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

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Video

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Welcome



49 Merida Loop, Port Kennedy

**** UNDER OFFER! ****

4 2 2

**** UNDER OFFER! ****

** UNDER OFFER! **

RATES:
Council: $2,475.71
Water: $1,125.16

SCHOOL CATCHMENT
Rockingham Lakes Primary School (800m)
Warnbro Community High School (2.3km)

FEATURES
General
* Build Year: 2003
* Construction:
- Double Brick
- Tile Flooring
* Total Build Area: 328sqm
* Multiple Living Areas
* Plantation Shutters Throughout (Modern Group)
* Feature Double Doors & Glass Window: Family Room
* 2x Skylights: Living Area
* High Ceilings: Kitchen & Living Room
* Security Doors & Screens
* Secure Double Garage

* LED Downlights: Kitchen & Bedrooms

Services
* Ducted Air-conditioning Evaporative (Coolair)
* 1x Reverse Cycle Split-system AC unit - Living Room (Mitsubishi)
* Gas Storage Hot Water System (Vulcan)
* 1.1kW Solar Inverter (Conergy)
* 6 Solar Panels
* Mains Gas + Gas Bayonet in Living Area

Kitchen
* Bulk Head Ceiling with Downlights
* 600mm 4 Burner Gas Stove-Top (Simpson)
* 600mm Stainless Steel Oven + Grill (Ariston)
* 900mm Range Hood (Whirlpool)
* Dishwasher (Miele)
* Subway Tile Splash-back
* Walk-in-pantry
* Roller Blinds

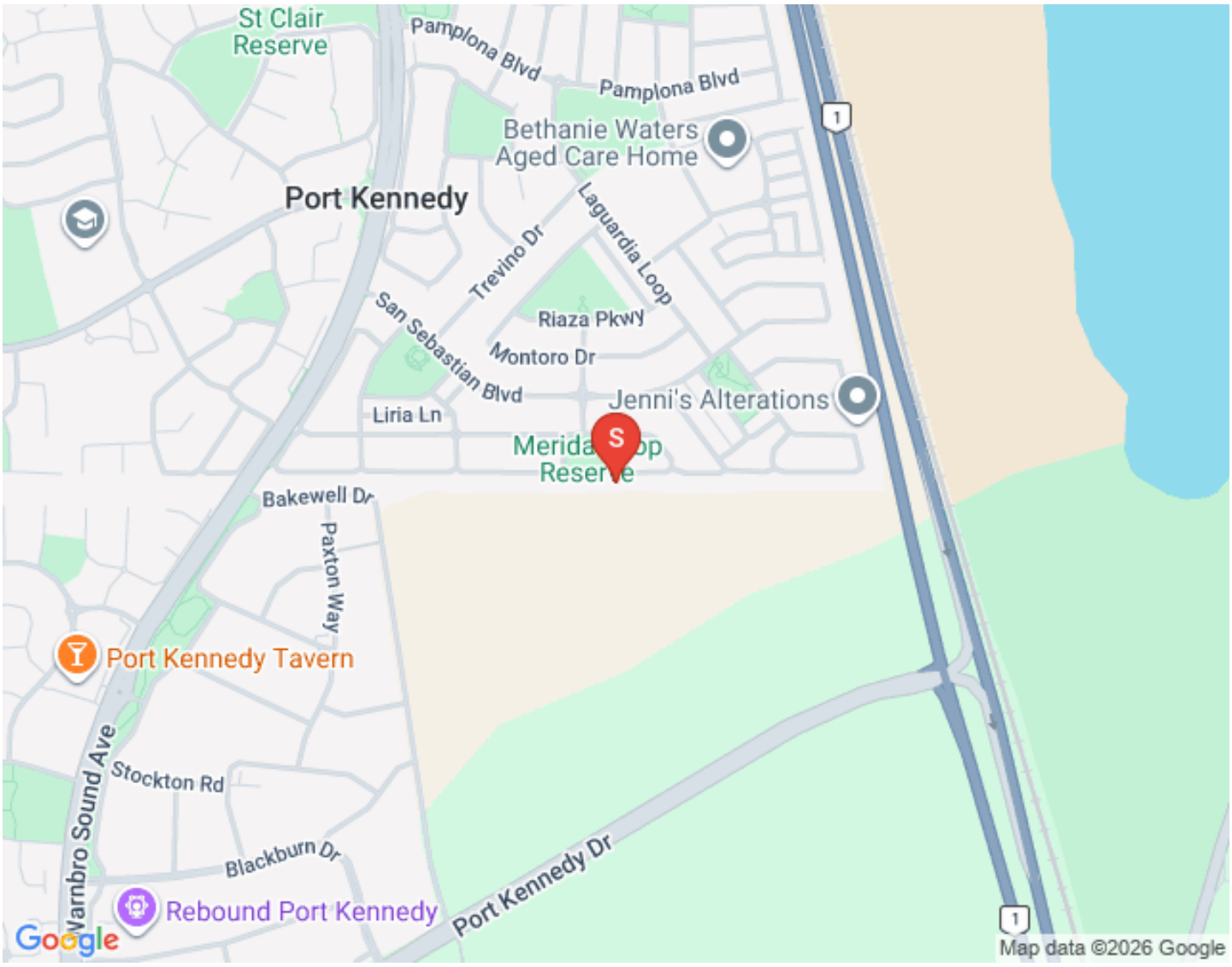
Master Suite:
* Ensuite Bathroom: Recently Renovated with Double Vanity
* Bay Windows with Plantation Shutters
* High Ceiling
* Walk-in-wardrobe
* Laminate Plank Flooring

