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Video

Welcome



80 Lilydale Road, Chidlow

UNDER OFFER

6  3  3 

**UNDER
OFFER**

Multiple Offers - 10 Days on Market

SCHOOLS

350 m  Chidlow Primary School

5.7 km  Eastern Hills Senior High School

RATES

Council: \$2,475.95 (FY 24-25)

Water: \$289.66 (FY 24-25)

80 Lilydale Road, Chidlow

FEATURES

* Build Year: 1988

* Total Built Area:

* Construction:

- Double Brick Frame

- Colourbond Roof

- Insulated Ceiling (Batts)

* High Raked Ceiling

* Slate Floors

* Split System Air-conditioning (Fujitsu)

* Gas Bayonet

* Plantation Shutters

- * Corner Block (dual frontage)
- * Ceiling Fans (all bedrooms)
- * Renovated Ensuite (2022)
- * Renovated Laundry (2022)
- * Renovated Powder Room (2022)
- * Reglazed Bedroom Windows (Sunergy Neural Tuff)
- * New Carpets (Master Suite)

Kitchen

- * 4 Burner Gas Stove-top (Chef)
- * 600mm Electric Oven (AEG)
- * Laminate Bench-tops
- * Hard Wood Cupboards
- * Plumbed Fridge Recess (1.49m wide 1.88m high)

Outside

- * Large Patio (fans)
- * Colourbond Fencing
- * Security Lights
- * Security Screens
- * Reticulated Lawns & Gardens

Services

- * Mains Water
- * Gas Bottles
- * Solar HWS (Envirosun)
- * Bore Fed Water Tank (float controlled)
- * 23 x 265w Solar Panels (6.1kW)
- * 5kW Inverters (Delta)
- * Septic System

Granny Flat

- * 2 Bedrooms
- * 1 Bathroom
- * Study
- * Colourbond Roof
- * Split System Air-conditioning (Fujitsu)
- * Gas
- * Pitched Ceilings
- * VinylPlank Floors
- * Montelli 36mm Bench-top (DuPont)
- * 4 Burner Gas Stove-top (Lofra)
- * 600 Oven Electric (Lofra)
- * Soft Close Cabinetry
- * Plumbed Fridge Recess
- * Fridge (LG)
- * Washing Machine (Fisher&Paykel)

- * Dryer (Fisher&Paykel)
 - * Plantation Shutters
 - * Security Screens & Doors
 - * Security Lights
 - * Decked Veranda
- Services
- * Mains Water
 - * Instant Gas Hot Water System (Thermann)
 - * Gas Bottles
 - * Mains Power (sub-metre)
 - * Shared Septic System

Fruit Trees

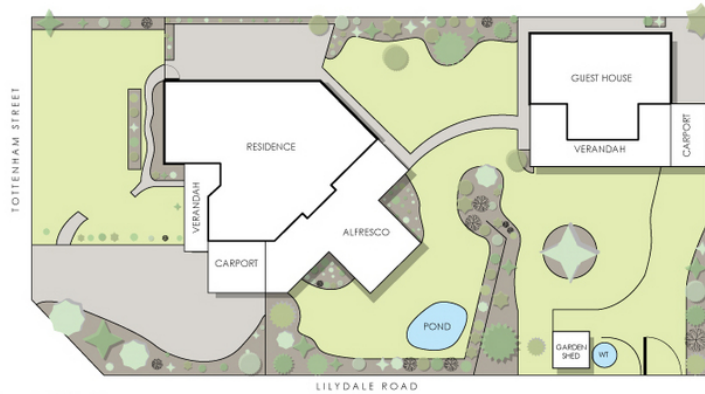
2 x Orange, Plum, Pear, Lemon, Fig

LIFESTYLE

- 450 m 📍 Sports Field
- 550 m 📍 Chidlow Growers Mart
- 550 m 📍 Chidlow Tavern
- 1.6 km 📍 Town Centre
- 3.0 km 📍 Lake Leschenaultia
- 12.4 km 📍 Mundaring Christian College (Junior Campus)
- 12.8 km 📍 Mundaring Village
- 14.6 km 📍 Silver Tree Steiner School
- 28.4 km 📍 Midland Gate



Floor Plan



80 Lilydale Road, Chidlow

Residence 164m² | Guest House 85m² | Carport 37m² | Alfresco 84m² | Verandah 61m²

