First National Real Estate Genesis
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Video

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Welcome



7 Lakehill Gardens, Edgewater

Space to Grow, Gardens to Love, Views to Treasure

5 2 2

End Date Process

ALL OFFER PRESENTED WITHIN 48 HOURS OF RECEIVING THEM

Some homes just feel right from the moment you arrive, and this is one of them. Set in an incredible Edgewater location, this beautiful home on a whopping 1,009 sqm captures views everywhere you look from stunning gardens at the front and back of the house, full of established trees, fruit trees, flowers and herbs to views of Lake Joondalup or simply laying in the daybed, overlooking the pool. It will feel like you are coming home to your own sanctuary everytime you pull into the driveway!

Enter through the leadlight timber door and you're welcomed into an expansive open plan kitchen, dining and family area. Sleek stone benchtops and a large island with breakfast bar seating, this is the natural gathering place, with the window over the sink framing views out to the water. When it's time to slow down, the carpeted sunken lounge offers a cosy retreat by the fireplace, while the formal dining room is ready for birthdays, holidays and long family dinners. Natural light fills every room, and zoned Daikin reverse cycle air conditioning keeps the home comfortable year-round.

There's room here for every stage of family life. The massive master bedroom is a true retreat, with a large walk-in wardrobe and direct access to the patio for quiet morning coffees. A fifth bedroom works perfectly as a study, and the large laundry has storage to spare. With a big spacious room and it's own entrance off the patio, today it could be a guest suite or art studio, tomorrow a teenager's retreat, a workshop or a home business.
Outside is where the memories are made. The elevated patio looks out over the treetops towards the lake, with raised garden beds ready for herbs and vegetables. Below, the sparkling

salt chlorine pool is surrounded by palms, frangipanis and fruit trees, with a thatched cabana alongside for long summer afternoons. Kids can climb the cubby house and run across the lawn, and out front, a shady verandah and white picket fence complete the perfect picture. With 4kW solar panels, a double garage and carport, this is the perfect home for your family to grow, settle in and create memories for years to come.

SCHOOL CATCHMENT
Edgewater Primary School (400m)
Belridge Secondary College (2.5km)

FEATURES
• Total Built Area: 372sqm
• Stunning Lake Joondalup Views
• Living Area - 210m•
• Leadlight Timber Front Door
• Tiled Floors Throughout Living Areas
• Massive Open Plan Kitchen, Dining and Family Area
• Stone Benchtops with Large Island and Breakfast Bar
• Electric Cooktop (Fisher & Paykel)
• Carpeted Sunken Lounge with Fireplace
• Formal Dining Room
• Plenty of Natural Light Throughout
• Beautiful Fixtures Throughout
• Massive Master Bedroom with Large Walk-in Wardrobe and Patio Access
• Large Laundry with Plenty of Storage
• Zoned Reverse Cycle Air Conditioning (Daikin, 16kW)
• 4kW Solar Panels
• Separate Guest Room/Art Studio/Workshop with Own Entrance, Air Conditioning and Patio
• Large Covered Patio
• Elevated Patio with Raised Garden Beds
• Salt Chlorine Pool (Resurfaced Approx. 3 Years Ago)
• Thatched Poolside Cabana
• Green Gardens with Fruit Trees Throughout
• Established Fruit Trees: Avocado, Mandarin, Orange (Navels, Caracara, Valencia), Ruby Red Grapefruit, Tahitian Lime, Makrut Lime, Grape, Papaya, Feijoa, Mango, Shahtoot King White Mulberry, Black Mulberry, Hawaiian Guava, Apricot, Peach, Apple, Pineapple Quince, Pomegranate, Passionfruit
• Huge Frangipani Trees
• Cubby House
• Garden Shed
• Front Verandah
• White Picket Fence
• Double Garage
• Carport

