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Welcome



18/18 Westralia Gardens, Rockingham

FOR DEFINITE SALE

2  2  1 

**End Date
Process**

All offers presented on or before 6pm Tuesday the 20th of May 2025.
(The sellers reserve the right to accept offer before the end date).

Welcome to this beautifully furnished two-bedroom, two-bathroom apartment that perfectly blends modern style with everyday functionality. Set within a secure complex with gated entry, this residence is ideal for homeowners or savvy investors looking for a stylish, low-maintenance opportunity in a prime location.

Step inside to discover a thoughtfully designed open-plan layout that seamlessly connects the living, dining, and lounge areas. The modern kitchen is a standout, featuring stone benchtops, a Bosch induction cooktop, 600mm Bosch oven, built-in microwave recess, soft-close cabinetry, and overhead storage for maximum functionality.

Enjoy year-round comfort thanks to Mitsubishi split-system air conditioning in the main living area, while the laundry is cleverly tucked away in a balcony cupboard, making the most of your internal space.

The master bedroom offers a private sanctuary with a walk-in robe, ensuite, and direct access to the balcony, perfect for morning coffees or evening relaxation. The second bedroom includes a built-in robe with sliding doors and access to a semi-ensuite, offering privacy and practicality for guests or roommates.

Whether you're looking to move in immediately or expand your investment portfolio, this immaculate home delivers comfort, style, and convenience in equal measure.

Rates:

Water: \$922.26 approx.

Strata: \$849.34 Quarterly

Features:

- * Built Year: 2017 circa
- * Tiled flooring throughout
- * Open-plan living and dining area
- * Stone benchtops
- * Induction cooktop (Bosch)
- * 600mm oven (Bosch)
- * Built-in microwave recess
- * Sleek overhead cabinetry
- * Soft-close cupboards and drawers
- * Reverse cycle split system air conditioning (Mitsubishi)
- * Master bedroom with Ensuite & WIR
- * Hot Water System (Rheem)
- * Balcony access from both the master bedroom and living area
- * Second bedroom with BIR
- * Semi-ensuite bathroom
- * Dedicated undercover parking bay
- * Separate laundry Room
- * Secure complex with Gated Entry

Lifestyle:

96m - Rockingham City Park

350m - Hmas Warramunga Park

650m - Rockingham Centre

750m - Rockingham Senior High School

1.2km - Bungaree Primary School

1.2km - Goodstart Early Learning Rockingham

1.3km - Rockingham Central

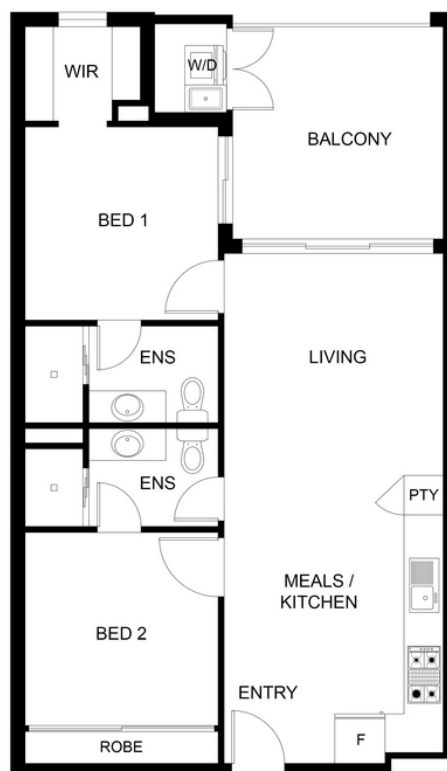
2.1km - South Metropolitan TAFE Rockingham campus

2.6km - Rockingham Beach

3.8km - Rockingham General Hospital



Floor Plan



FLOOR PLAN

Living	59 m ²
Store	4 m ²
Balcony	12 m ²
Carbay	13 m ²
Total	88 m ²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

18/18 Westralia Gardens, Rockingham

Certificate of Title

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

[Click to download the Strata Plan](#)

[Click to download the Title List](#)

Strata Documents

[Click to download the Precontractual Disclosure](#)

[Click to download Strata Plan \(Att 1 + 2\)](#)

[Click to download the By-Laws \(Att 3\)](#)

[Click to download AGM Minutes \(Att 4\)](#)

[Click to download Strata Levies \(Att 6\)](#)

[Click to download the Short Stay Property Authority](#)

Yaran Suites Payout Statements

[Click to download Payout Statement Dec-Feb](#)