Total Area 431m²



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 approximate. Measurements and land area do not include or account for and therefore are not intended to be relied upon for any part, condition, interpretation or use of any information shown on this floor plan. All rights reserved for any other purposes. www.cdnrealestate.com.au

Comparable Sales



46 RESERVOIR STREET, CHIDLOW, WA 6556, CHIDLOW

4 Bed | 2 Bath

\$1,025,000

Sold ons: 01/05/2025

Days on Market: 22

Land size: 6126

sale - sold



1515 STONE STREET, CHIDLOW, WA 6556, CHIDLOW

5 Bed | 3 Bath | 2 Car

\$1,050,000

Sold ons: 16/12/2024

Days on Market: 109

Land size: 22000

sale - sold



535 ASH ROAD, CHIDLOW, WA 6556, CHIDLOW

4 Bed | 2 Bath | 2 Car

\$1,060,000

Sold ons: 08/10/2025

Days on Market: 7

Land size: 2005

sale - sold



3035 THOMAS STREET, CHIDLOW, WA 6556, CHIDLOW

3 Bed | 1 Bath | 1 Car

\$1,075,000

Sold ons: 22/07/2025

Days on Market: 82

Land size: 46400

sale - sold



13 CLIFTON STREET, CHIDLOW, WA 6556, CHIDLOW

7 Bed | 3 Bath | 13 Car

\$1,244,000

Sold ons: 05/03/2025

Days on Market: 49

Land size: 10500

sale - sold

Powered by PropTrack



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Certificate of Title

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

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

[Click to download the Title List](#)

[Click to download the Diagram](#)

Offer Documents

[Click to download the Offer Pack](#)