LIFESTYLE

350m • Picnic Cove Park
500m • Mater Dei College
1.9km • Wisteria's Edge Cafe
1.9km • Edgewater Shopping Centre
2.5km • Joondalup Square Shopping Centre
2.9km • St John Urgent Care Joondalup
3.5km • Woodvale Tavern
3.7km • Edgewater Train Station
4.2km • Lakeside Joondalup Shopping Centre


Building 21
Prilep Dr
Lakeside Dr
Cornell Parade
Lakeside Dr
Lakevalley Dr
Wanneroo
Recreation Centre
Scenic Dr
Garden Play Family Day
Care Service Scheme
Bunnings Joondalup
Regatta Dr
Edgewater Dr
S
Spotlight Joondalup
Picnic
Cove Park
Outlook Dr
Edgewater Dr
Treetop Ave
Edgewater
Edgewater Mercy Hostel
Lookout Park
The Aussie Bloke Shop
Ranger Trail
Treetop Ave
Opal Dr
Emerald Way
85
Marefat
Revo Fitness - Joondalup
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Floor Plan





7 Lakehill Gardens, Edgewater

Residence 210m² | Gazebo 4m² | Carport 41m² | Garage 32m² | Covered Drying Area 7m² | Patio 54m² | Pergola 4m² | Verandah 20m²

Total Area 372m²

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. Crib 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



18 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

3 Bed | 2 Bath | 1 Car
$1,180,000
Sold ons: 29/05/2026
Days on Market: 38

Land size: 720
sale - sold



12 CLEMENTS COURT, EDGEWATER, WA 6027, EDGEWATER

3 Bed | 2 Bath | 4 Car
$1,336,000
Sold ons: 10/03/2026
Days on Market: 13

Land size: 804
sale - sold



7 EMERALD WAY, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,350,000
Sold ons: 21/08/2026
Days on Market: 75

Land size: 755
sale - sold



22 PIONEER DRIVE, EDGEWATER, WA 6027, EDGEWATER

3 Bed | 2 Bath | 2 Car
$1,370,000
Sold ons: 11/05/2026
Days on Market: 32

Land size: 801
sale - sold



4 WOOD RIDGE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,400,000
Sold ons: 17/08/2026
Days on Market: 60

Land size: 779
sale - sold



16 LAKEVALLEY DRIVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,400,000
Sold ons: 26/02/2026
Days on Market: 8

Land size: 711
sale - sold



10 LAKEVALLEY DRIVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,405,500
Sold ons: 11/06/2026
Days on Market: 30

Land size: 729
sale - sold



4 OCEAN VIEW ROAD, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,420,000
Sold ons: 15/03/2026
Days on Market: 13

Land size: 729
sale - sold



29 CLIFFSIDE TRAIL, EDGEWATER, WA 6027, EDGEWATER

3 Bed | 2 Bath | 2 Car
$1,495,000
Sold ons: 04/05/2026
Days on Market: 19

Land size: 1045
sale - sold



30 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,605,000
Sold ons: 15/06/2026
Days on Market: 75

Land size: 755
sale - sold

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Offer Documents

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

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Certificate of Title

Please Download Certificate of Title Here
Please Download Document Transfer
Please Download Plan Here
Please Download Plan - Title List Here

