First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

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Video

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Welcome



18 Sutton Road, High Wycombe

For Definite Sale

4 2 2

*** UNDER OFFER! ***

All Offers Presented ON OR BEFORE 6:00pm Tuesday, May 19th.
(the seller reserves the right to sell prior to the end date)

RATES
Council: $2,176.89 (25/26)
Water: $1,397.47 (FY 2026)

SCHOOL CATCHMENT
High Wycombe Primary School (1.0km)
Darling Range Sports College (4.8km)
Kalamunda Senior High (7.8km)

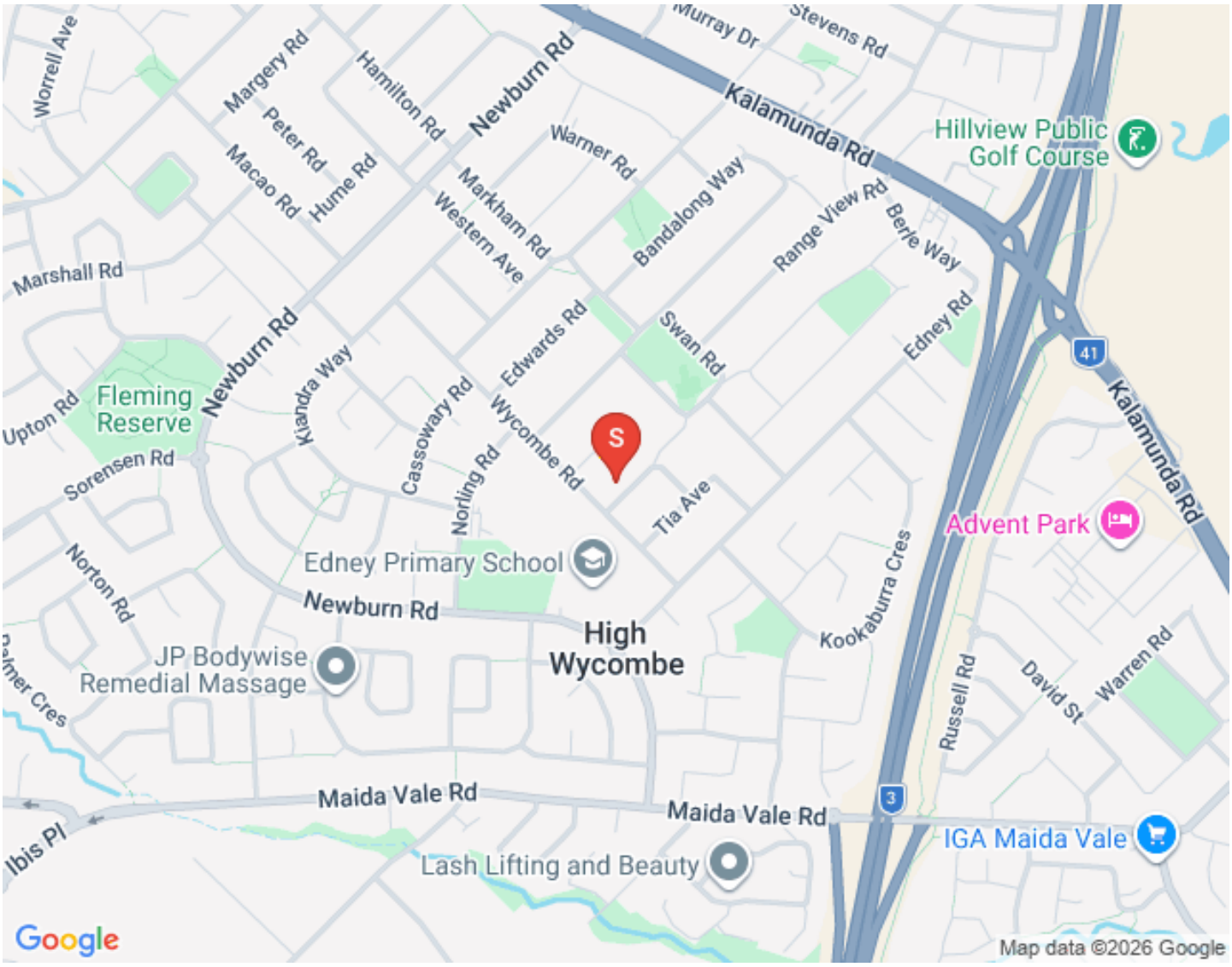
FEATURES
General
* Build Year: 1981
* Residence:
* Construction:
- Double Brick Frame
- Corrugated Iron Roof
* Ceiling Fans (bedrooms 1, 2, 3 & all living areas)
* Built-in-wardrobes (bedrooms 1 & 4)
* New carpets (bedroom 3&4)
* Roller Shutters
* Sub-dividable (subject to council approval)

