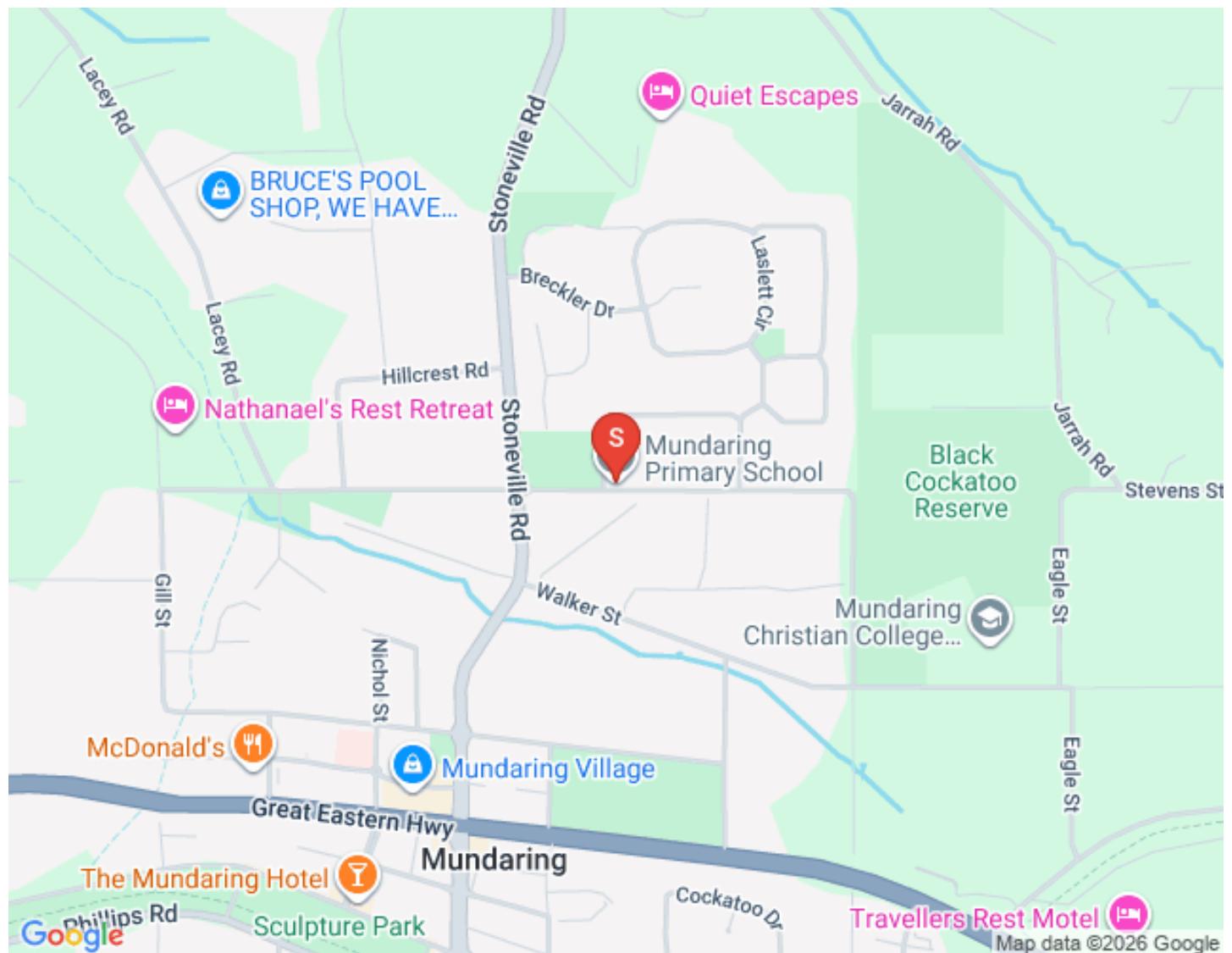
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Local Schools