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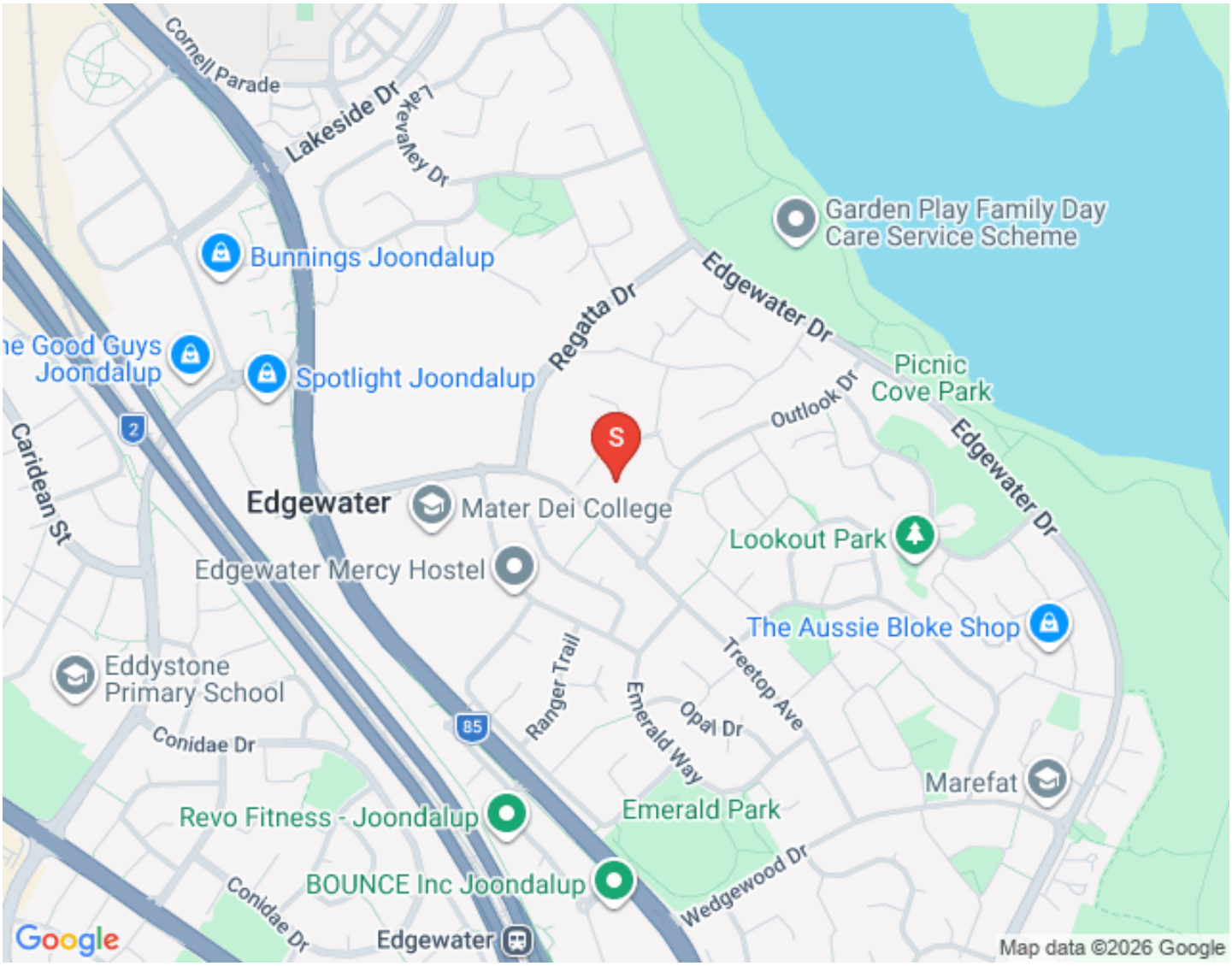
Local Schools