[Click to download Payout Statement Jan-Feb](#)

[Click to download Payout Statement Feb-March](#)

Comparable Sales



61/95 CHALGROVE AVENUE, ROCKINGHAM, WA 6168, ROCKINGHAM

2 Bed | 2 Bath | 1 Car
\$455,000
Sold ons: 25/09/2024
Days on Market: 42

Land size: 104



57/24 FLINDERS LANE, ROCKINGHAM, WA 6168, ROCKINGHAM

2 Bed | 2 Bath | 1 Car
\$480,000
Sold ons: 06/05/2024
Days on Market: 21

Land size: 91



25/95 CHALGROVE AVENUE, ROCKINGHAM, WA 6168, ROCKINGHAM

2 Bed | 2 Bath | 1 Car
\$480,000
Sold ons: 09/12/2024
Days on Market: 13

Land size: 111



47/95 CHALGROVE AVENUE, ROCKINGHAM, WA 6168, ROCKINGHAM

2 Bed | 2 Bath | 1 Car
\$490,000
Sold ons: 25/10/2024
Days on Market: 17

Land size: 112



62/95 CHALGROVE AVENUE, ROCKINGHAM, WA 6168, ROCKINGHAM

2 Bed | 2 Bath | 1 Car
\$500,000
Sold ons: 07/01/2025
Days on Market: 29

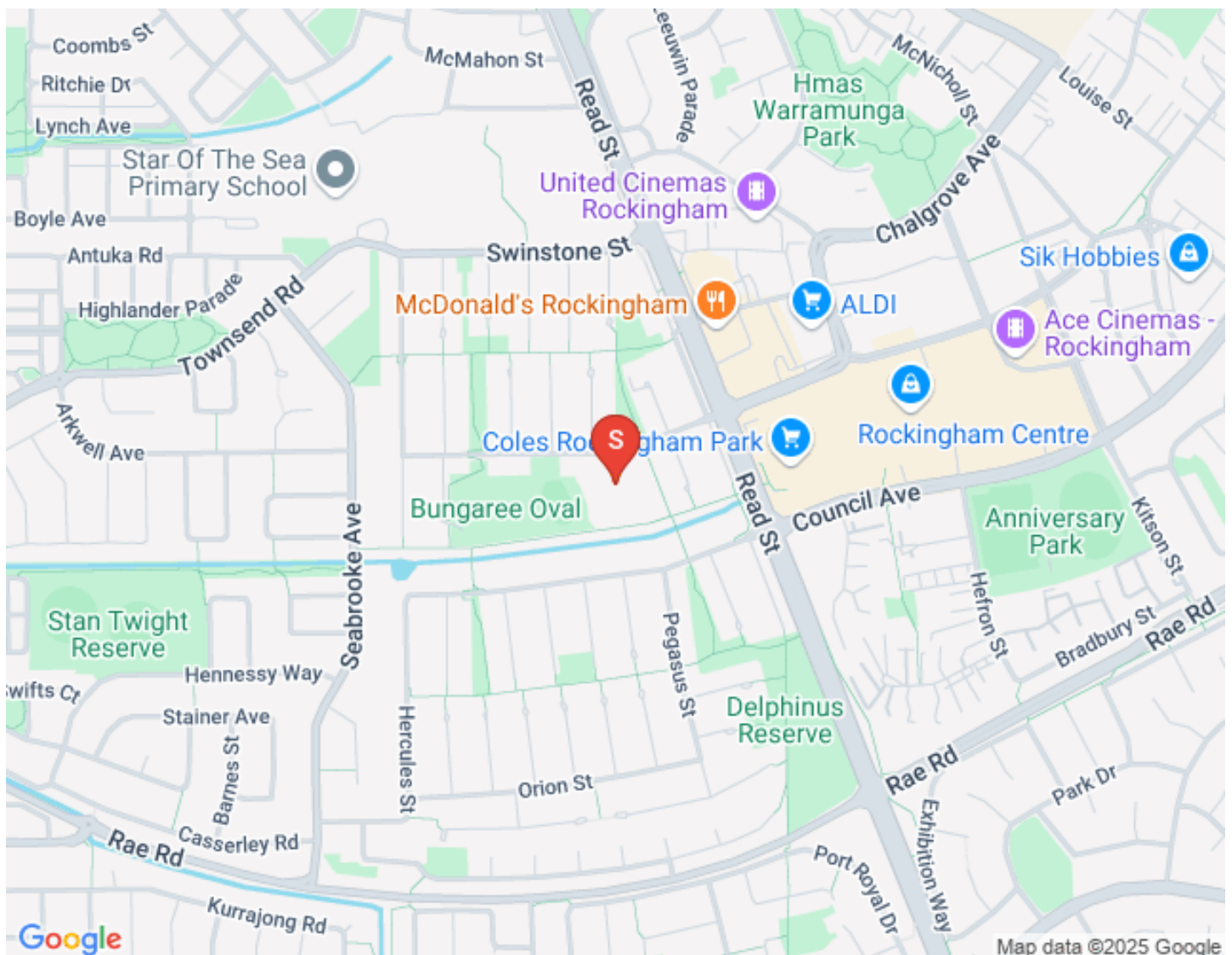
Land size: 104

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Local Schools



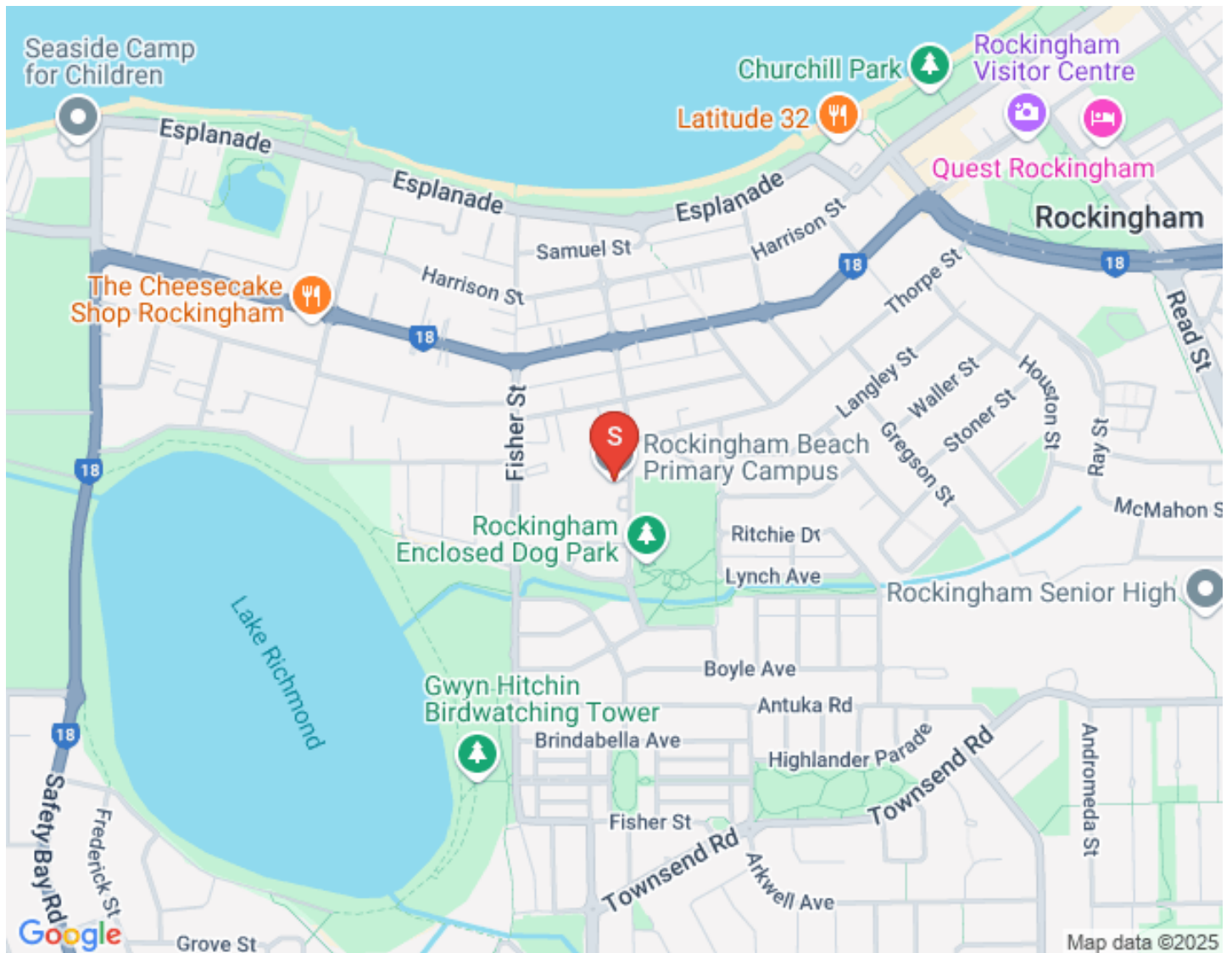
[Click here to view Intake Area](#)