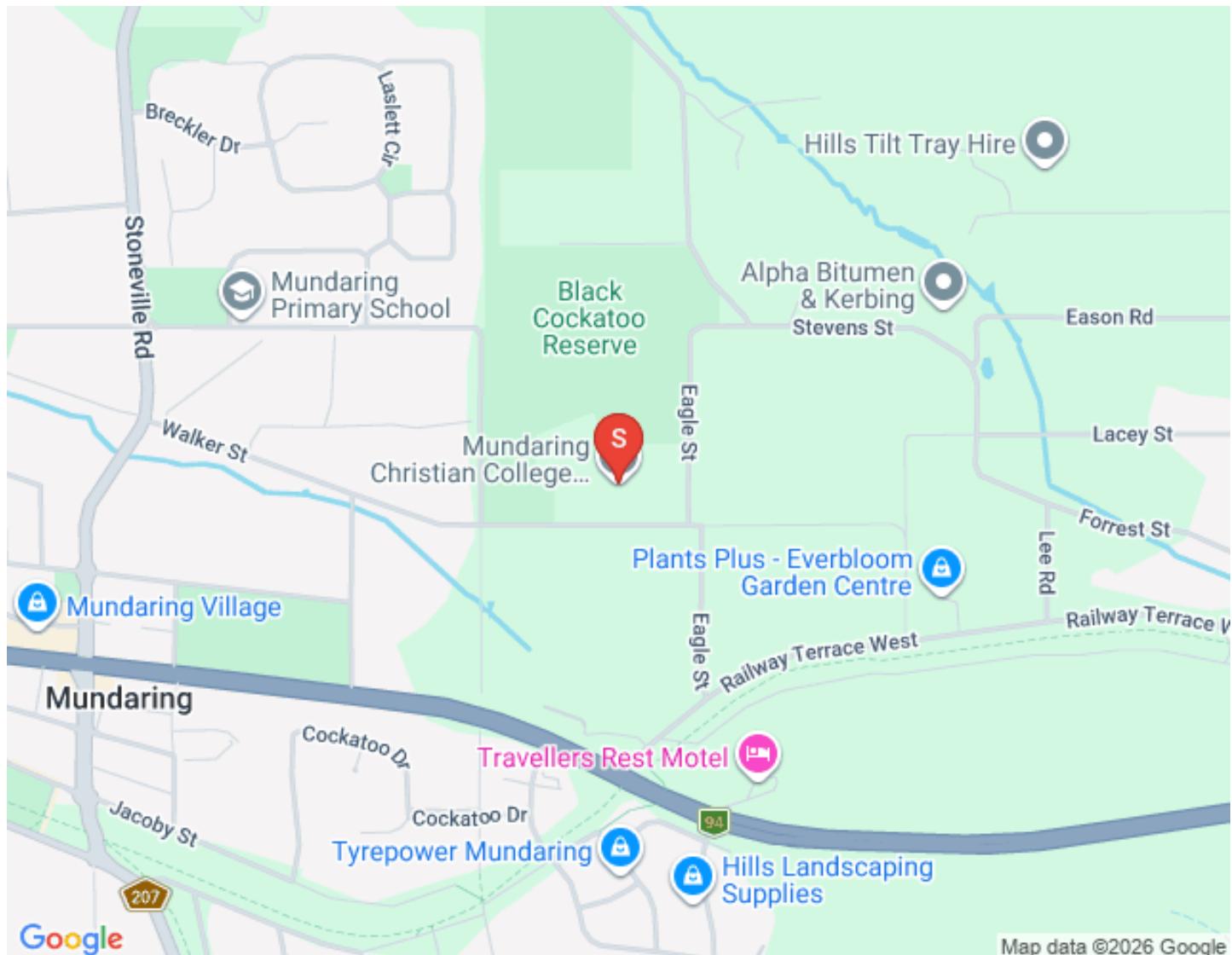
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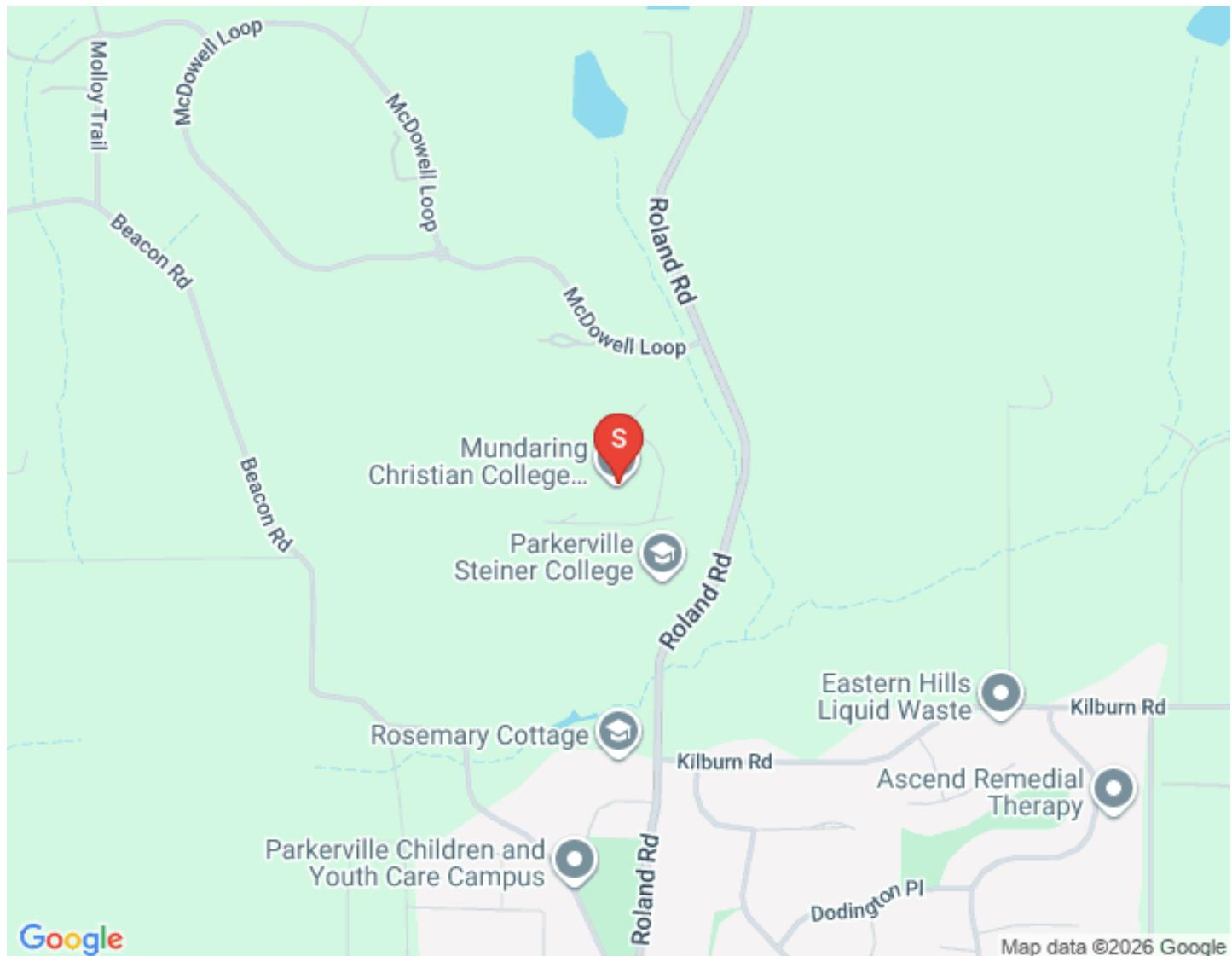