Bedrooms 2, 3, 4
* Built-in-wardrobe (Bed 2)
* Walk-in-wardrobe (Bed 3 & 4)
* Carpet Flooring
* Plantation Shutters
* Downlights

Outside
* Alfresco: A-Frame Patio with Power, Lights & Fans
* Lawn Area
* Alarm System
* Powered Shed (3m x 7m)
* Side Gate Access
* Bore Water (Davey Pump)
* Reticulation Front & Rear (Davis)

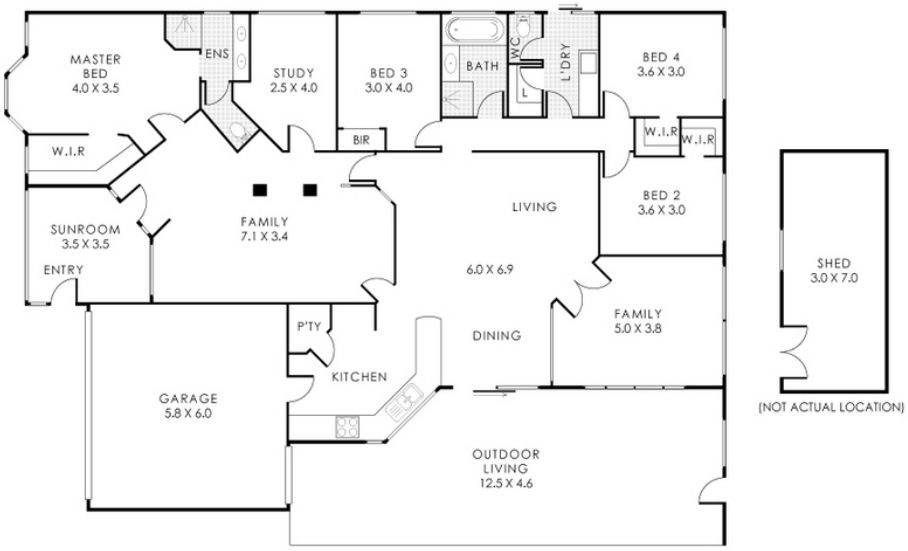
LIFESTYLE
15m - Merida Loop Reserve Park
350m - Public Transport