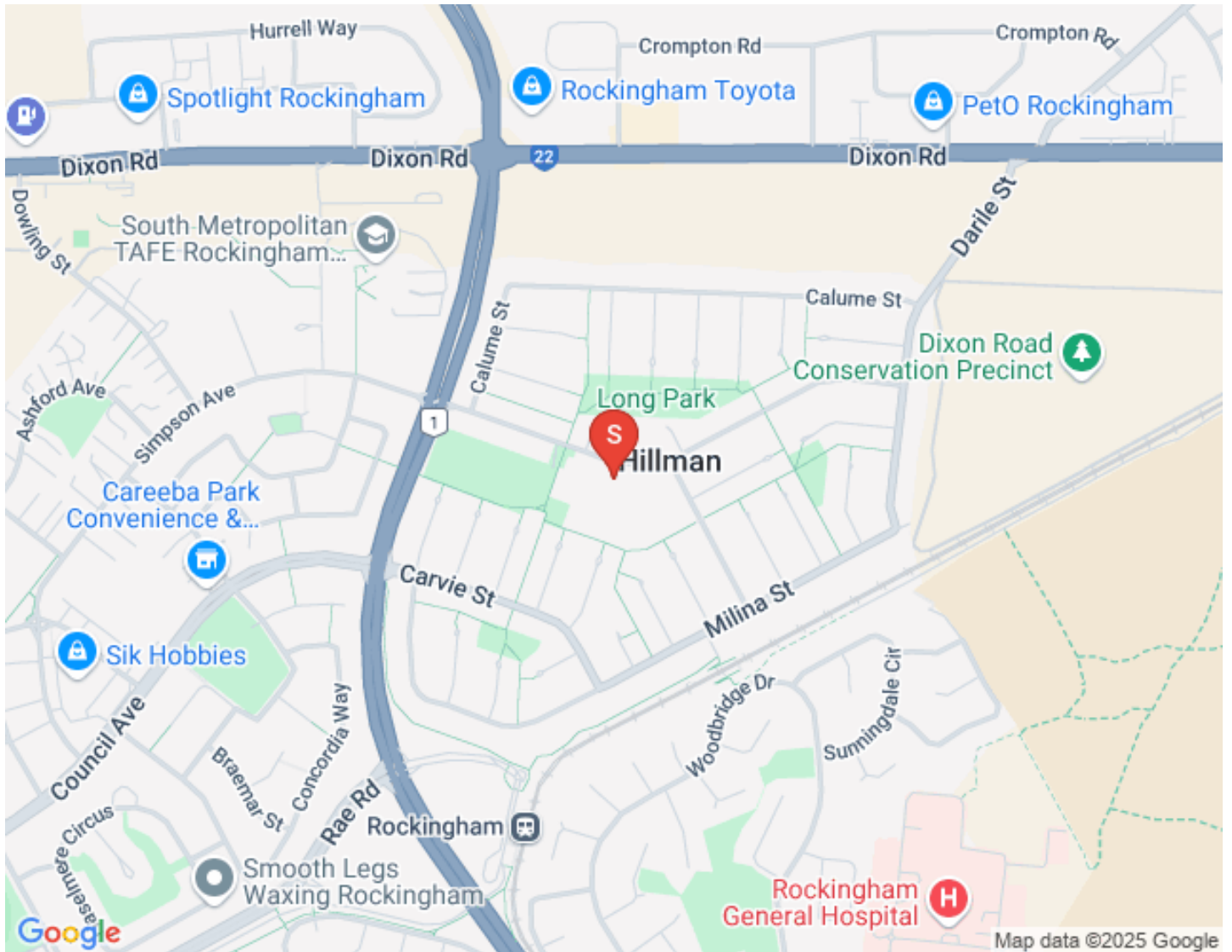


Rockingham Beach Primary School

[Click here to view Intake Area](#)



[Click here to view Intake Area](#)



Respect Engage Achieve Learn

[Click Here to View INTAKE AREA](#)