Services
* Gas Bayonet
* 1kw Solar Inverter (Sunny Boy)
* Instant Gas Hot Water System (Rinnai)
* Deep Sewerage

Kitchen
* 5 Burner Gas Stove-top (Chef)
* 600mm Oven (Fisher & Paykel)
* Dishwasher (Bosch)
* Engineered Stone Bench-top
* Tiled splash back
* Ceramic Floor Tiles

Outside
* Large Patio Area (fans / lights)
* Aviary & Chicken Pen
* Bore
* Reticulated Lawns / Gardens
* Double garage

Disclosure Items
* The ducted air-conditioning system and alarm system have been decommissioned


Worrell Ave
Margery Rd
Hamilton Rd
Newburn Rd
Murray Dr
Stevens Rd
Kalamunda Rd
Hillview Public Golf Course
Peter Rd
Macao Rd
Hume Rd
Warner Rd
Markham Rd
Western Ave
Bandalong Way
Range View Rd
Berle Way
Marshall Rd
Edney Rd
Swan Rd
Edwards Rd
Fleming Reserve
Upton Rd
Kiandra Way
Cassowary Rd
Wycombe Rd
Norling Rd
Sorensen Rd
Tia Ave
Advent Park
Edney Primary School
Norton Rd
Newburn Rd
High Wycombe
Kookaburra Cres
JP Bodywise Remedial Massage
Russell Rd
David St
Warren Rd
Maida Vale Rd
Maida Vale Rd
IGA Maida Vale
Lash Lifting and Beauty
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Certificate of Title

Click to download the Certificate of Title
Click to download the Sketch
Click to download the Diagram
Click to download the Diagram - Title List

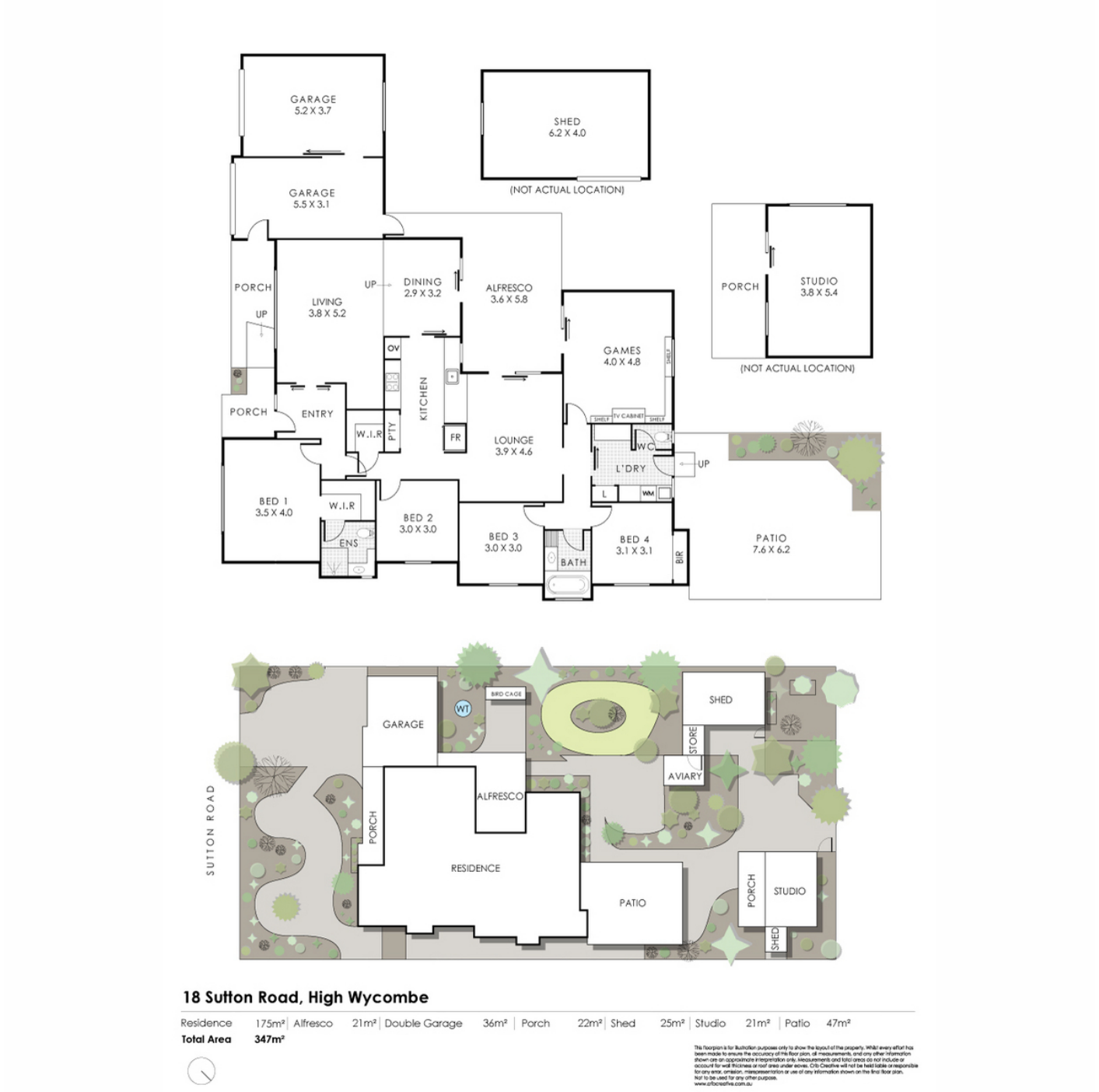
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Offer Documents