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

Local Schools

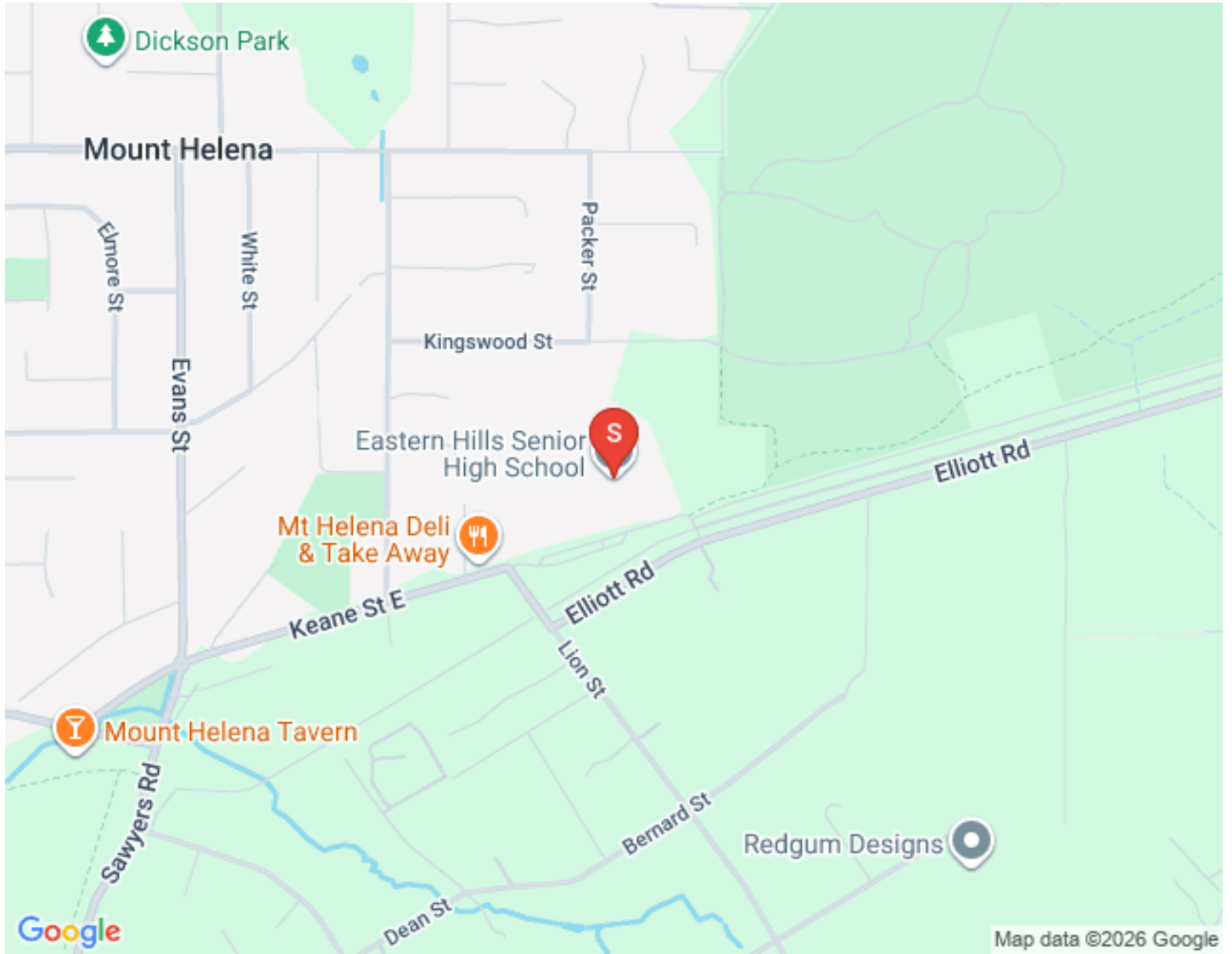


[Click Here to view catchment area.](#)





[Click here to view catchment area.](#)



Chidlow

Chidlow Green



Chidlow Oval and Pavilion



Chidlow Tavern



Lake Leschenaultia



Chidlow Farmers Market



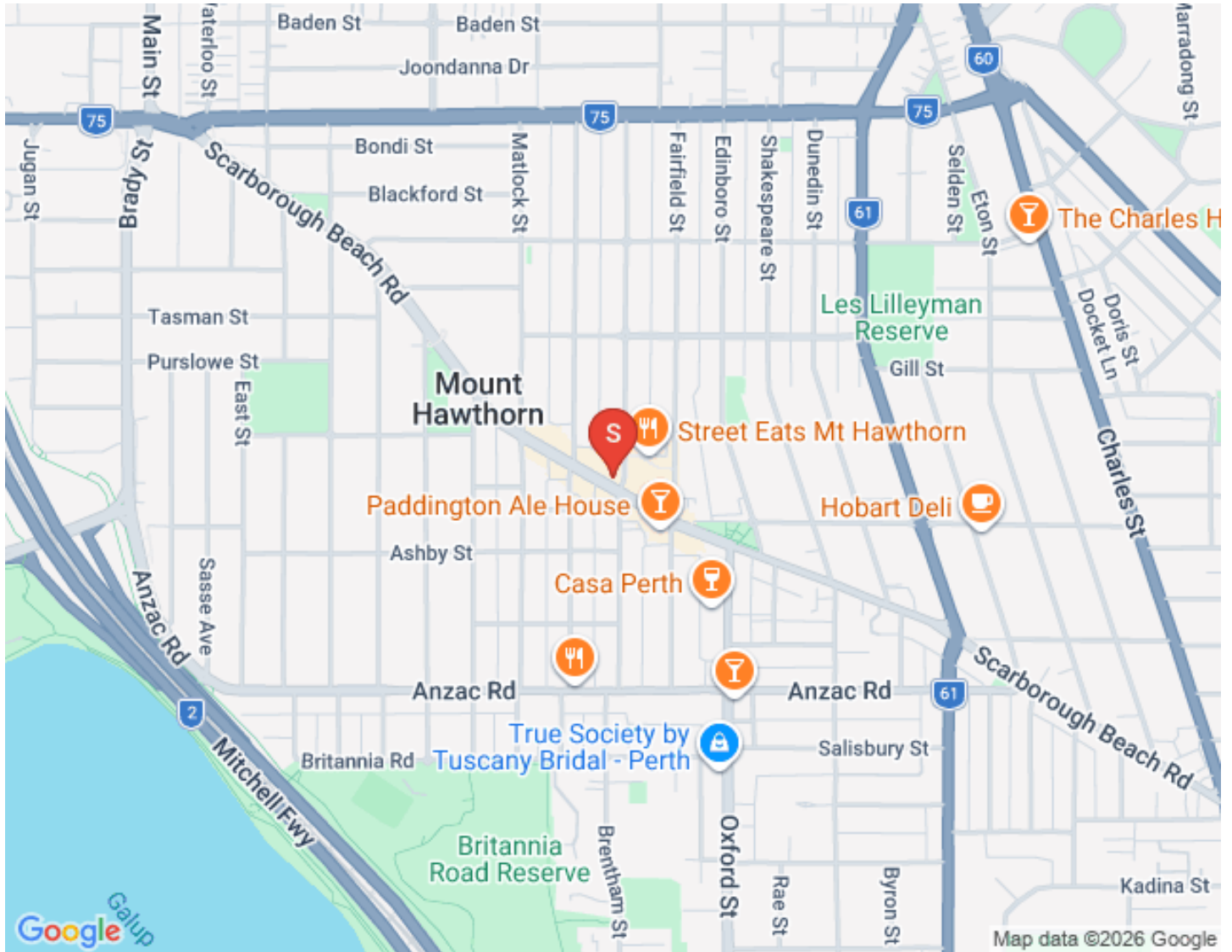
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