Rockingham

HMAS Warramunga Park



Rockingham Beach

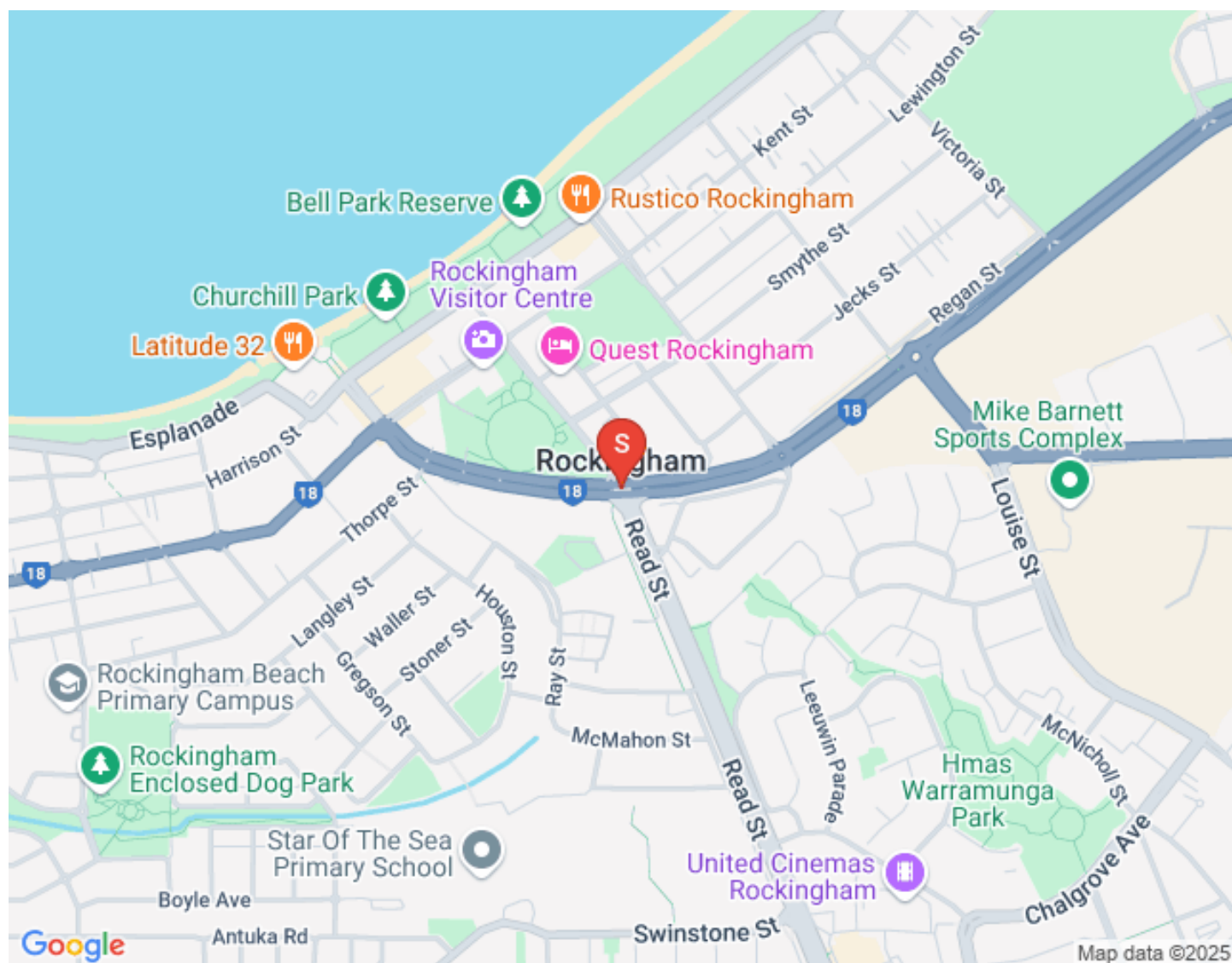


Ace Cinemas



Rockingham Shopping Centre





Joint Form of General Conditions

2018 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND



first
national
REAL ESTATE

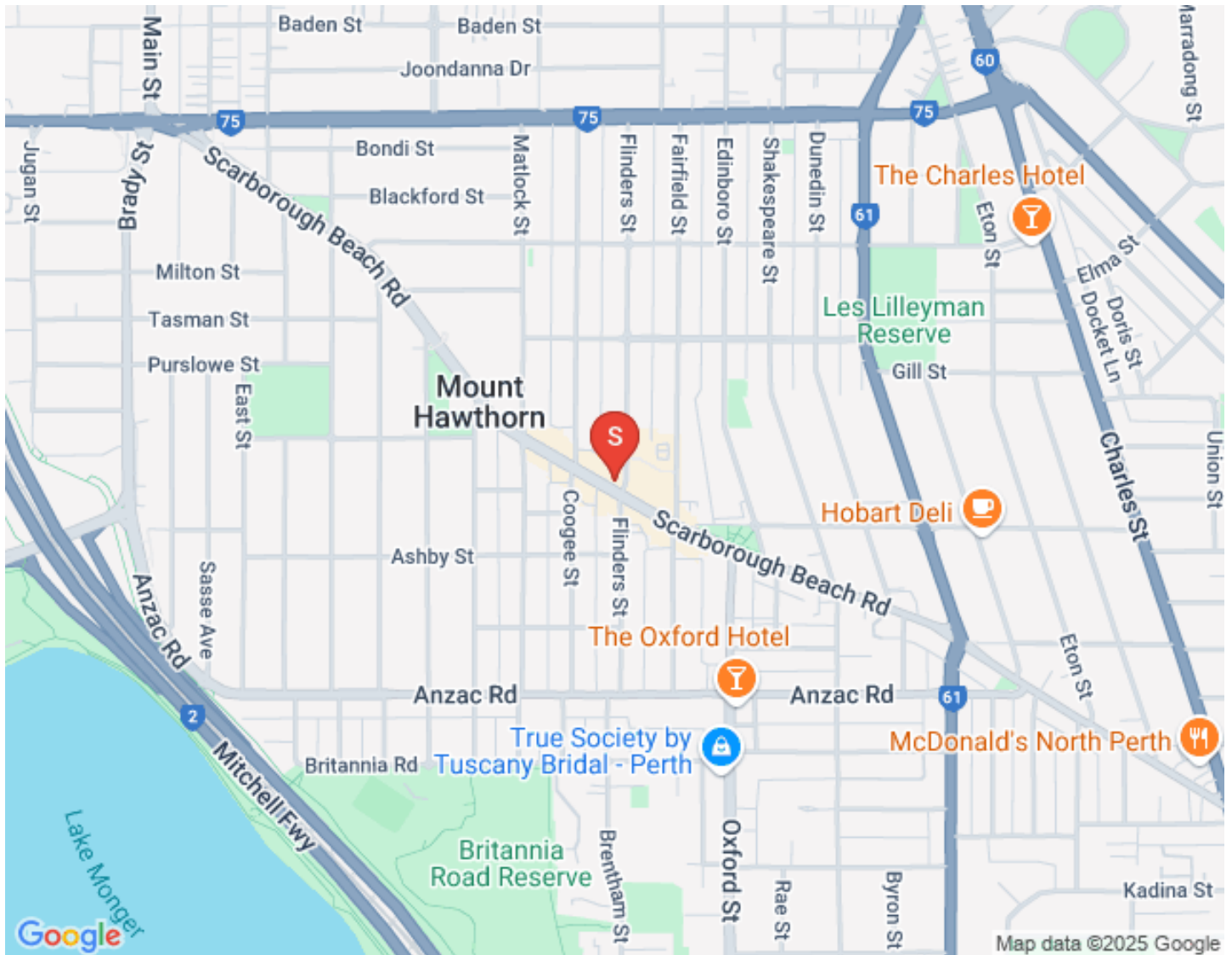
Genesis

Ronnie Singh

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Team Genesis



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.



NISTHA JAYANT

PERSONAL ASSISTANT

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Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



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.



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.



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.



GUY KING

SALES CONSULTANT

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Guy brings more than ten 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.



KEN WIGGINS

SALES AGENT

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Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



ILENA GECAN

PROPERTY MANAGER

0412 175 528

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Ilena found her true calling in the real estate industry in 2019, transitioning from a background in administration, reception, and real estate marketing. Now, as a dedicated Assistant Property Manager at First National Genesis, she thrives in the dynamic world of real estate. She brings a willingness to listen, understand, and work alongside you to achieve your real estate goals. Her strong ties to the local community inspire her commitment to delivering exceptional service. Whether you're a tenant or property owner, Ilena invites you to our Mount Hawthorn office for a friendly chat and valuable insights into the Genesis approach to property management. Outside of the office, Ilena enjoys her time spent in nature, hiking, photography, and the outdoors, moments of tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.



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



5 Kempeana Way, Baldvis

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

UNDER OFFER



147 Rockingham Beach Road, Rockingham

4 Bed | 3 Bath | 2 Car

Land size: 1012sqm

UNDER OFFER



10 Grandis Bend, Southern River

3 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer