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Welcome



**147 Rockingham Beach Road,
Rockingham**

For Definite Sale

4  3  2 

**End Date
Process**

2 Living Areas

All offers presented on or before 6pm Tuesday 29th April, 2025 (The seller reserves the right to accept an offer prior to the end date).

Situated on a quarter acre block in a prime shorefront location, this double storey residence offers a spacious living experience featuring four bedrooms, three bathrooms and four toilets. With two living areas, an upstairs office and a study/sowing room, there is ample space for families. A sunroom with alfresco kitchen and upstairs balcony also offer stunning ocean views. The property is securely enclosed by an automatic gate. Additional amenities include a large powered shed at the rear of the property, a two car garage with adjacent powered workshop, bore reticulation and plenty of room for a boat or caravan.

RATES

Council: \$3583.01 (24/25 FY) City of Rockingham

Water: \$1,614.48 (23/24 FY)

SCHOOL CATCHMENTS

Rockingham Beach Primary School (2.7 km)

Rockingham Senior High School (2.2 km)

FEATURES

General

* Build Year: 2000

- * Total Build Area: 701 sqm (approx)
- * Residence: 432 sqm (approx)
- * Split System Reverse Cycle Air-conditioning (Mitsubishi)
- * Roller Blinds
- * Instantaneous Gas Hot Water System (Rinnai)
- * Floorboards & Cork Tiles
- * Internal Downlights
- * Elevator
- * Carpeted Staircase
- * Sunroom & Alfresco Kitchen
- * Balcony
- * Powder Room
- * Study/Sewing Room
- * Office
- * Double Garage
- * Powered Workshop
- * Cellar
- * Automatic Gate
- * Solar Panels

1st Floor:

Main Living

- * Coffered Ceilings
- * Split System Reverse Cycle Air-conditioning (Mitsubishi)
- * Gas Bayonet

Kitchen

- * 4 Plate Induction Cooktop (Bosch)
- * 600mm Oven (Neff)
- * Dishwasher (AEG)
- * Stainless Steel Sink
- * Tiled Splashback

Sunroom/Alfresco Kitchen

- * Gas BBQ
- * Rangehood
- * Fridge
- * Stainless Steel Sink
- * Split System Reverse Cycle Air-conditioning (Mitsubishi)

Lounge

- * Gas Bayonet

2nd Floor:

Master Bedroom 1 & 2

- * Balcony Access

- * Walk-in Wardrobe
- * Ensuite
- * Split System Reverse Cycle Air-conditioning (Mitsubishi)