Click here to download the Offer Pack
Click here to download the Multiple Offer Form

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Floor Plan



18 Sutton Road, High Wycombe

Residence	175m²	Alfresco	21m²	Double Garage	36m²	Porch	22m²	Shed	25m²	Studio	21m²	Patio	47m²
Total Area	**347m²**												

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. Crb 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



89 BANDALONG WAY, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car
$985,000
Sold on: 04/12/2025
Days on Market: 45

Land size: 821
sale - sold



156 NEWBURN ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car
$1,010,000
Sold ons: 25/11/2025
Days on Market: 9

Land size: 715
sale - sold



13 SMITH CRESCENT, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 1 Car
$1,075,000
Sold ons: 18/09/2025
Days on Market: 1

Land size: 717
sale - sold



21 JEANHULLEY ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 4 Car
$1,200,000
Sold ons: 27/03/2026
Days on Market: 50

Land size: 829
sale - sold



17 EDWARDS ROAD, HIGH WYCOMBE, WA 6057, HIGH WYCOMBE

4 Bed | 2 Bath | 2 Car
$1,285,500
Sold ons: 31/03/2026
Days on Market: 43

Land size: 1087
sale - sold

Powered by PropTrack 

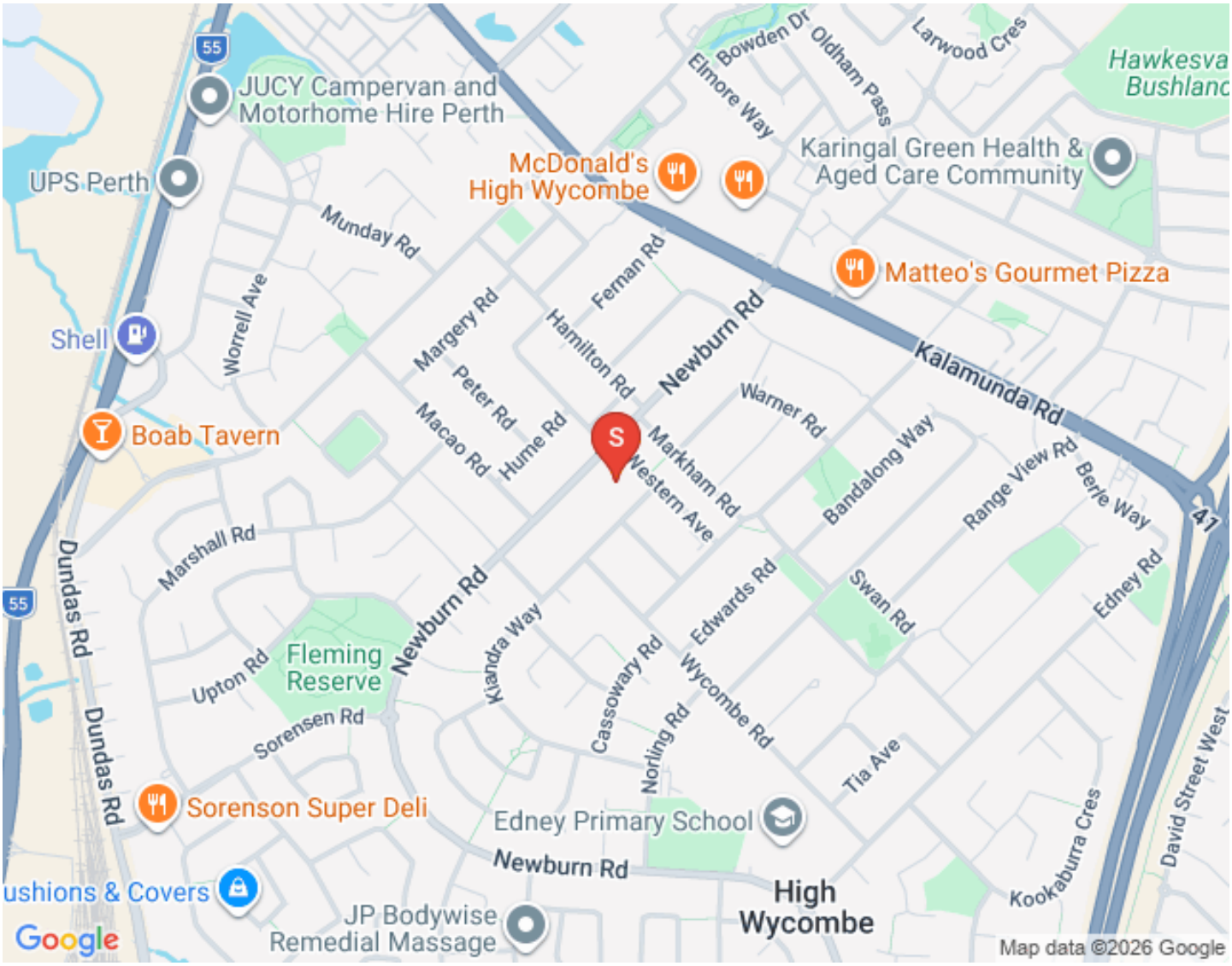
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Local Schools

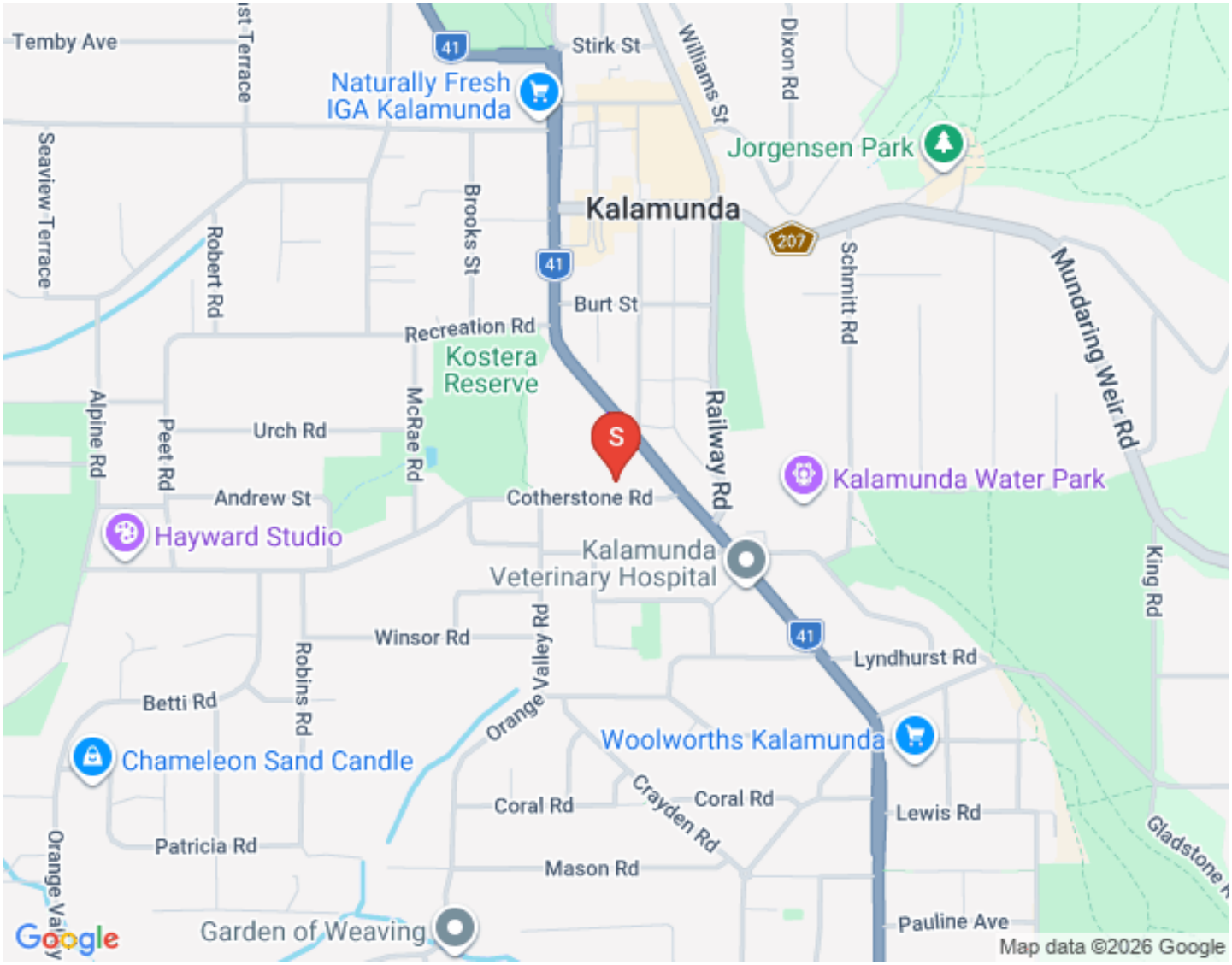
[Click here to view Intake Area]