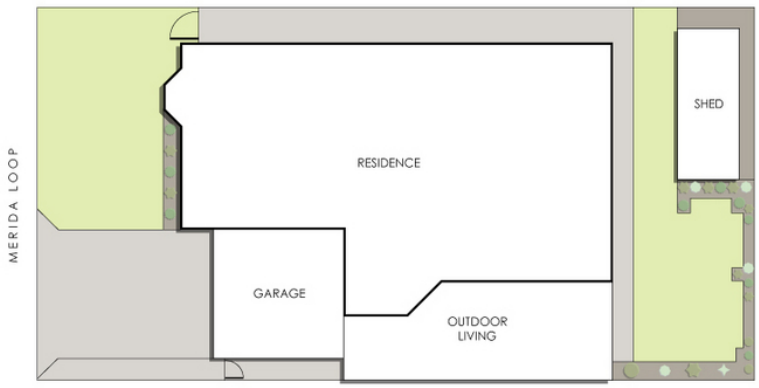
400m - San Sebastian Reserve Park
1.6km - Port Kennedy Central Shopping Centre
2.3km - Warnbro Centre Shopping Centre
3.7km - Port Kennedy Beach
4.9km - Links Kennedy Bay Golf Course
5.7km - Warnbro Train Station
60.8km - Perth Airport
54.1km - Perth CBD


St Clair Reserve
Pamplona Blvd
Pamplona Blvd
Bethanie Waters Aged Care Home
Port Kennedy
Trevino Dr
Laguardia Loop
San Sebastian Blvd
Riaza Pkwy
Montoro Dr
Jenni's Alterations
Liria Ln
Bakewell Dr
Paxton Way
Port Kennedy Tavern
Varnbro Sound Ave
Stockton Rd
Blackburn Dr
Rebound Port Kennedy
Port Kennedy Dr
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Floor Plan





49 Merida Loop, Port Kennedy

Residence 219m² | Garage 35m² | Outdoor Living 53m² | Shed 21m²

Total Area 328m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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Comparable Sales



24 PASTRANA CRESCENT, PORT KENNEDY, WA 6172, PORT KENNEDY

4 Bed | 2 Bath | 2 Car
Land size: 587
$860,000
Sold ons: 22/04/2026
Days on Market: 45



44 TOLEDO CIRCUIT, PORT KENNEDY, WA 6172, PORT KENNEDY

4 Bed | 2 Bath | 2 Car
Land size: 628
$890,000
Sold ons: 27/05/2026
Days on Market: 45



7 WITTECARRA CRESCENT, PORT KENNEDY, WA 6172, PORT KENNEDY

4 Bed | 2 Bath | 2 Car
Land size: 540
$910,000
Sold ons: 26/05/2026
Days on Market: 48



4 LAGUARDIA LOOP, PORT KENNEDY WA 6172

4 Bed | 2 Bath | 2 Car
Land size: 582
$921,000
Sold on: 18/05/2026
Days on Market: 11



53 PAMPLONA BOULEVARD, PORT KENNEDY, WA 6172, PORT KENNEDY

4 Bed | 2 Bath | 2 Car
Land size: 620
$938,000
Sold ons: 16/03/2026
Days on Market: 18



58 MONTORO DRIVE, PORT KENNEDY, WA 6172, PORT KENNEDY

4 Bed | 2 Bath | 2 Car

Land size: 600

$980,000

Sold ons: 15/05/2026

Days on Market: 96

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).

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Offer Documents

Click to Download the Offer Pack
Click to Download the Multiple Offers Form
Click to Download the Proposed Development Form

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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 Document Covenant Plan
Click to Download the Document Memorial

