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Welcome



85 Lakelands Drive, Gngangara

**The Best of Both Worlds: Country Charm
with Urban Convenience**

4  2  2 

Offers

All offers presented on or before 6pm Tuesday the 8th of July 2025.
(The sellers reserve the right to accept offer before the end date).

Enjoy the serenity of country living while keeping the convenience of city life right at your fingertips. This showstopping property sits on a whopping 1.23 hectares, just moments from Lake Gngangara and the picturesque Lakelands Country Club. A true one of a kind, this unique home offers your very own vineyard, a greenhouse for exercising your green thumb, and the beauty of harvesting fresh produce from the veggie gardens. There's room to slow down and breathe, all while living just a short drive from shops, cafes, and schools.

Inside, you're greeted by a large, welcoming family home with plenty of room for everyone. The master bedroom offers a peaceful retreat, complete with a private ensuite that includes luxury finishes like floor-to-ceiling tiles, a floating vanity, and frameless shower screens. The home's layout gives you multiple living areas to spread out in, whether that's the open plan living and dining space, the separate family room, or the formal dining area, which could easily double as a study or a kids' playroom.

At the heart of the home is the incredible kitchen. Enjoy preparing family meals, or entertaining, with a 900mm electric oven, and 6 burner gas stove top, you can multitask with ease. The overhead and under bench cabinetry provide enough storage for all the appliances, while adding a modern finish to the kitchen. In the cooler months, the family can curl up by the fireplace while they soak in the aromas of a hearty winter dinner.

Come summer, you will be eager to dine outside, where there's even more to love. The alfresco area is a hero of the home, with a built-in pizza oven, a stunning outdoor table, and lush lawns that stretch out under the shade of mature trees. Nearby to the alfresco is a powered shed

that's been set up for entertaining, with its own bar, kitchen, and bathroom. It's the perfect spot for a few games of pool or darts with friends, drink in hand and something sweet warming in the oven. There's also a second shed offering space for tools, equipment, or extra storage. Add in the solar panels, electric gates, security system, and 3-phase power, and you've got a property that's as practical as it is charming. Water costs are kept down with a bore pump and water tanks, making it easy to live sustainably. The wrap around verandah allows you to enjoy the beauty of this property from all angles. With schools just a short drive away and shopping and dining less than 5km from your front door, this is an incredible chance to enjoy the best of both worlds, country charm, with unmatched urban convenience.

SCHOOL CATCHMENT

East Wanneroo Primary School (6.7km)

Wanneroo Secondary College (7.0km)

RATES

Council: \$

Water: \$290 approx

FEATURES

- * Beautiful Master Suite with Private Ensuite Bathroom
- * Split System Airconditioning (Panasonic and Fujitsu systems)
- * Multiple Living Areas
- * 900mm Electric Oven
- * 6 Burner Gas Stove Top
- * Fireplace
- * Chimney
- * Vineyard
- * Palram Greenhouse

- * Vegetable Gardens
- * Huge Wrap Around Patio
- * Built-in Outdoor Pizza Oven
- * Multiple Sheds
- * Powered Shed with Bar, Kitchen, and Bathroom
- * Gas Tanks
- * Water Tanks
- * Boar Water
- * 3 Horse Power Boar Pump with Spare to be Left at Property
- * 3 Phase Power to House
- * Solar Panels (3kw with 5kw Battery)
- * Electric Gate
- * Security Cameras
- * Security Light

LIFESTYLE

- 1.1km  Badgerup Reserve
- 1.6km  Lakelands Country Club
- 2.4km  Lake Gngara Park
- 2.5km  Jones and Co Coffee Roasters
- 2.6km  Golfview Park
- 2.8km  Espresso 57 Cafe

4.1km  Pearsall Shopping Centre

5.1km  Kingsway Bar and Bistro

5.3km  Wyatt Grove Shopping Centre

9.9km  Edgewater Train Station



Floor Plan



85 Lakelands Drive, Gngara

Residence 198m² | Workshop 85m² | Carport 79m² | Entertaining/Verandah 193m² | Verandah 110m²
Total Area 665m²



This floor plan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and all 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. Ciba Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cibacreative.com.au