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

gking@fn genesis.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@fn genesis.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

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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.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fn genesis.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.



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.



ISABELLE KING

RECEPTIONIST

reception@fngenesi.com.au

Isabelle's journey has been shaped by a wide range of experiences, from sports to beauty, fast food to animal care, each one helping her build a strong work ethic, adaptability, and a natural ability to connect with people. It was during her time working in customer service at Nando's that her dedication and people-first approach truly stood out.

Jonathan quickly recognised her commitment and encouraged her to consider a career in real estate, an opportunity she was excited to take and is proud to have pursued. From the moment she stepped into the industry, real estate has truly resonated with her, and it is that connection and passion that has inspired her to continue growing and building her path within the field.

Now at the beginning of her journey in the industry, Isabelle is focused on learning, growing, and building meaningful connections. While she's still finding her way in real estate, she feels fortunate to be supported by a knowledgeable and encouraging team. With her professionalism, attention to detail, and friendly approach, Isabelle is committed to ensuring every client feels comfortable and supported from their very first interaction.

Our Recent Local Activity



300 Forsyth Place, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.47ha

\$840,000



4680 Old Northam Road, Chidlow

4 Bed | 2 Bath | 4 Car

Land size: 2.08ha

UNDER OFFER



1515 Stone Street, Chidlow

5 Bed | 3 Bath | 2 Car

Land size: 2.20ha

**** UNDER OFFER ****



52 Tottenham Street, Chidlow

Land size: 1516sqm

From \$279,000



655 Warrigal Way, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.01ha

UNDER OFFER



3 Connelly Place, Mount Helena

4 Bed | 2 Bath | 2 Car

Land size: 2016sqm

** UNDER OFFER **



1650 Cook Street, Mount Helena

4 Bed | 3 Bath | 1 Car

Land size: 1975sqm

UNDER OFFER



13 Diliboort Drive, Mount Helena

Land size: 2539sqm

From \$479,000



80 Dowie Street, Mount Helena

4 Bed | 2 Bath | 2 Car

Land size: 2.03ha

UNDER OFFER



50 Johnston Street, Mount Helena

3 Bed | 1 Bath | 1 Car

Land size: 1599sqm

** UNDER OFFER **



Lot PL 306, 1530 Lion Street, Mount Helena

Land size: 2.47ac

** UNDER OFFER **



16 Newton Street, Mount Helena

4 Bed | 3 Bath | 2 Car

Land size: 2352sqm

UNDER OFFER



105 Gill Street, Mundaring

3 Bed | 2 Bath | 4 Car

Land size: 1.18ha

UNDER OFFER



105 Gill Street, Mundaring

4 Bed | 2 Bath | 4 Car

Land size: 1.18ha

UNDER OFFER



165 Martin Road, Mundaring

5 Bed | 3 Bath | 2 Car

Land size: 2226sqm

UNDER OFFER



3 McPhee Court, Mundaring

4 Bed | 2 Bath | 2 Car

Land size: 2020sqm

UNDER OFFER



1535 Stoneville Road, Mundaring

4 Bed | 2 Bath | 1 Car

Land size: 2.00ha

UNDER OFFER



190 Valley View Road, Mundaring

3 Bed | 2 Bath | 2 Car

Land size: 1.32ac

UNDER OFFER



145 Yallara Rise, Mundaring

7 Bed | 4 Bath | 4 Car

Land size: 1.80ha

Under Offer