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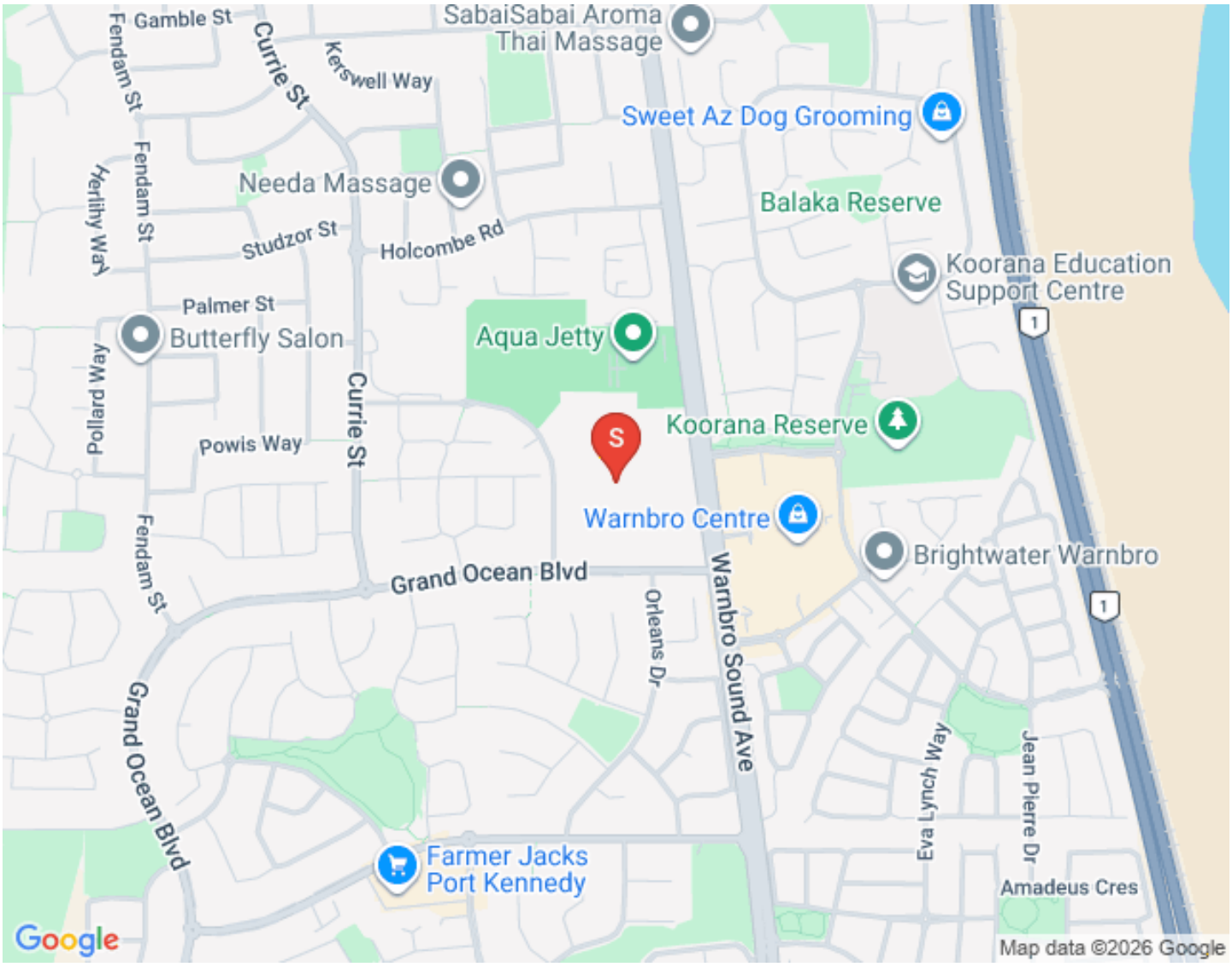
Local Schools

Click Here to View Catchment Area



WARNBRO
COMMUNITY HIGH SCHOOL

[Click Here to View Catchment Area]


Gamble St
Fendam St
Currie St
Keswell Way
SabaiSabai Aroma Thai Massage
Sweet Az Dog Grooming
Needa Massage
Balaka Reserve
Studzor St
Holcombe Rd
Koorana Education Support Centre
Palmer St
Butterfly Salon
Aqua Jetty
Pollard Way
Powis Way
Koorana Reserve
S
Warnbro Centre
Brightwater Warnbro
Grand Ocean Blvd
Orleans Dr
Warnbro Sound Ave
Eva Lynch Way
Jean Pierre Dr
Amadeus Cres
Farmer Jacks Port Kennedy
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Port Kennedy Lifestyle