Comparable Sales



39 MOONDYNE TRAIL, GNANGARA, WA 6077, GNANGARA

4 Bed | 2 Bath | 2 Car
\$2,100,000
Sold ons: 17/01/2025
Days on Market: 46

Land size: 10724.2



77 MOONDYNE TRAIL, GNANGARA, WA 6077, GNANGARA

4 Bed | 2 Bath | 4 Car
Sold ons: 29/11/2024
Days on Market: 71

Land size: 10000
sale - sold



10 BEN HALL RISE, GNANGARA, WA 6077, GNANGARA

4 Bed | 2 Bath | 2 Car
\$2,400,000
Sold ons: 05/11/2024
Days on Market: 28

Land size: 11100



29 LEACH WAY, GNANGARA, WA 6077, GNANGARA

4 Bed | 2 Bath | 10 Car
\$2,400,000
Sold ons: 10/01/2025
Days on Market: 65

Land size: 10700



48 THE FAIRWAYS, GNANGARA, WA 6077, GNANGARA

4 Bed | 2 Bath | 2 Car
\$2,650,000
Sold ons: 14/06/2024
Days on Market: 8

Land size: 10000

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Certificate of Title

[Click to download Certificate of Title](#)

[Click to download the Sketch](#)

[Click to download the Plan](#)

[Click to download the Plan - Title List](#)

Offer Documents

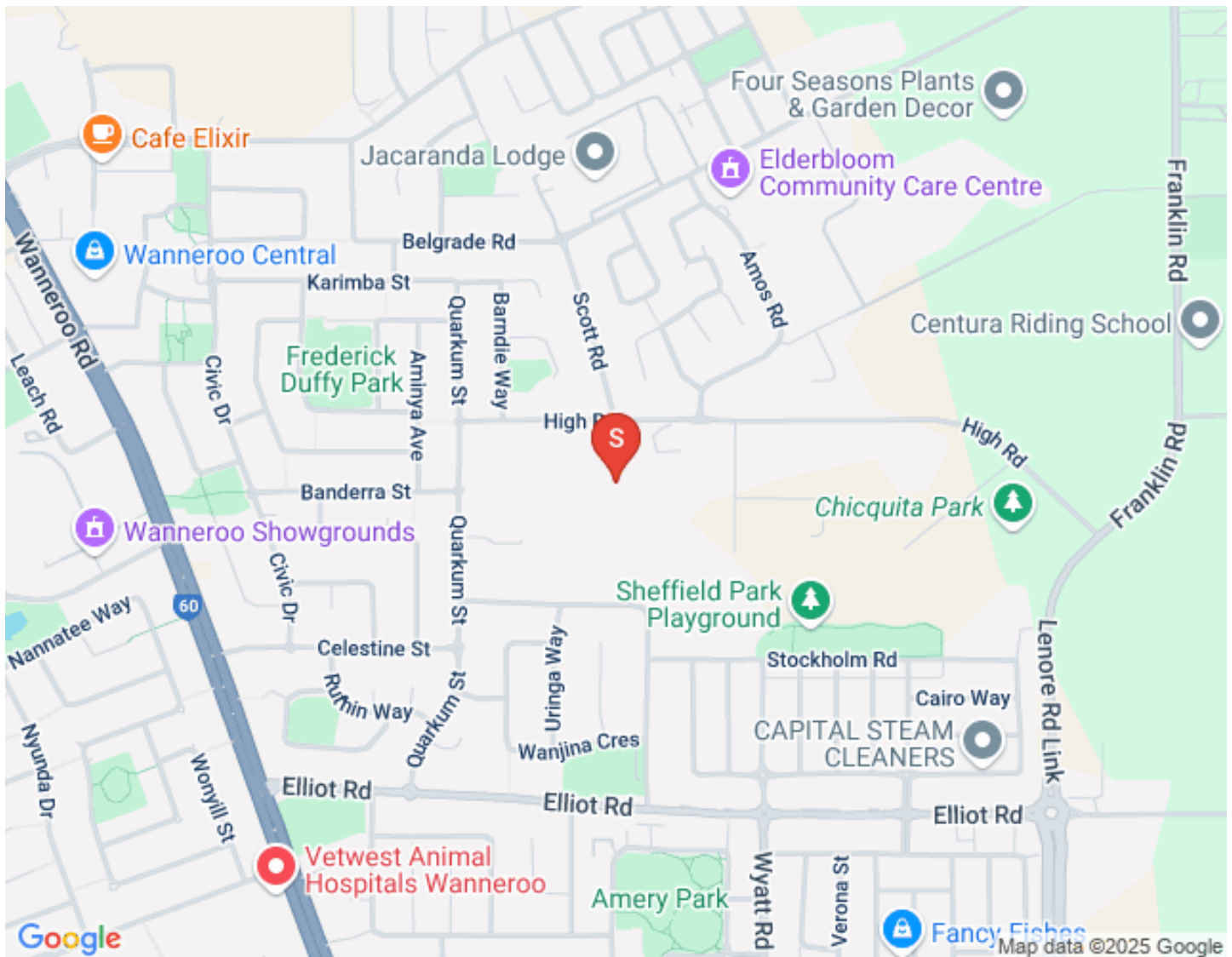
[Click to download the Offer Pack](#)

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

Local Schools



Click to view [Intake Area](#)



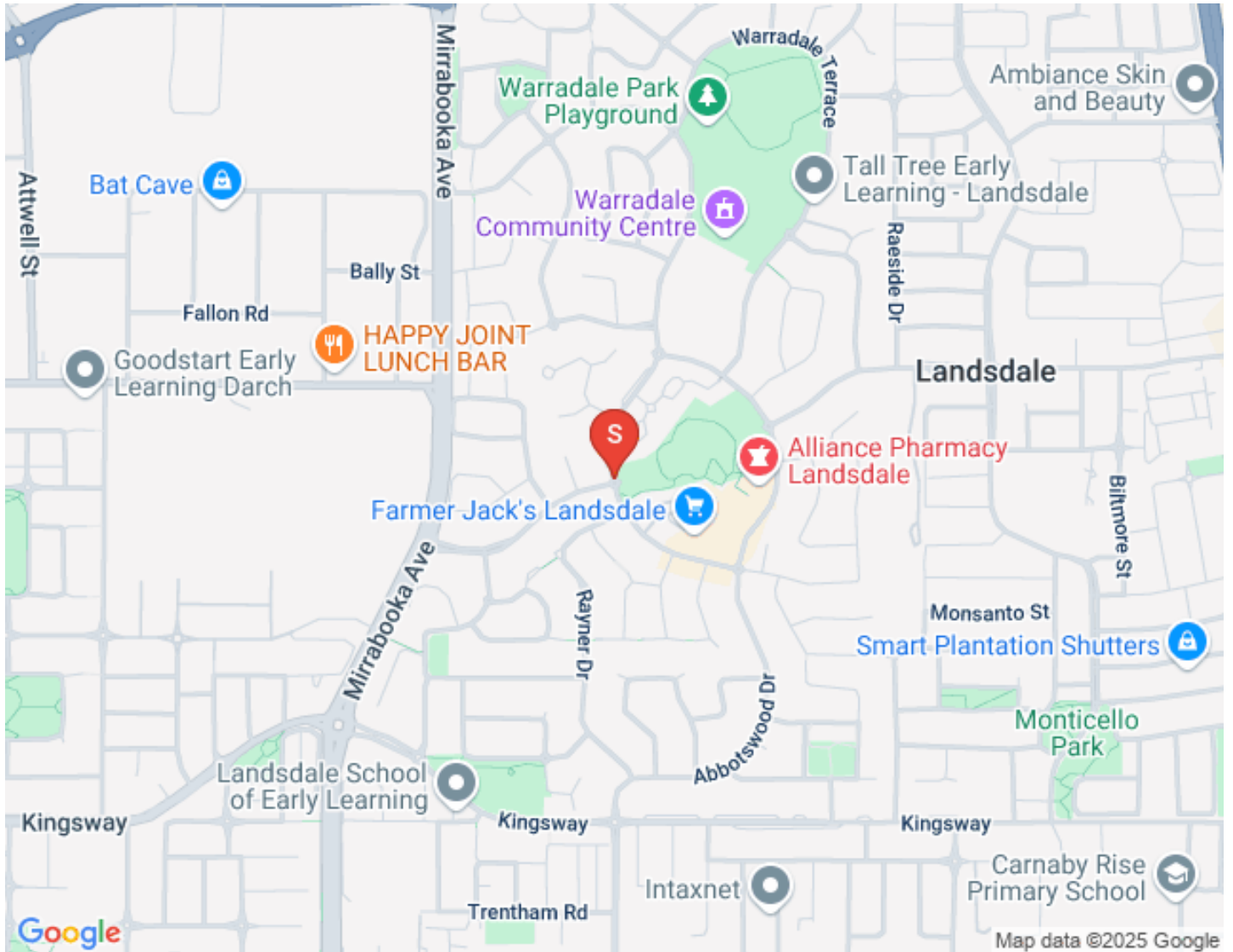


Click to view [Intake Area](#)





Click to view [Intake Area](#)



Click to view [Intake Area](#)



Click to view [Intake Area](#)



Gnangara

Lake Gnangara



Kien's Strawberry Farm



Lakelands Country Club



The Roundabout Lunch Bar and Cafe

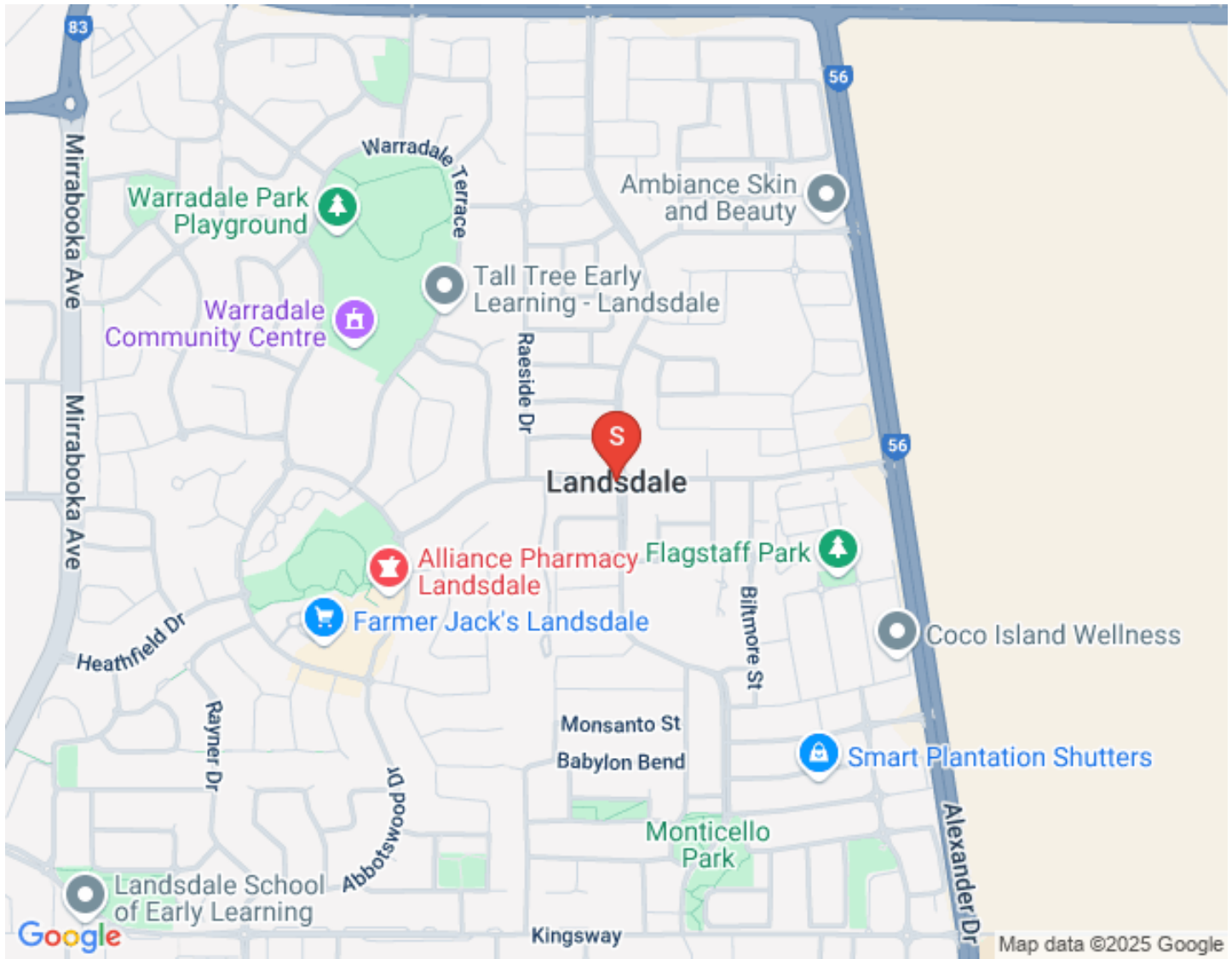


Farmer Jacks - Landsdale



Woolworths - Alexander Heights





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



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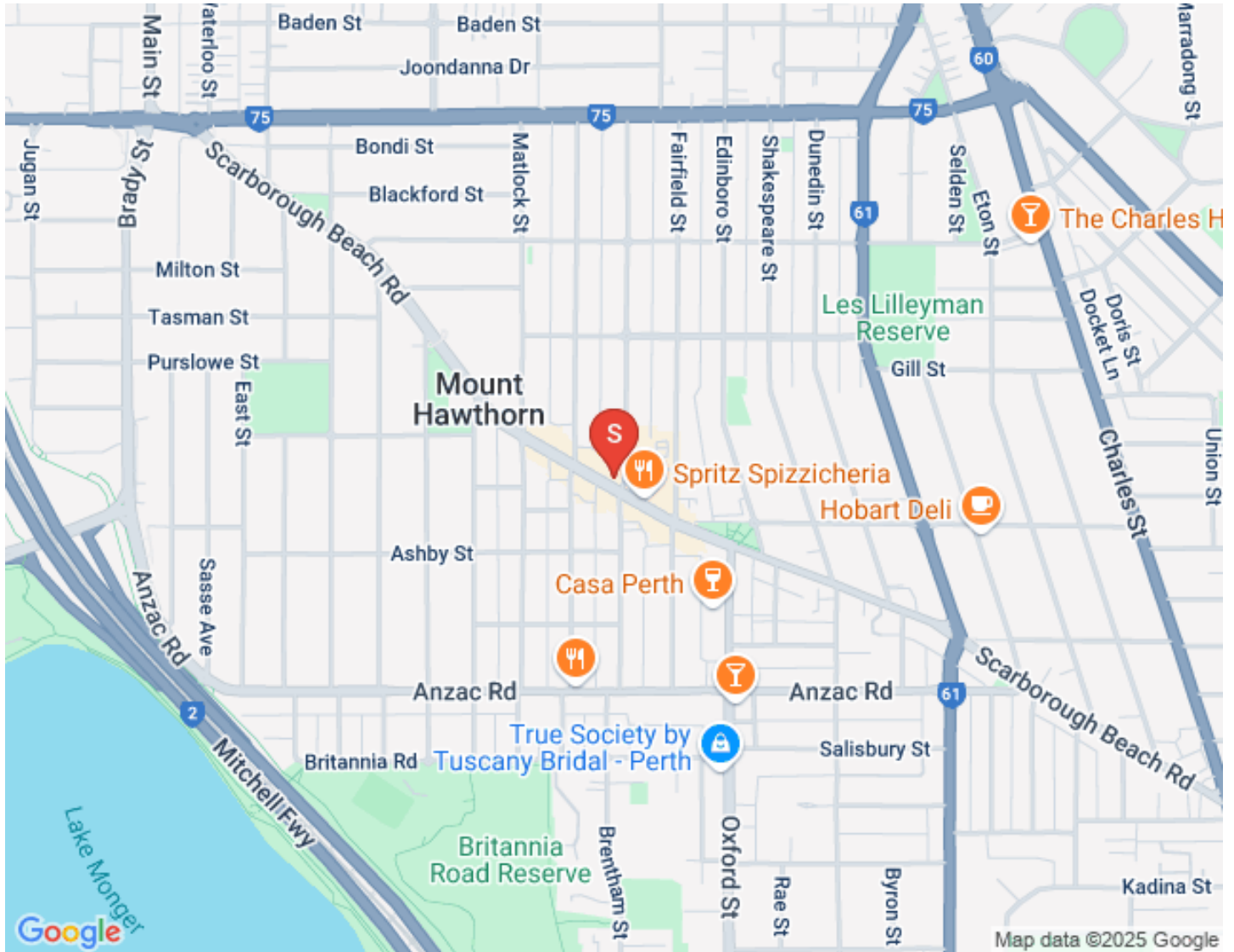
Damian Martin

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Team Genesis



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

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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

0417900315

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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.



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

njayant@fngenesis.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.



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.



ILENA GECAN

PROPERTY MANAGER

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@fngenesis.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.

Our Recent Sales in the Area



11A Simeon Rise, Pearsall

4 Bed | 2 Bath | 2 Car

Land size: 305sqm

Offers



8 Osprey Grove, Edgewater

6 Bed | 3 Bath | 4 Car

Land size: 781sqm

End Date Process



4B Shadyglen Mews, Edgewater

3 Bed | 1 Bath | 1 Car

Land size: 577sqm

End Date Process