Bedroom 3, 4

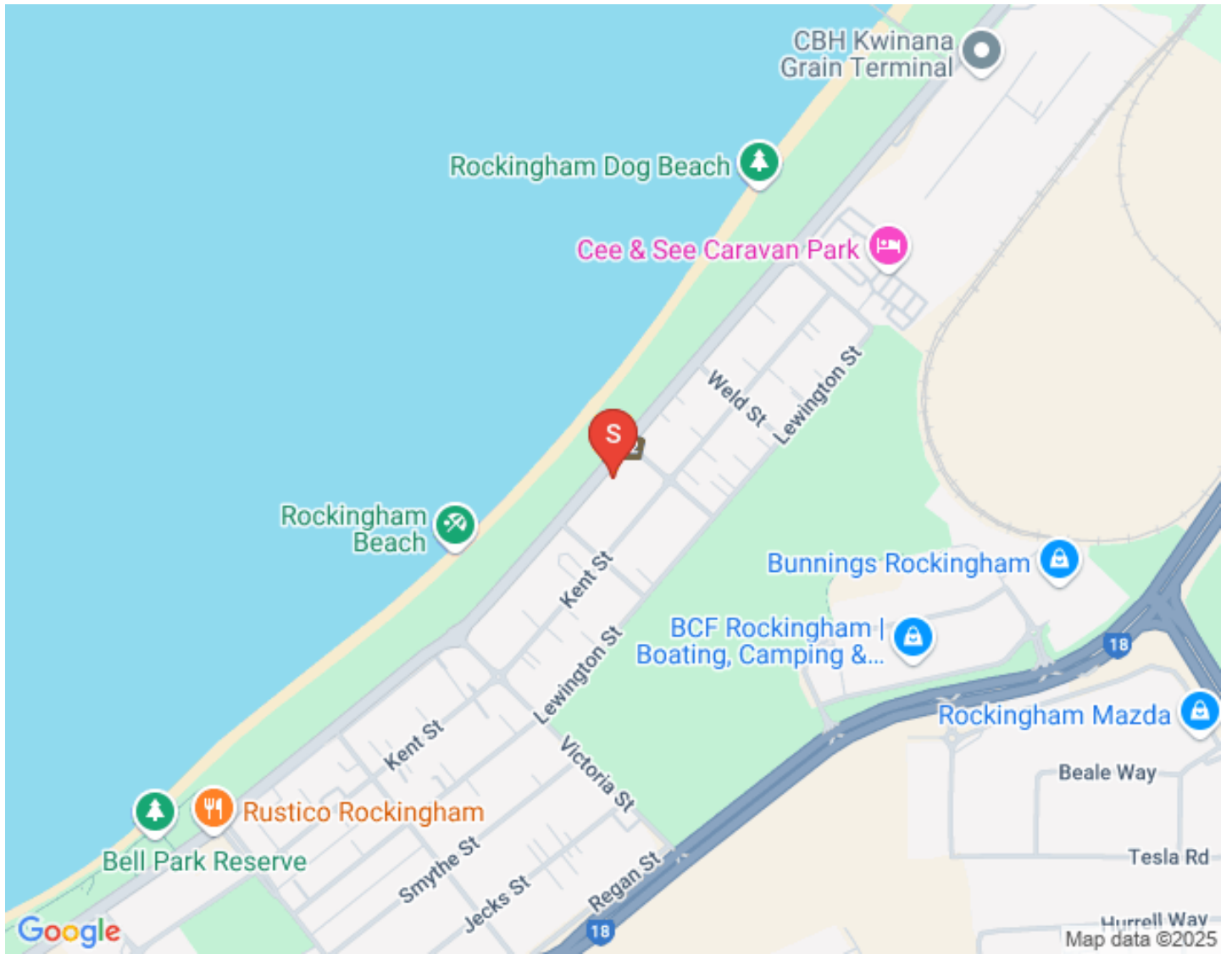
- * Built-in Wardrobe
- * Split System Reverse Cycle Air-conditioning (Mitsubishi)

Outdoor

- * Patio
- * Large Powered Shed w Electric Roller Door
- * Greenhouse
- * Bore Reticulation

LIFESTYLE

- 300m - Public Transport
- 350m - Rockingham Beach
- 450m - Lewington Reserve
- 1.6km - Lu Lu's Cafe
- 2km - Mike Barnett Sports Complex
- 2.2km - Bunnings Rockingham
- 3.1km - Rockingham Shopping Centre
- 4.5km - Rockingham Train Station
- 11km - Perth Motorplex
- 43km - Perth CBD



Floor Plan



147 Rockingham Beach Road, Rockingham

Residence 432m² | Greenhouse 52m² | Sunroom/Balcony 43m² | Patio 38m² | Balcony 37m² | Garage 56m² | Powered Shed 41m² | Porch 2m²
Total Area 701m²



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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CMAA Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.cmaacreative.com.au

Certificate of Title

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

[Click to download the Sketch](#)

[Click to download the Diagram](#)

[Click to download the Title List](#)

[Click to download the Document Application](#)

Offer Documents

[Click to download the Offer Pack](#)