KALAMUNDA
SENIOR HIGH SCHOOL

AN INDEPENDENT PUBLIC SCHOOL

[Click here to view Intake Area]



DARLING RANGE
SPORTS COLLEGE

[Click here to view Intake Area]


Pest in Peace
A Cat's Holiday Home - Perth
Let's Get Planted
Harrison Rd
Grace Removals
Apricot Street Park
Hawtin Rd
Ken's Cafe
The Hales Park
Brethren Church
3
Dawson Park Playground
Dawson Park
Darling Range Sports College
S
The Hales Fenced Dog Park
Dawson Park Primary School
Bougainvillea Ave
Berkshire Rd
Boodjera Bend
Todds Auctions
Gracie's Cafe
Dawson Ave
Bougainvillea Ave
Hibiscus Dr
Juniper Reserve
Strelitzia Ave
Hawtin Rd
Woodlupine Primary School
Forrestfield
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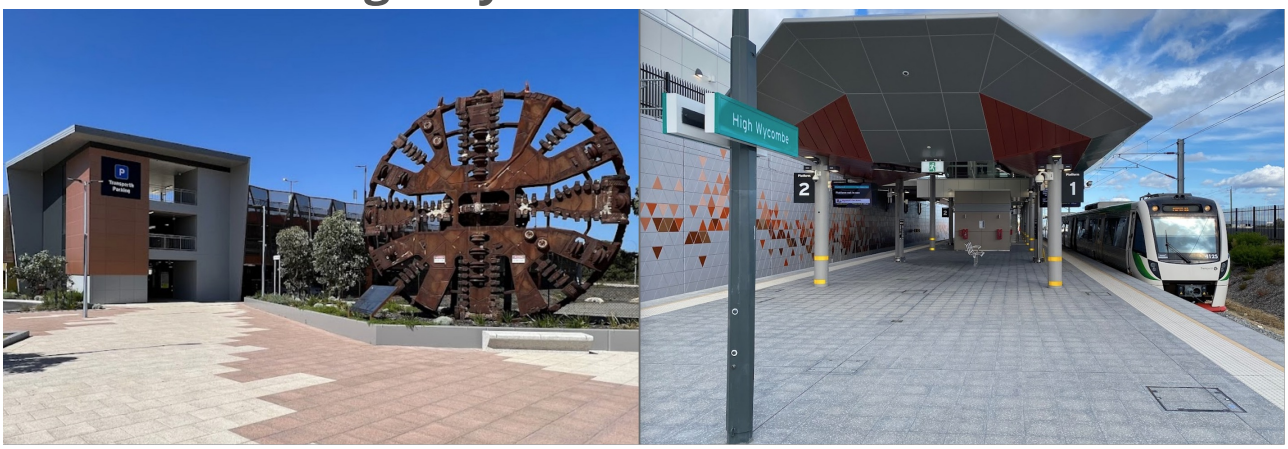
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High Wycombe Lifestyle