Port Kennedy Beach



Pinjarra Bakery



Stargate Port Kennedy Shopping Center



Port Kennedy Dog Park

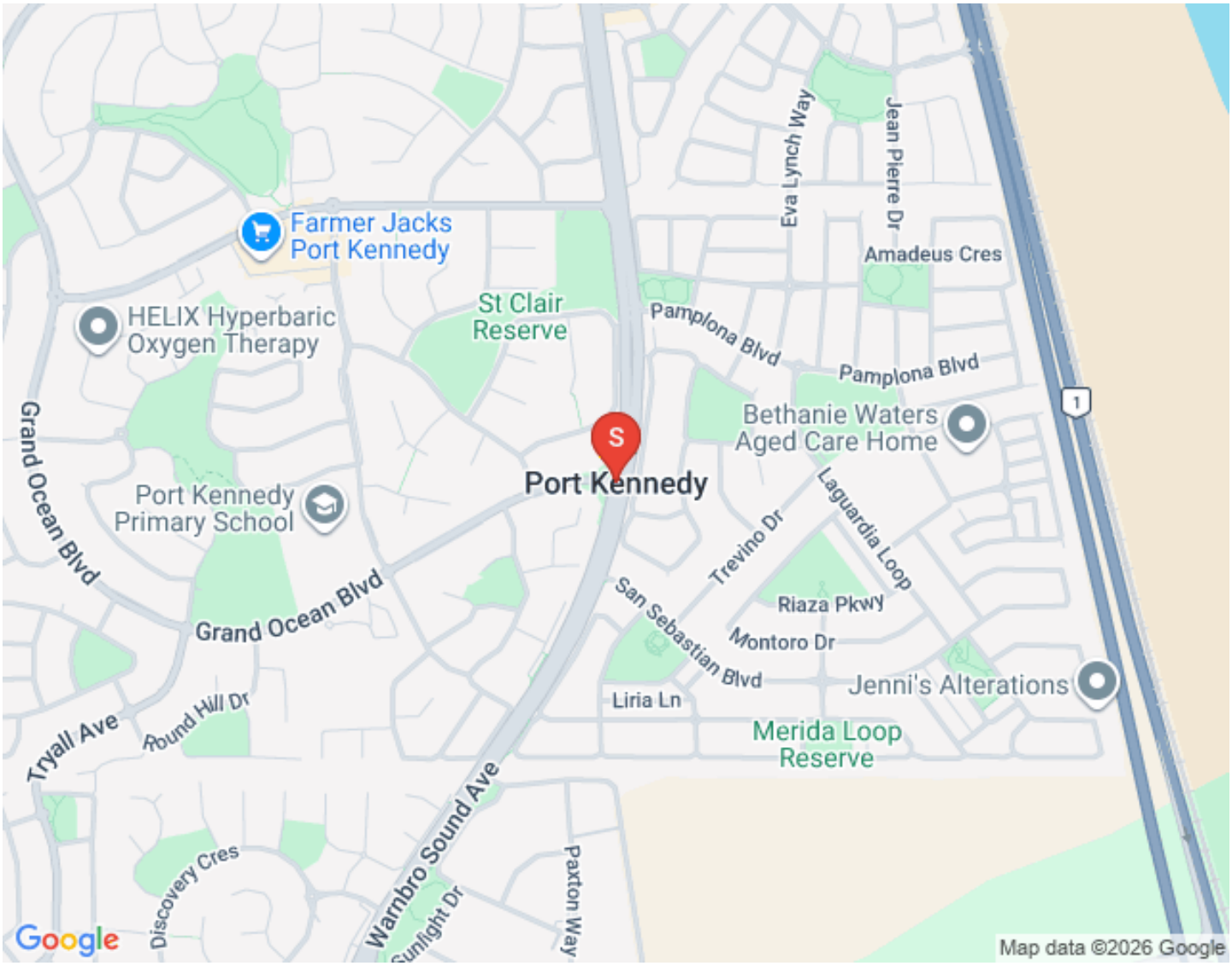


The Links Kennedy Bay & Clubhouse Dining



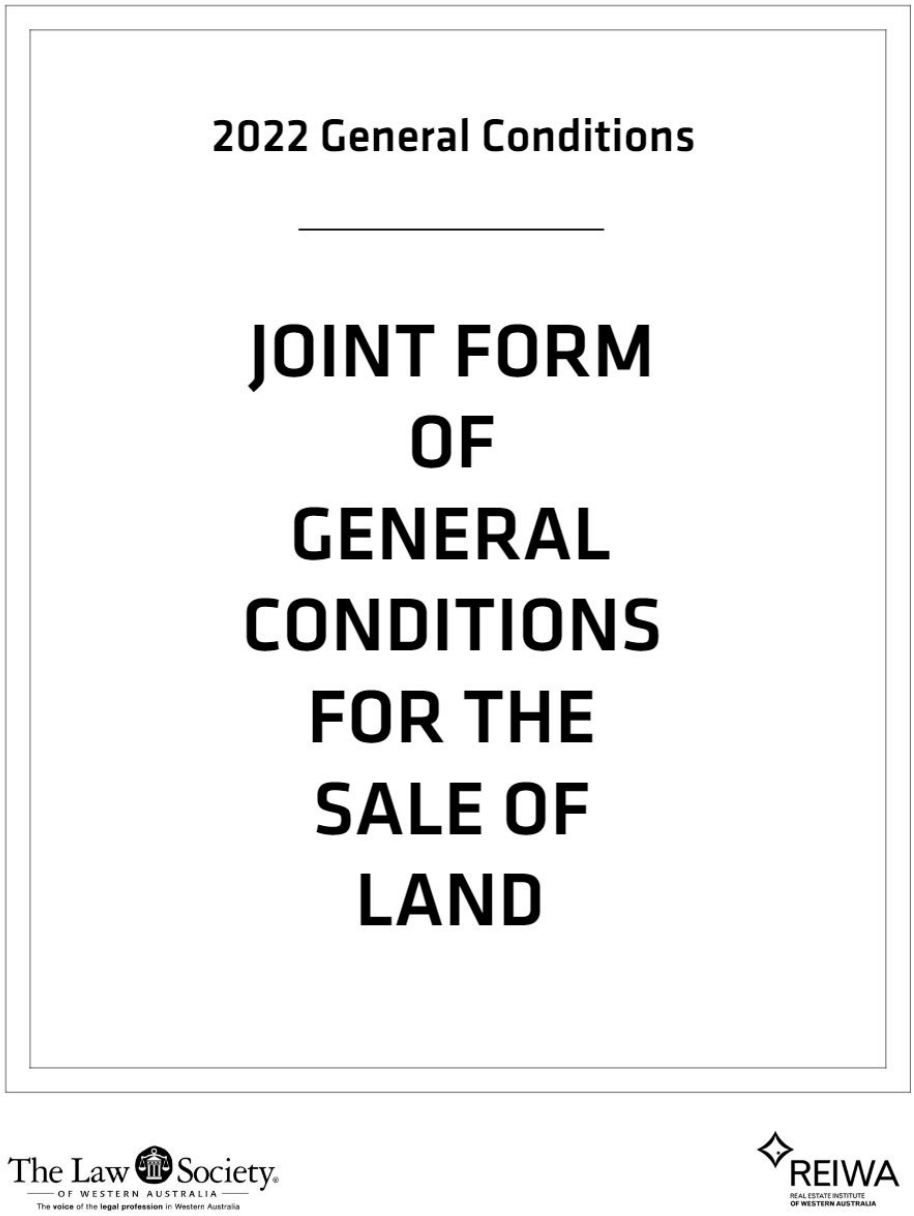





Farmer Jacks Port Kennedy
HELIX Hyperbaric Oxygen Therapy
St Clair Reserve
Eva Lynch Way
Jean Pierre Dr
Amadeus Cres
Pamplona Blvd
Pamplona Blvd
Bethanie Waters Aged Care Home
Port Kennedy
Port Kennedy Primary School
Grand Ocean Blvd
Grand Ocean Blvd
Trevino Dr
Laguardia Loop
Riaza Pkwy
Montoro Dr
San Sebastian Blvd
Jenni's Alterations
Liria Ln
Merida Loop Reserve
Tryall Ave
Round Hill Dr
Discovery Cres
Warnbro Sound Ave
Sunflight Dr
Paxton Way
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Joint Form of General Conditions