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

Comparable Sales



149 ROCKINGHAM BEACH ROAD, ROCKINGHAM, WA 6168, ROCKINGHAM

4 Bed | 2 Bath
\$1,700,000
Sold on: 22/07/2024
Days on Market: 95

Land size: 1047



20A ARCADIA DRIVE, SHOALWATER, WA 6169, SHOALWATER

3 Bed | 2 Bath | 4 Car
\$1,400,000
Sold on: 16/04/2024
Days on Market: 93

Land size: 620



2 ARCADIA DRIVE, SHOALWATER, WA 6169, SHOALWATER

4 Bed | 2 Bath | 2 Car
\$1,650,000
Sold on: 10/05/2024
Days on Market: 177

Land size: 749



18 REGAN STREET, ROCKINGHAM, WA 6168, ROCKINGHAM

4 Bed | 2 Bath | 6 Car
\$1,300,000
Sold on: 07/11/2024
Days on Market: 42

Land size: 1012



102A ARCADIA DRIVE, SHOALWATER, WA 6169, SHOALWATER

4 Bed | 2 Bath | 2 Car
\$1,620,000
Sold on: 12/04/2024
Days on Market: 79



**61/17-21 ROCKINGHAM BEACH ROAD, ROCKINGHAM, WA 6168,
ROCKINGHAM**

3 Bed | 2 Bath | 2 Car

\$1,400,000

Sold ons: 08/01/2025

Days on Market: 22

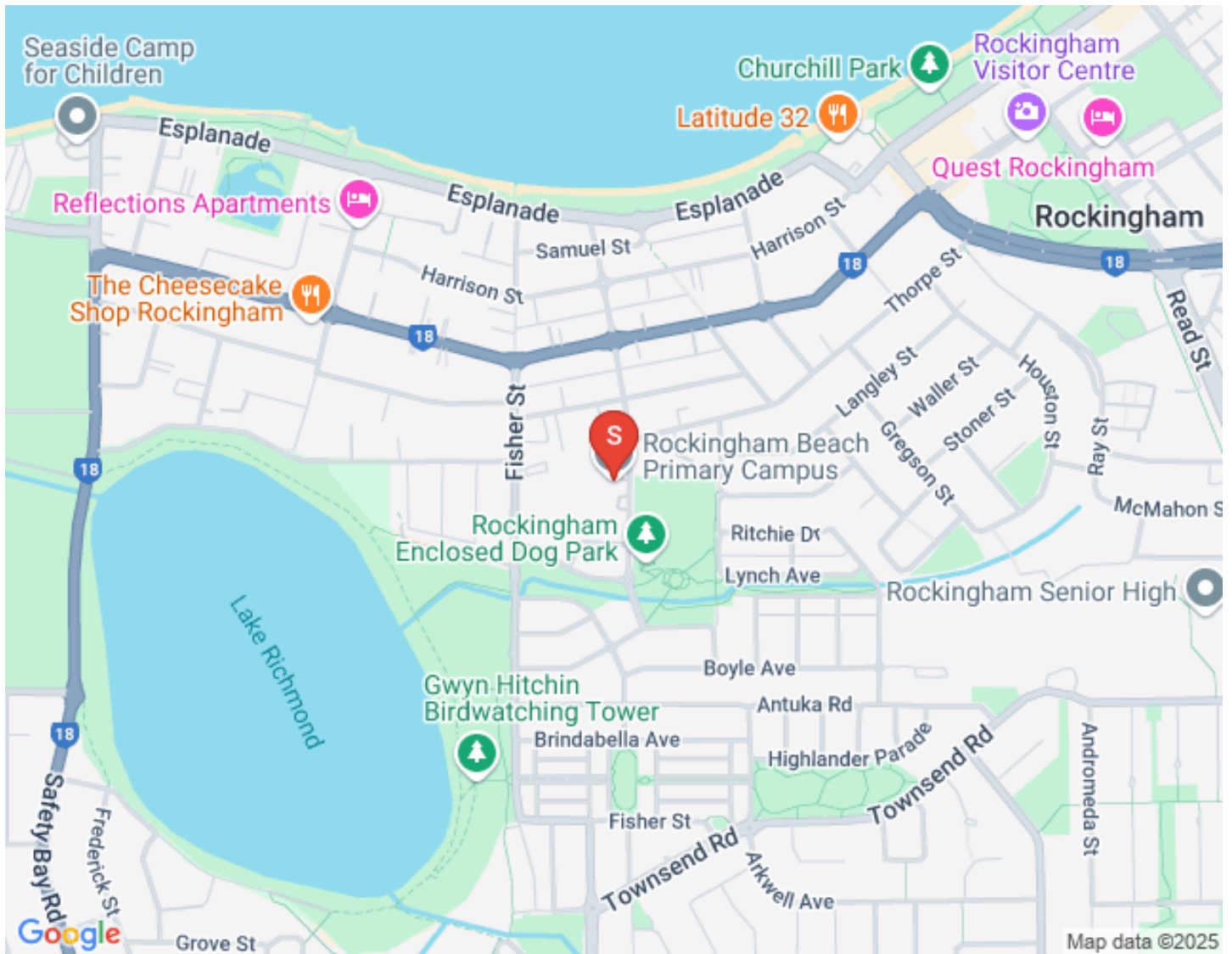
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Local Schools