EDGEWATER PRIMARY SCHOOL
An Independent Public School

Click to view intake information



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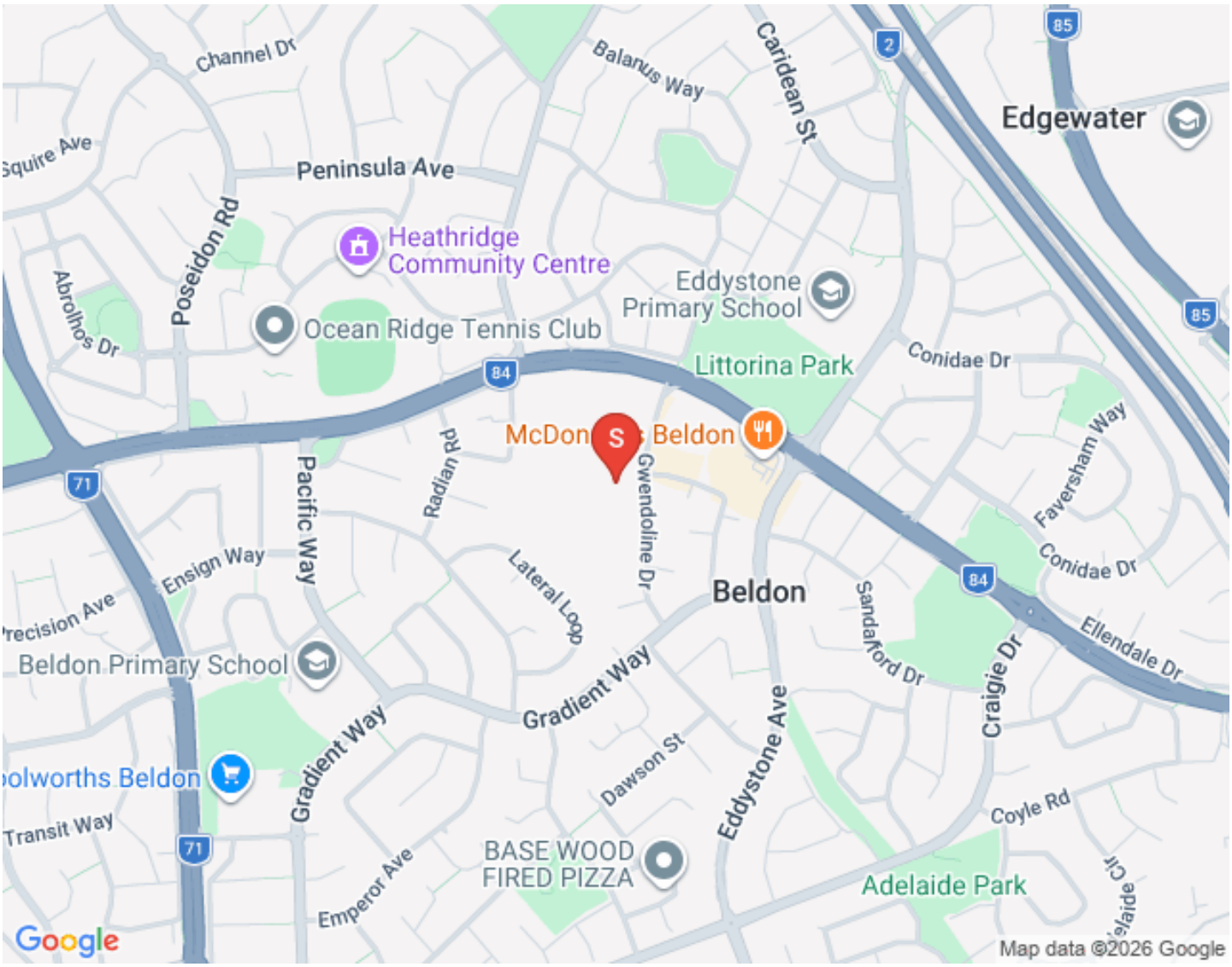