Mundaring CHRISTIAN COLLEGE

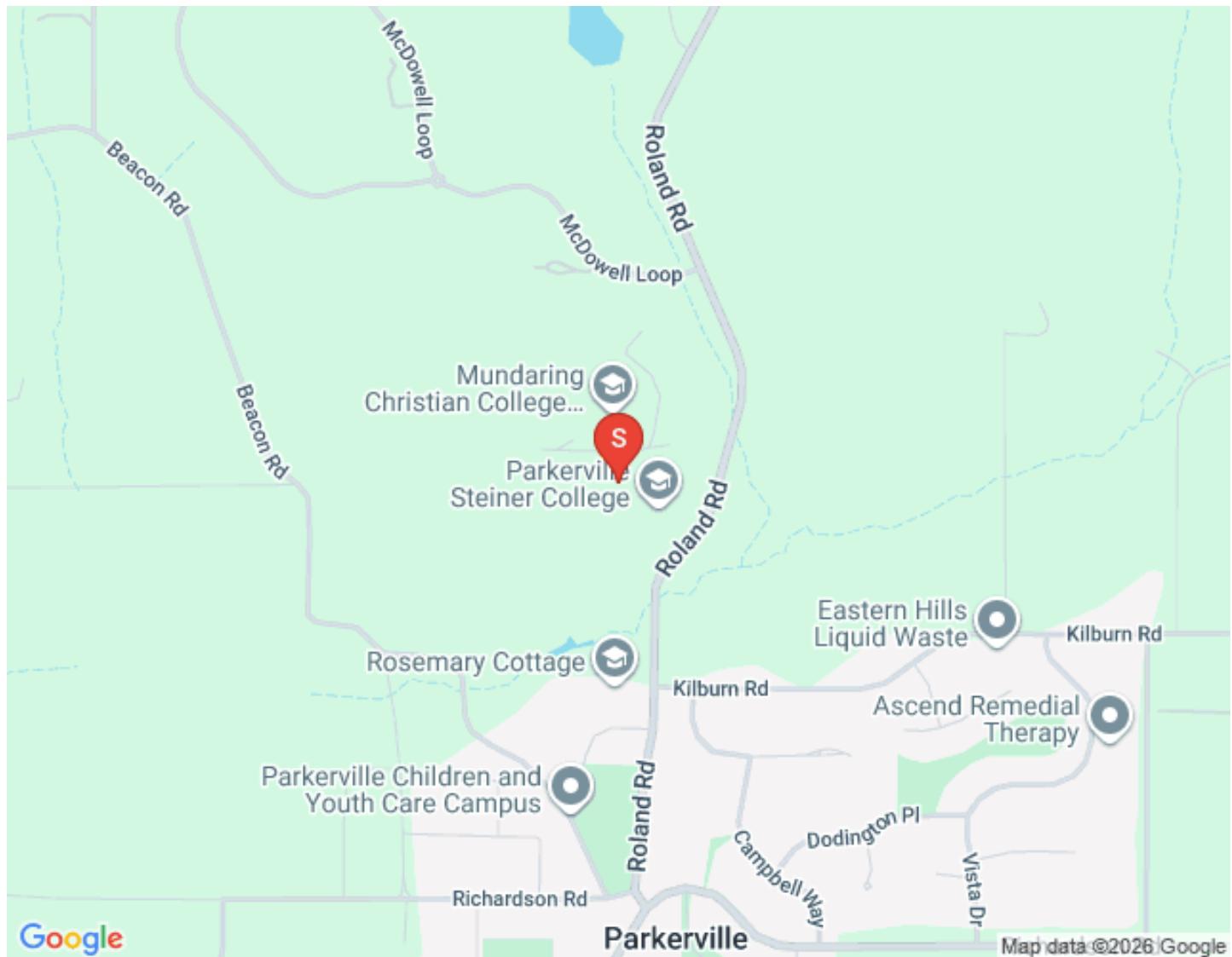
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