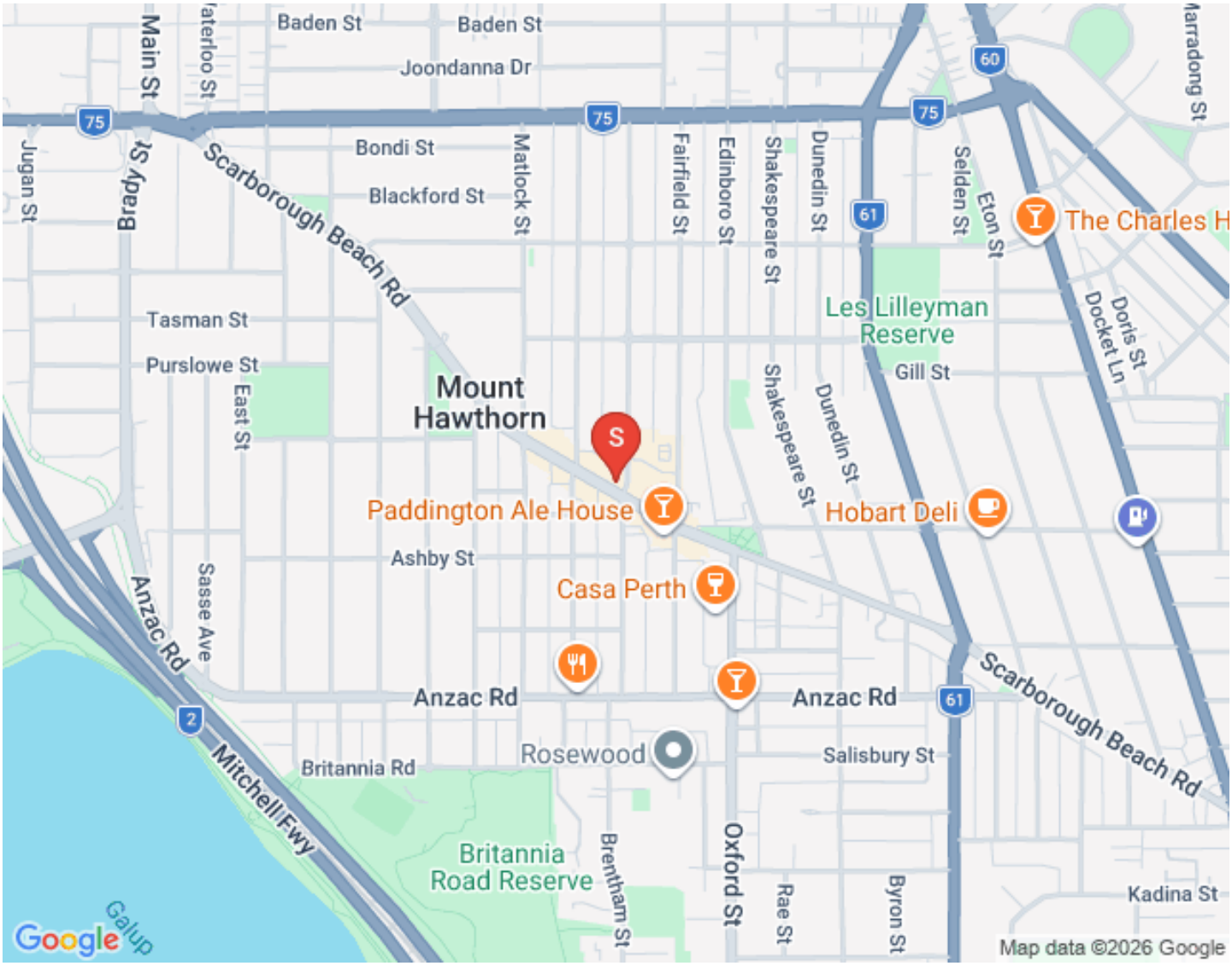


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[View Joint Form Here]

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Team Genesis





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.



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.



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.