Rockingham Beach
Primary Campus



[Click Here to View INTAKE AREA](#)



Respect Engage Achieve Learn

[Click Here to View INTAKE AREA](#)



Rockingham

Herbert Park



Rockingham Beach



Lewington Reserve

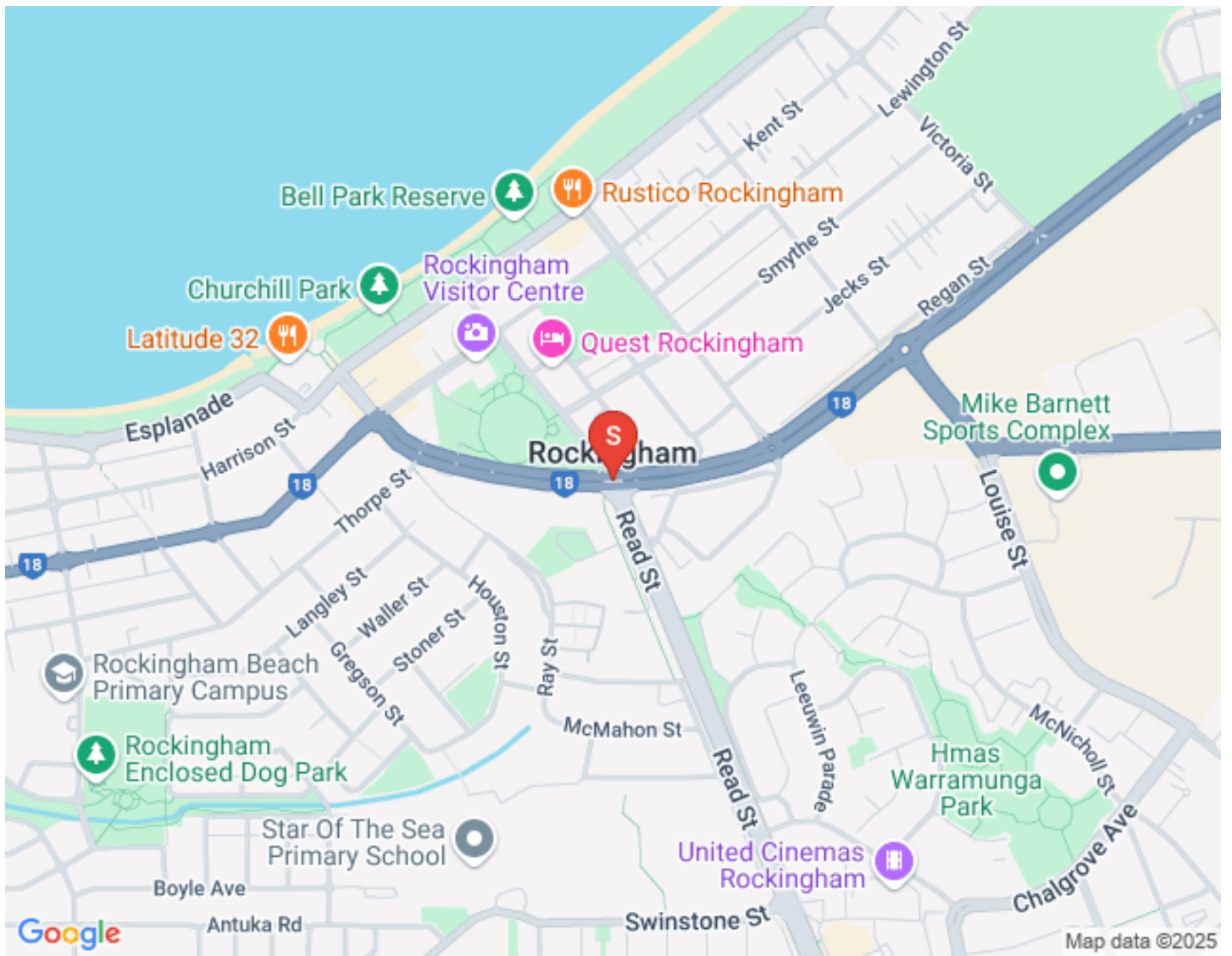


Lu Lu's Cafe



Rockingham Shopping Centre



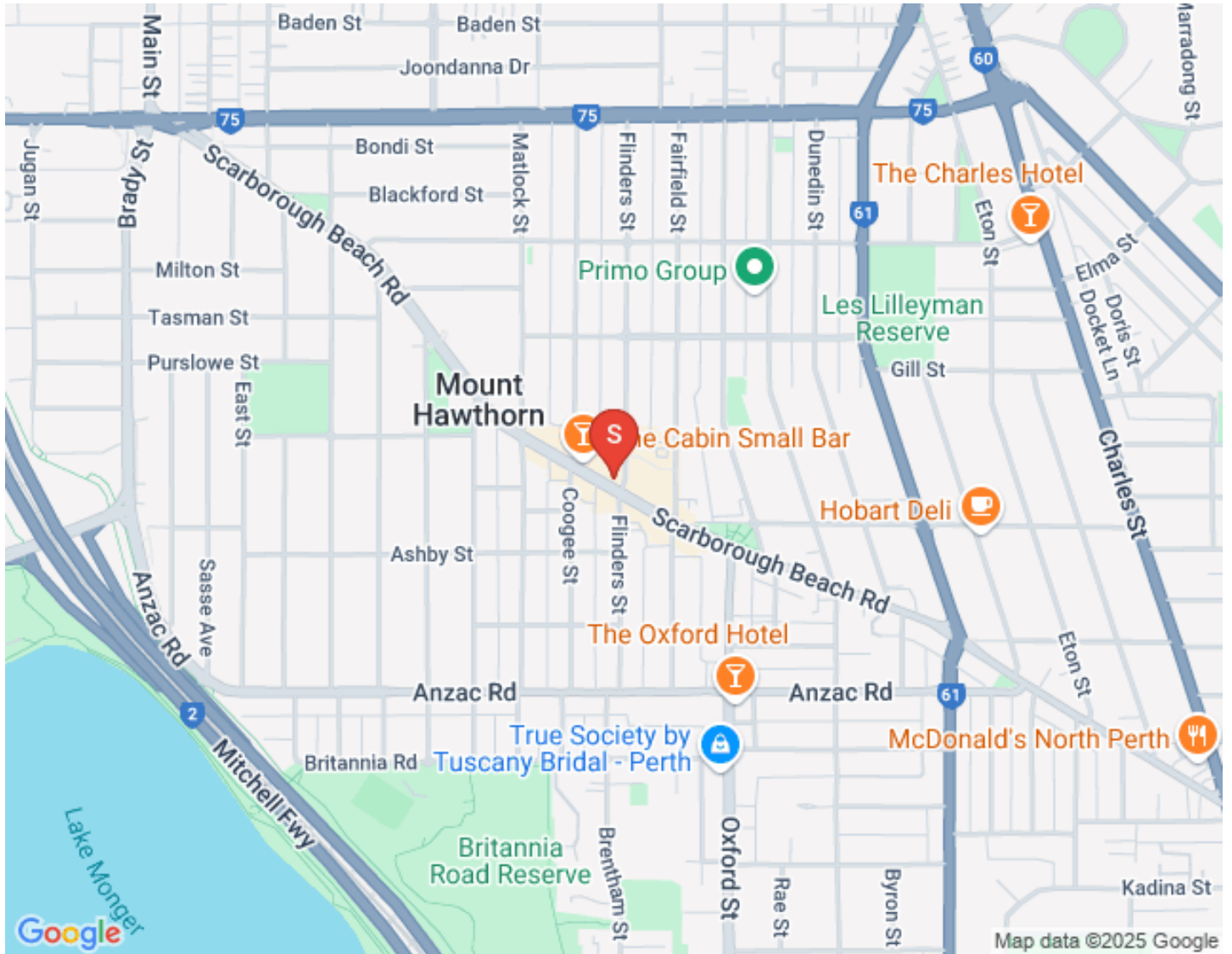


Joint Form of General Conditions

2018 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**

Team Genesis



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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jclover@fngenesis.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

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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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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dmartin@fngenesi.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.



NISTHA JAYANT

PERSONAL ASSISTANT

njayant@fn genesis.com.au

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.



GUY KING

SALES CONSULTANT

0417900315

gking@fn genesis.com.au

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

0403012950

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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

rentals@fngenesis.com.au

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

admin@fngenesi.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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fngenesi.com.au

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



8 Goldsmith Drive, Wellard

3 Bed | 2 Bath | 0 Car

Land size: 2192sqm

Under Offer



12 Lazuli Rise, Wellard

4 Bed | 2 Bath | 2 Car

Land size: 449sqm

UNDER OFFER



10 Petersfield Lane, Wellard

4 Bed | 2 Bath | 2 Car

Land size: 411sqm

Low \$400,000's



128 Sunrise Boulevard, Wellard

3 Bed | 2 Bath | 2 Car

Land size: 461sqm

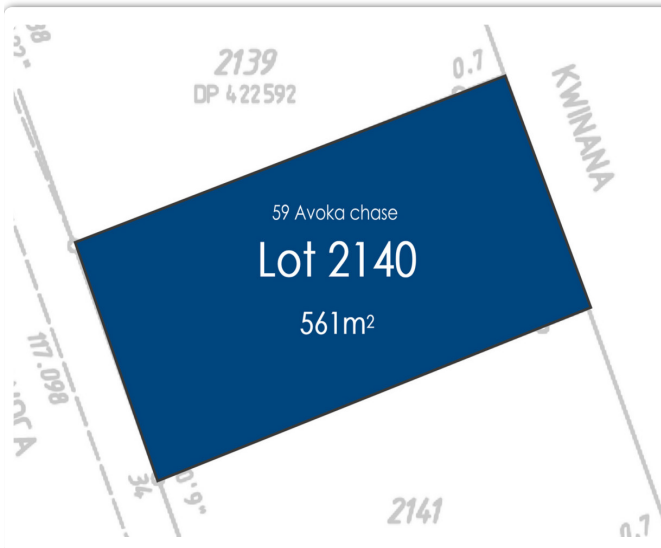
Offers Above \$360,000



41 Avoca Chase, Baldivis

Land size: 528sqm

ALL OFFERS



55 Avoca Chase, Baldivis

ALL OFFERS

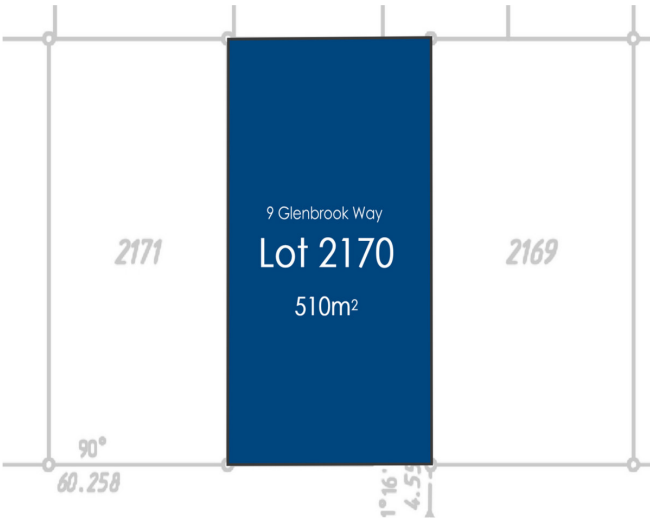


54 Campolina Avenue, Baldivis

4 Bed | 2 Bath | 2 Car

Land size: 490sqm

Under Offer



9 Glenbrook Way, Baldivis

Offers From \$259,000



5 Kempeana Way, Baldivis

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

UNDER OFFER