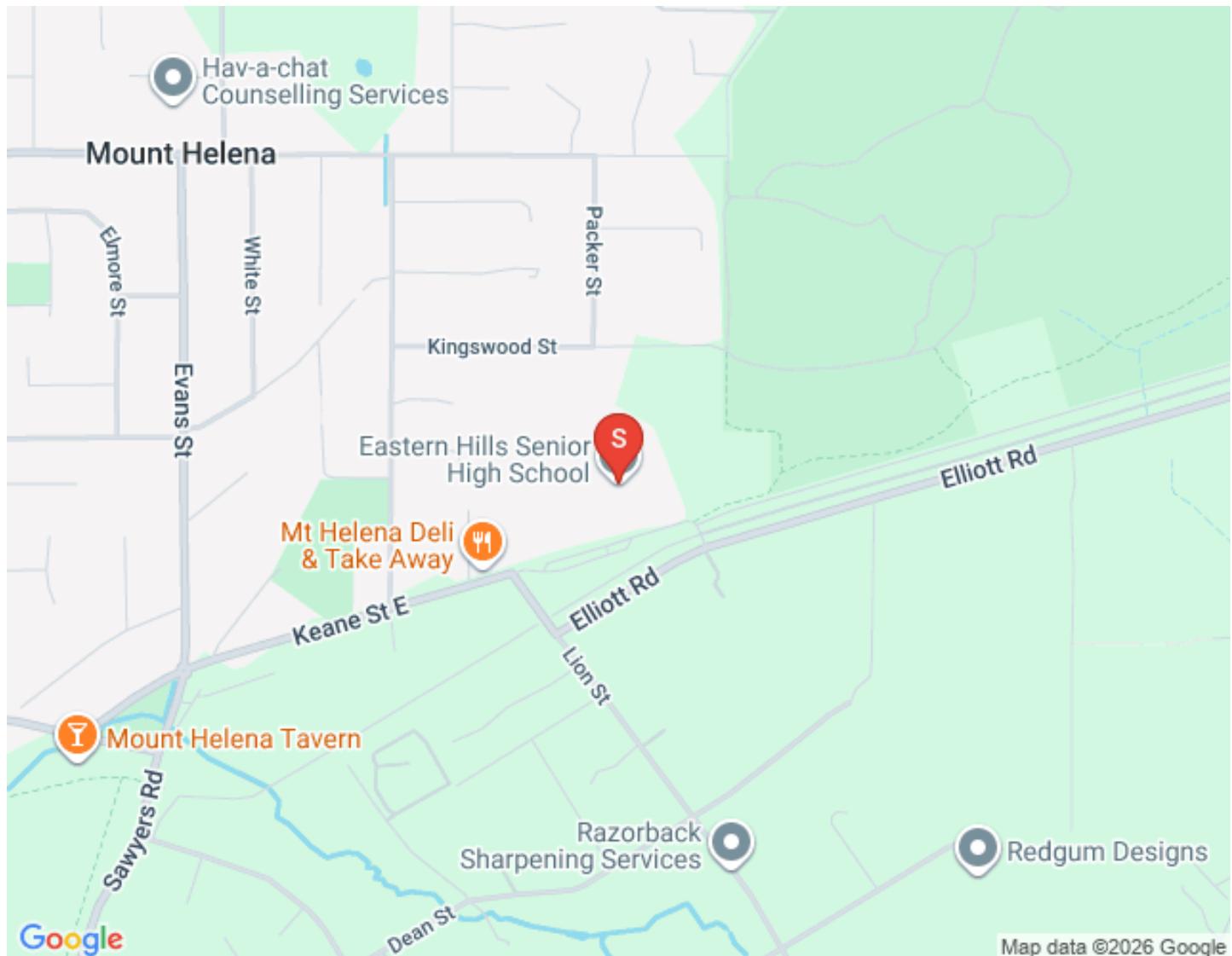


SILVER TREE STEINER SCHOOL

[Click here to view Intake Area](#)



[Click here to view Intake Area](#)



Stoneville

Hovea Falls



Susannah Brook Reserve



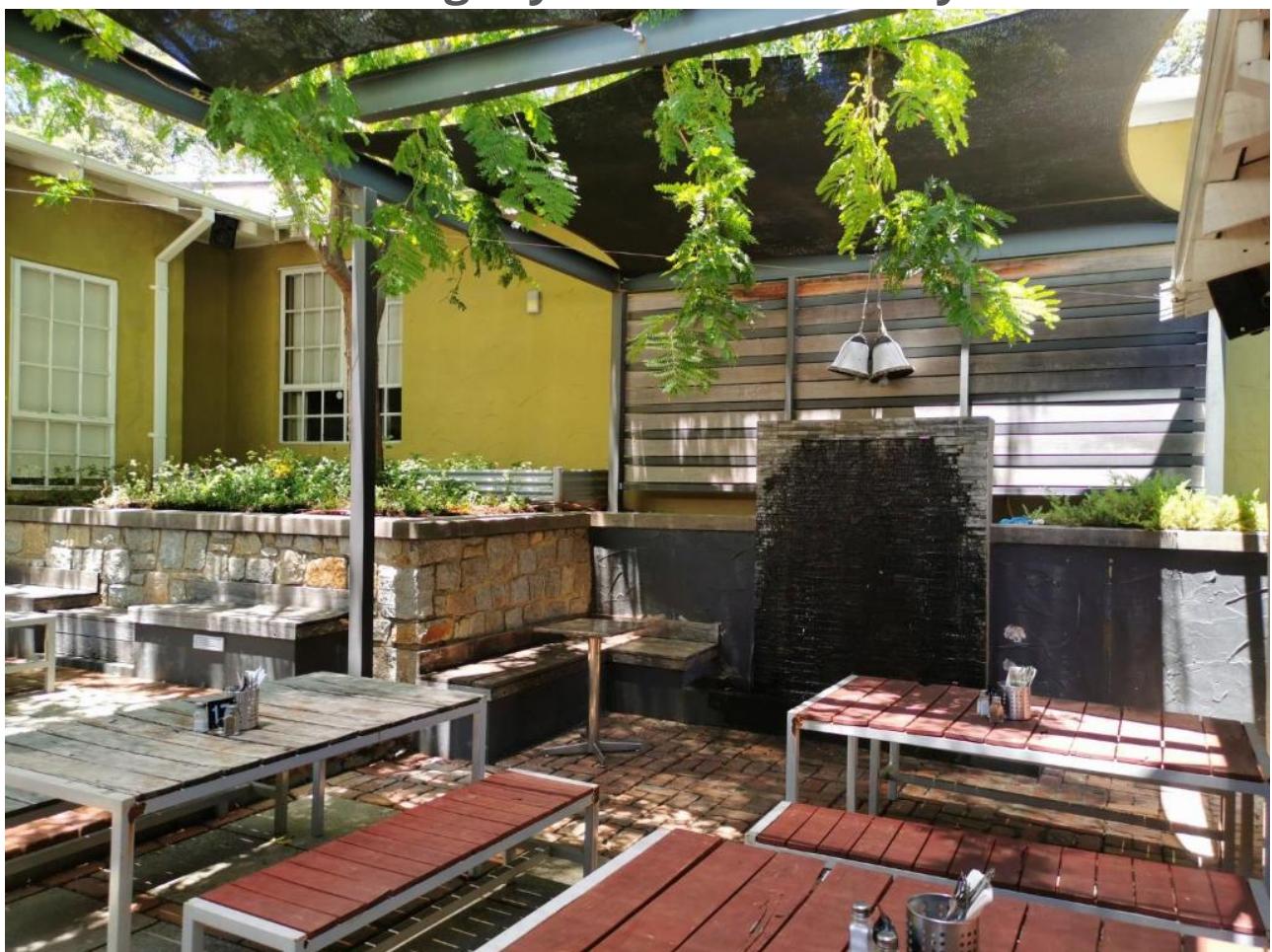
Parkerville Tavern



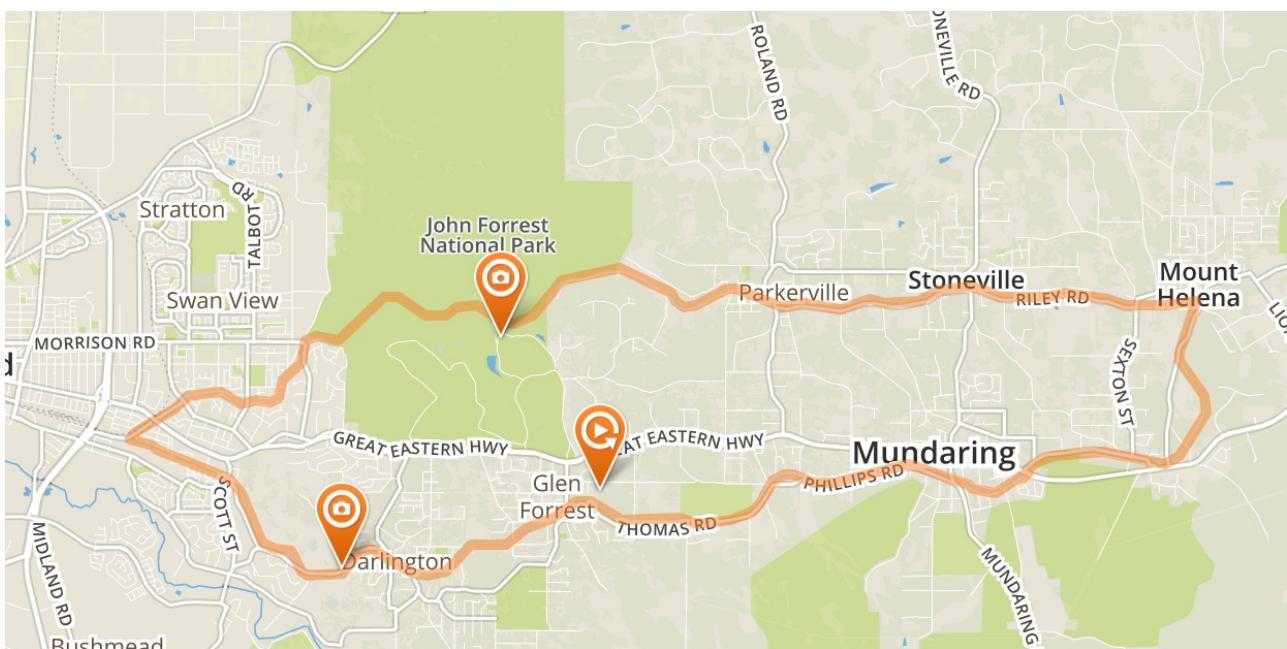
Possum Valley Animal Sanctuary

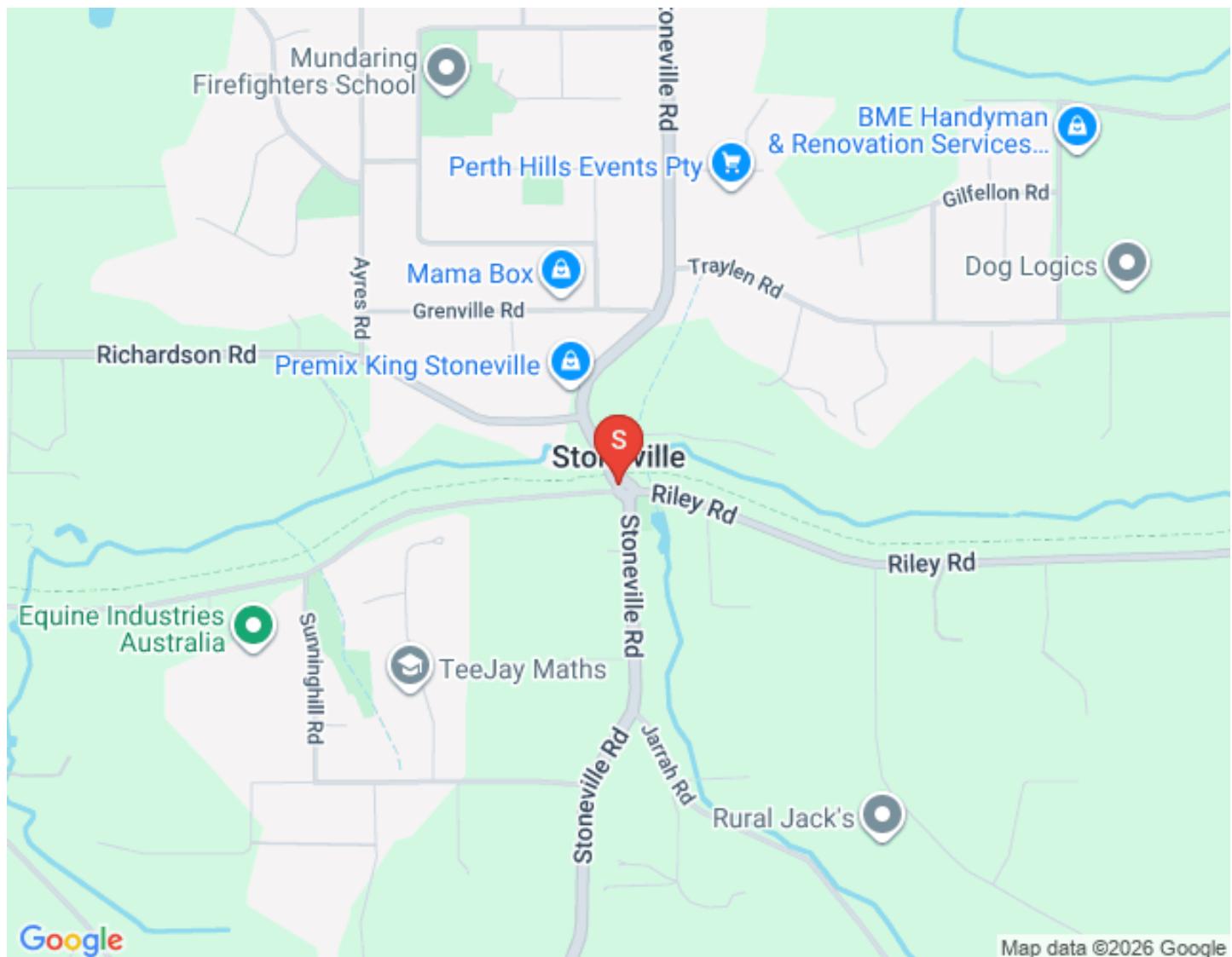