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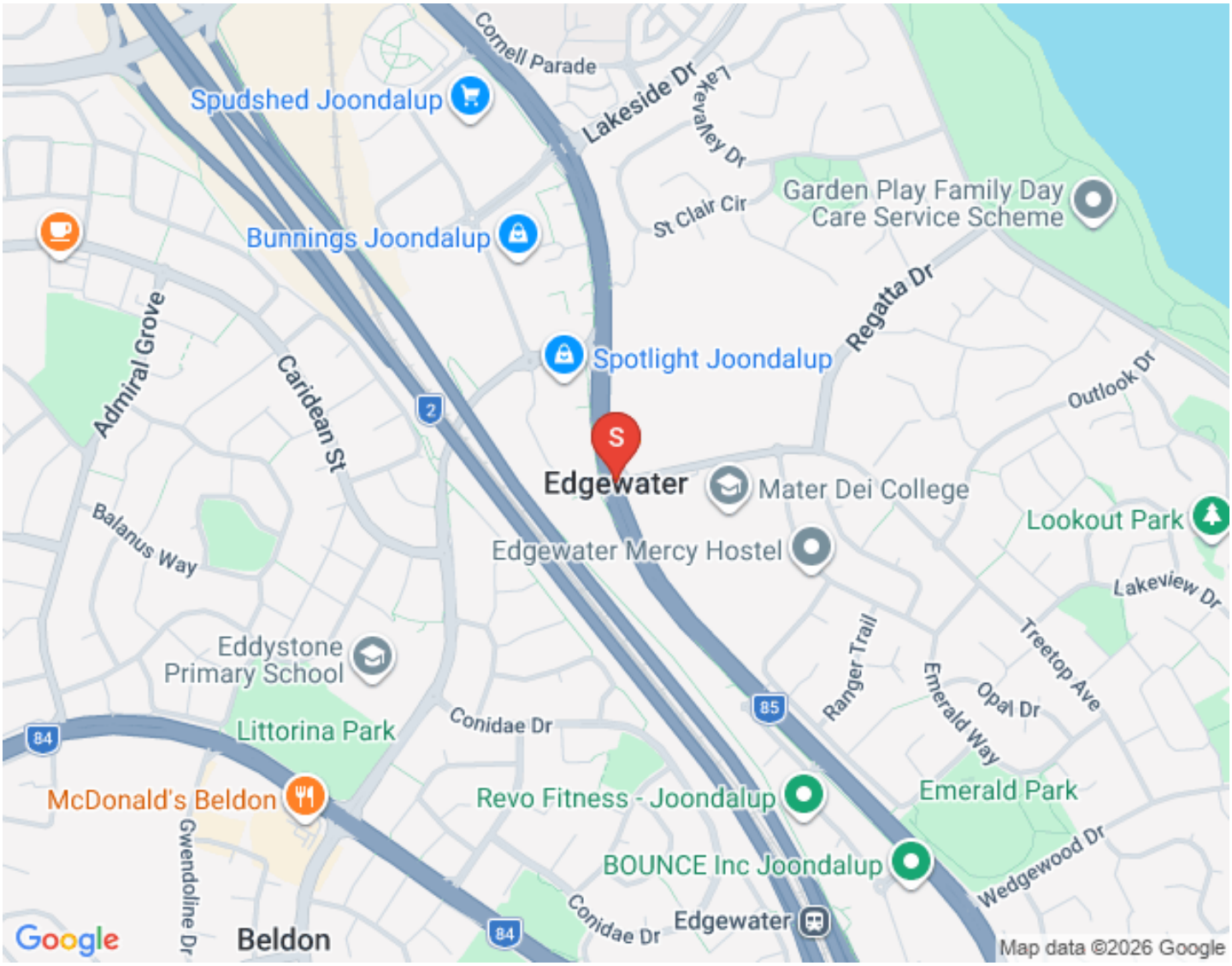
Edgewater