Ollie Worrell Reserve



High Wycombe Train Station



The Village Shopping Centre - High Wycombe



Boab Tavern

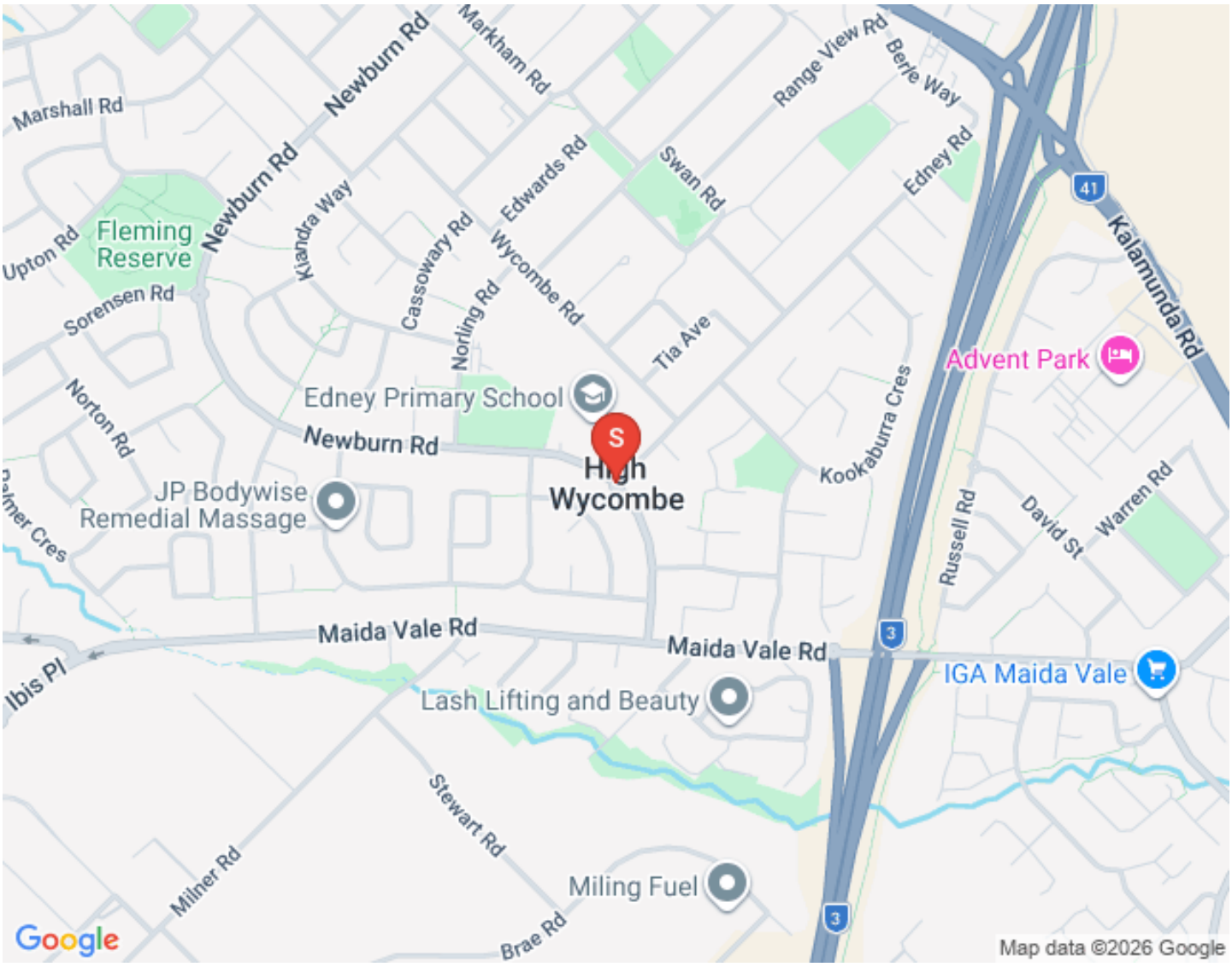


High Wycombe Bar and Grill



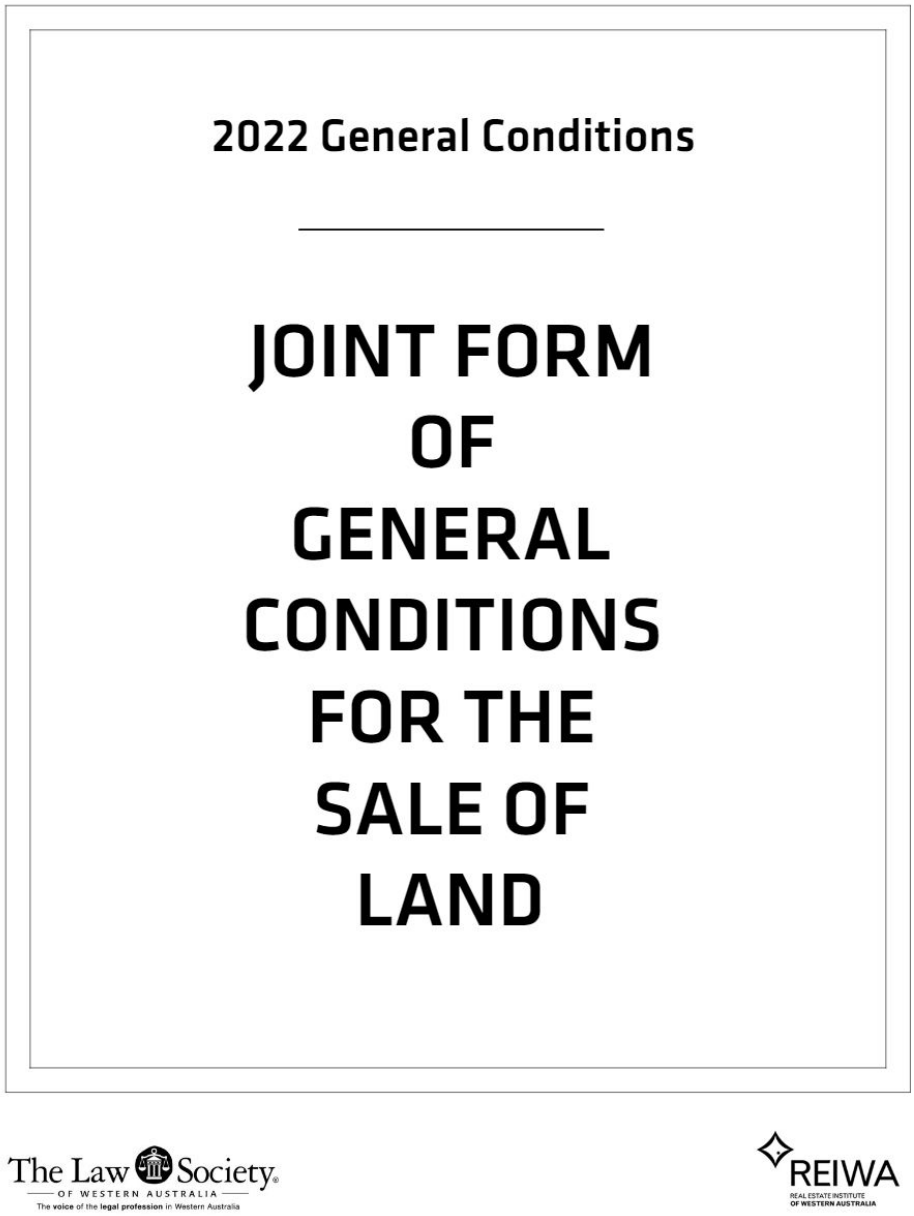
Desserted Cafe and Lounge


Meta AI


Marshall Rd
Newburn Rd
Markham Rd
Range View Rd
Berle Way
Edney Rd
Swan Rd
Edwards Rd
Kiandra Way
Cassowary Rd
Norling Rd
Wycombe Rd
Tia Ave
Upton Rd
Fleming Reserve
Sorensen Rd
Norton Rd
Edney Primary School
Newburn Rd
High Wycombe
JP Bodywise Remedial Massage
Kookaburra Cres
Advent Park
Kalamunda Rd
41
Russell Rd
David St
Warren Rd
Maida Vale Rd
Maida Vale Rd
IGA Maida Vale
Lash Lifting and Beauty
Ibis Pl
Stewart Rd
Miner Rd
Miling Fuel
Brae Rd
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Joint Form of General Conditions



000008453355

[View Joint Form Here]

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Team Genesis



DANIELLE VASIC

SALES CONSULTANT

dvasic@genesisrealtygroup.com.au

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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@genesisrealtygroup.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.



GUY KING

SALES CONSULTANT

0417900315

gking@genesisrealtygroup.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@fngenesis.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

mhutchings@genesisrealtygroup.com.au

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.



SAM WILLESEE

SALES CONSULTANT

0468959898

swillesee@fngenesis.com.au

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

0412 175 528

rentals@fngenesis.com.au

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.

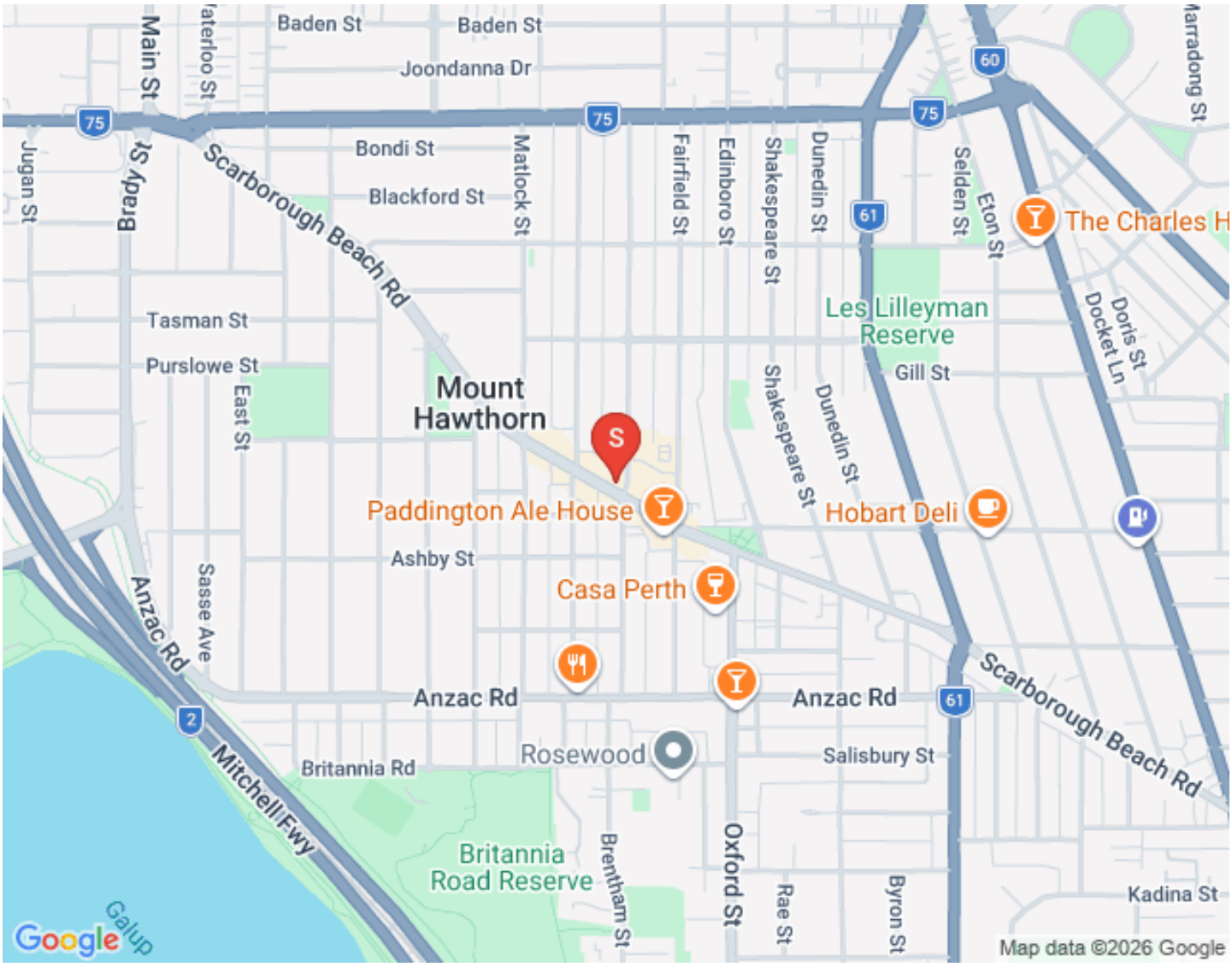


KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.com.au

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.


Baden St
Baden St
Joondanna Dr
Main St
Waterloo St
Jugan St
Brady St
Scarborough Beach Rd
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
The Charles H
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
Tasman St
Purslowe St
East St
Mount Hawthorn
Paddington Ale House
Hobart Deli
Ashby St
Casa Perth
Sasse Ave
Anzac Rd
Mitchell Fwy
Britannia Rd
Rosewood
Salisbury St
Britannia Road Reserve
Brentham St
Oxford St
Rae St
Byron St
Kadina St
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