Mahogany Inn and Distillery



Heritage Trail





Team Genesis



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.



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.



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.



RONNIE SINGH

SALES CONSULTANT

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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.



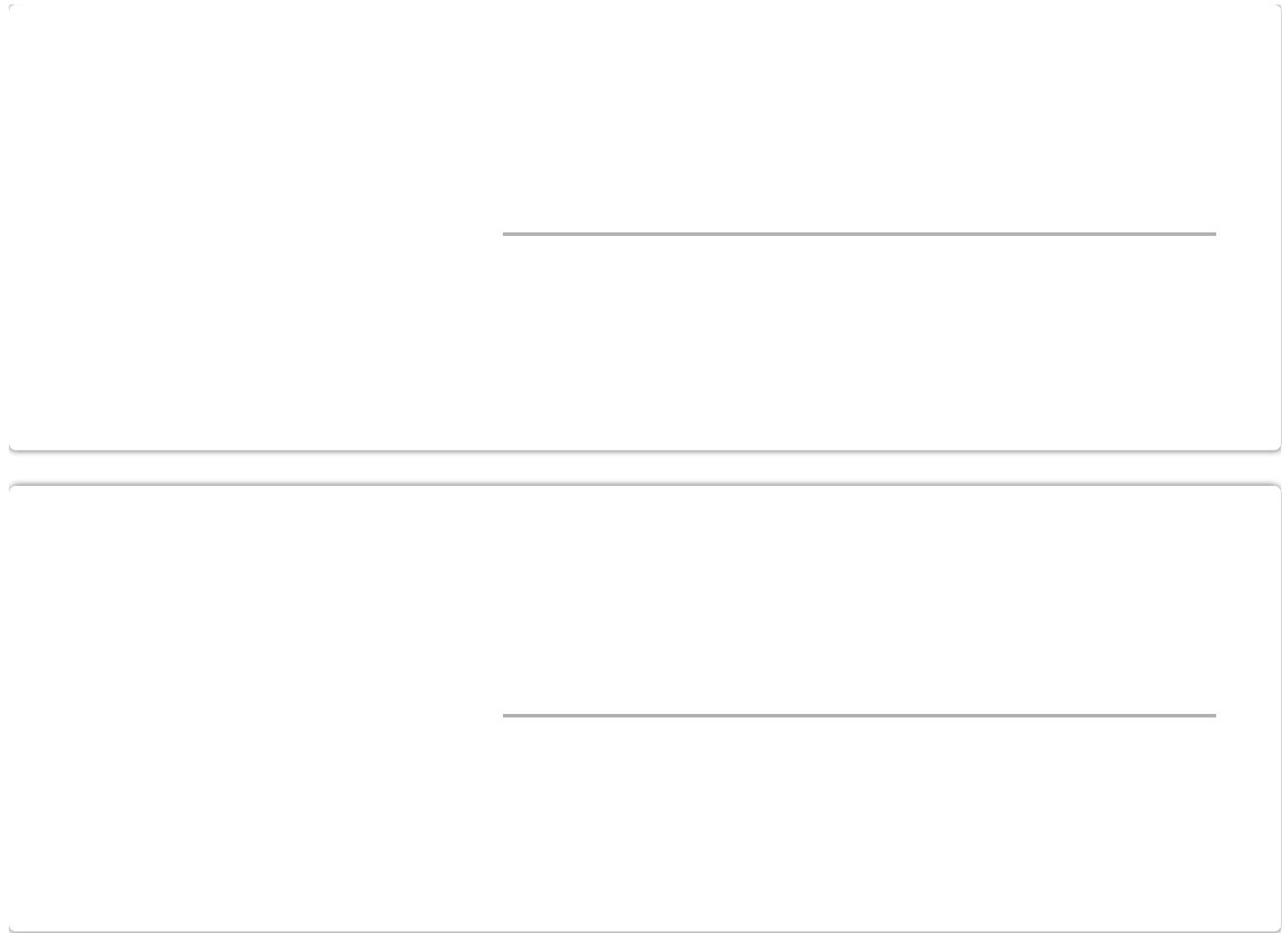
MARK HUTCHINGS

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.



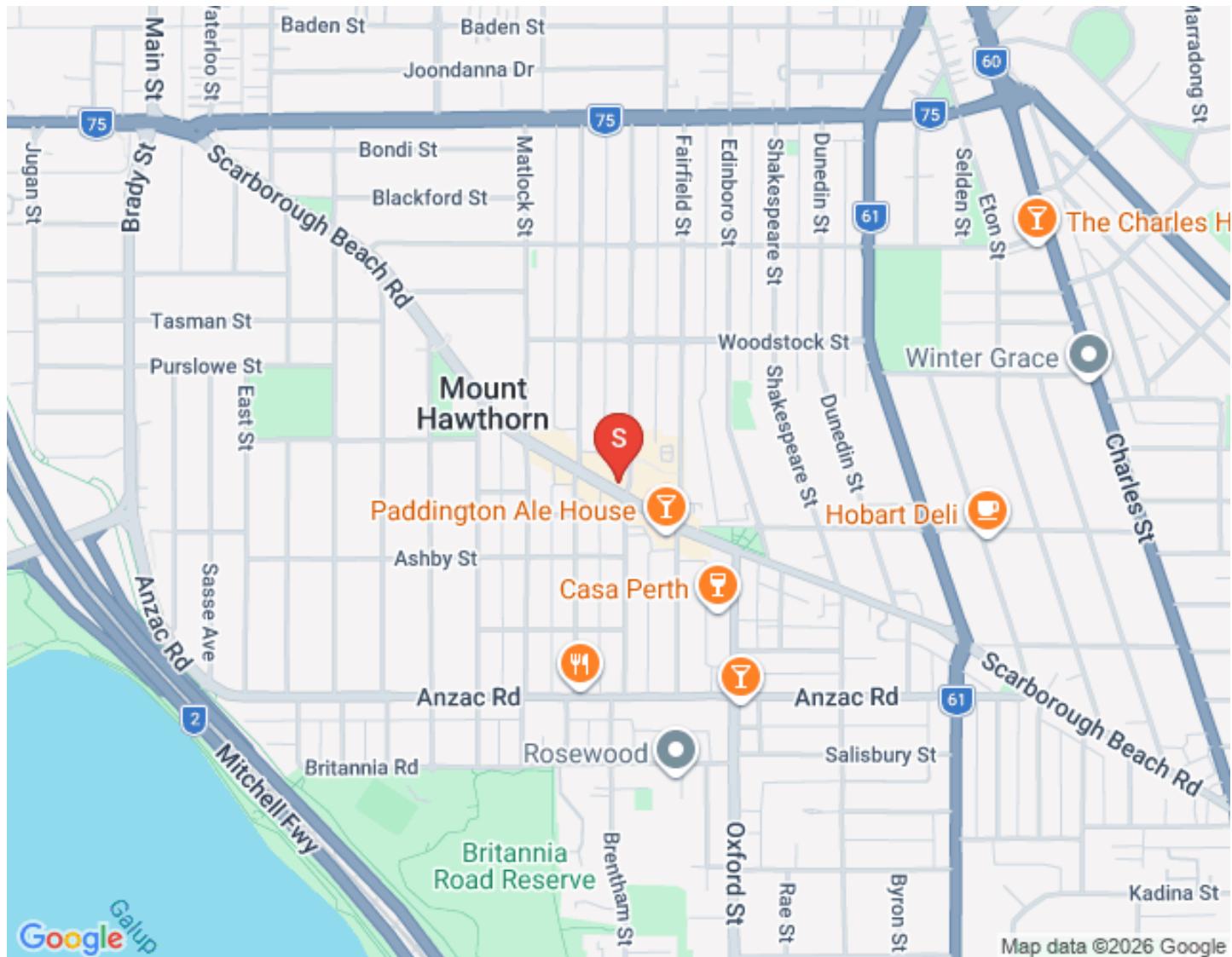


KAHLA PURVIS

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.



Our Recent Sales in the Area



12 Brook Road, Darlington

3 Bed | 2 Bath | 1 Car

Land size: 2188sqm

UNDER OFFER



29 Pasture Place, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.17ha

** UNDER OFFER **



655 Warrigal Way, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.01ha

UNDER OFFER



81 Hargraves Crescent, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.65ha

** UNDER OFFER **



500 Homestead Road, Mahogany Creek

5 Bed | 2 Bath | 0 Car

Land size: 3565sqm

UNDER OFFER



12 Draper Road, Mahogany Creek

3 Bed | 1 Bath | 2 Car

Land size: 2047sqm

** UNDER OFFER **



3 Connelly Place, Mount Helena

4 Bed | 2 Bath | 2 Car

Land size: 2016sqm

** UNDER OFFER **



165 Martin Road, Mundaring

5 Bed | 3 Bath | 2 Car

Land size: 2226sqm

UNDER OFFER