Edgewater Quarry Park



Lake Joondalup Walking Trail



Picnic Cove Park



Picnic Cove Park



Lakeside Joondalup



Joondalup Square



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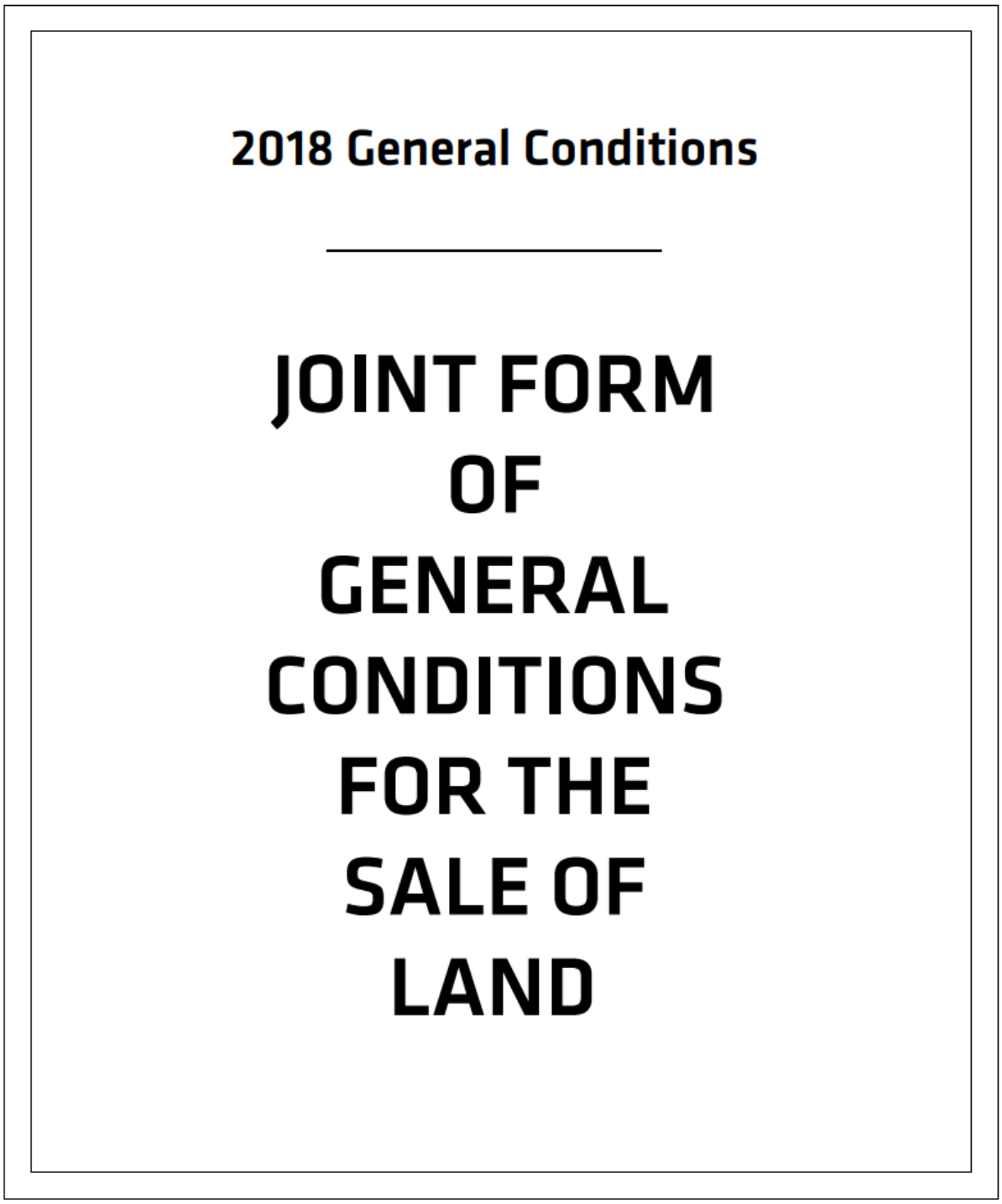
Joint Form of General Conditions

View Joint Form Here



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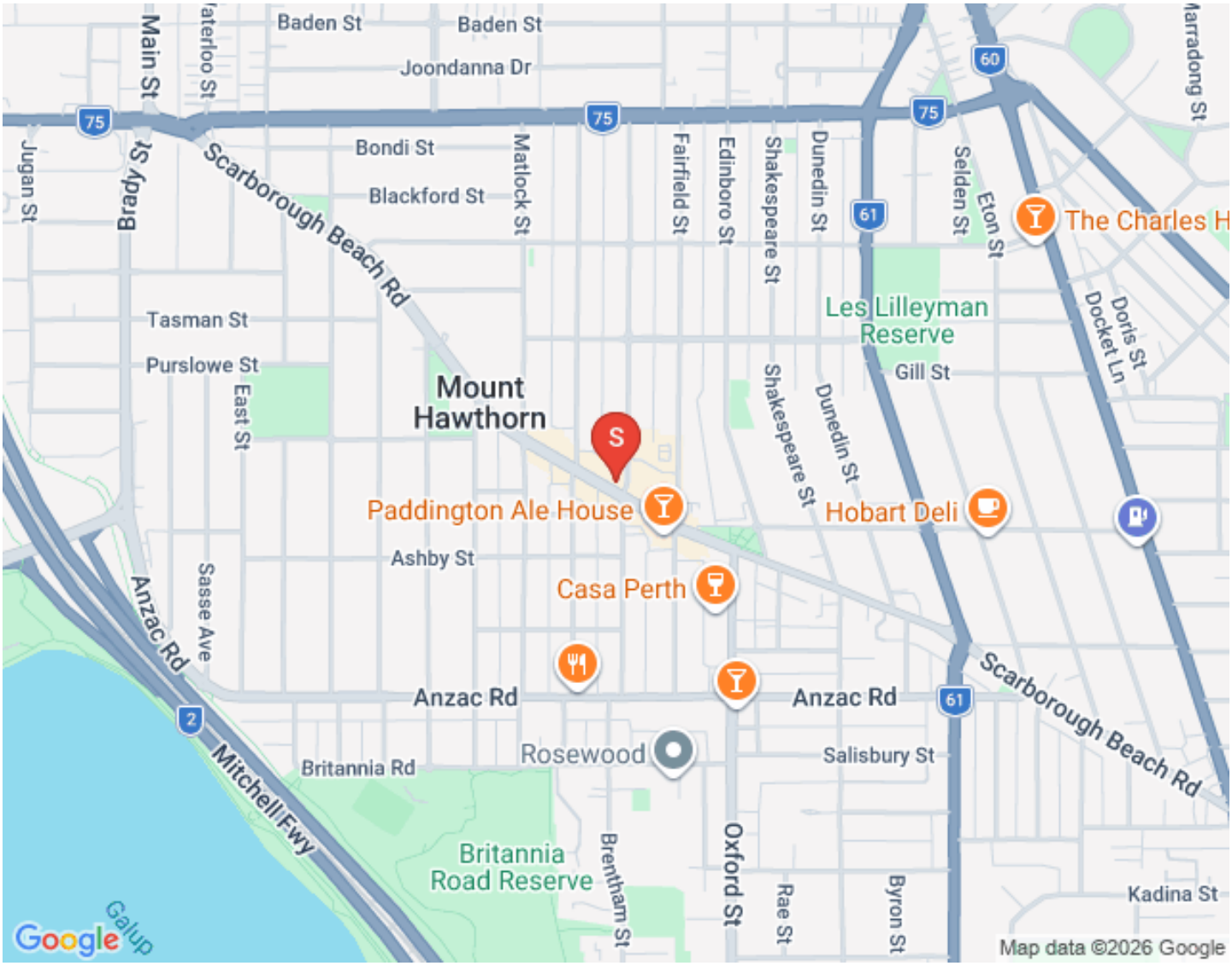
Team Genesis





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.



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.



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.



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.



DANIELLE VASIC

SALES CONSULTANT

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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.



SAM WILLESEE

SALES CONSULTANT

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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.



CAITLYN NYBO

PROPERTY MANAGER

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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

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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.



KRISTEN COLE

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Kristen comes from a background of customer service, administration and management, she brings a warm, bubbly personality and a genuine love for connecting with people to the Genesis Team. Having spent several years in leadership and customer-facing roles, Kristen understands the importance of clear communication, organisation and making people feel welcome and valued. Never one to shy away from a good conversation or a bit of friendly banter, she enjoys getting to know those around her and make people feel welcome and valued. Outside of work, Kristen is happiest by the ocean either fishing, snorkelling or soaking up the sun. She also enjoys spending time with family and friends, keeping active by either playing basketball, volleyball or going to the gym.