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Welcome



95 Toorak Road, Rivervale

FOR DEFINITE SALE

4  2  2 

End Date
Process

1 Living Area

Fantastic Family Home

All offers presented ON or BEFORE 6pm Monday, 1st September 2025. The seller reserves the right to accept an offer prior to this date.

This spacious and well-maintained property is all ready for the new owner. Featuring air conditioning in the main living area for year-round comfort. The kitchen is well appointed with a walk-in pantry. Outdoors, a paved patio area and store enhance the low-maintenance lifestyle. Ideal for investors or owner-occupiers alike, this lock-and-leave home delivers convenience and comfort.

Situated on a quiet street, it boasts a central location with easy access to Graham Farmer Freeway placing both the city and airport within close proximity. No strata fees.

RATES

Council: \$1747 (25/26 FY) City of Belmont

Water: \$1186 (24/25 FY)

SCHOOL CATCHMENTS

Rivervale Primary School (0.3 km)

Carlisle Primary School (1.4 km)

Belmont City College (1.6 km)

FEATURES

General

- * Build Year: 1992
- * Total Built Area: 184 sqm (approx.)
- * Residence: 108 sqm (approx.)
- * Construction: Brick & Tile
- * New Instantaneous Gas Hot Water System (Rheem)
- * Double Carport
- * Security Doors
- * Security Grilles
- * NBN

Kitchen

- * 5 Burner Gas Cooktop (Bosch)
- * 900mm Oven (Westinghouse)
- * Rangehood (Bosch)
- * Stone benchtop
- * Soft Close Cabinetry
- * Double Stainless Steel Sink
- * Tiled Splashback
- * Walk-in Pantry

Living & Meals

- * Split System Reverse Cycle Air-conditioning (Mitsubishi)
- * Downlights

Main Bedroom

- * Ensuite
- * Dimmable Downlights

Bedrooms 2, 3, 4

- * Dimmable Downlights

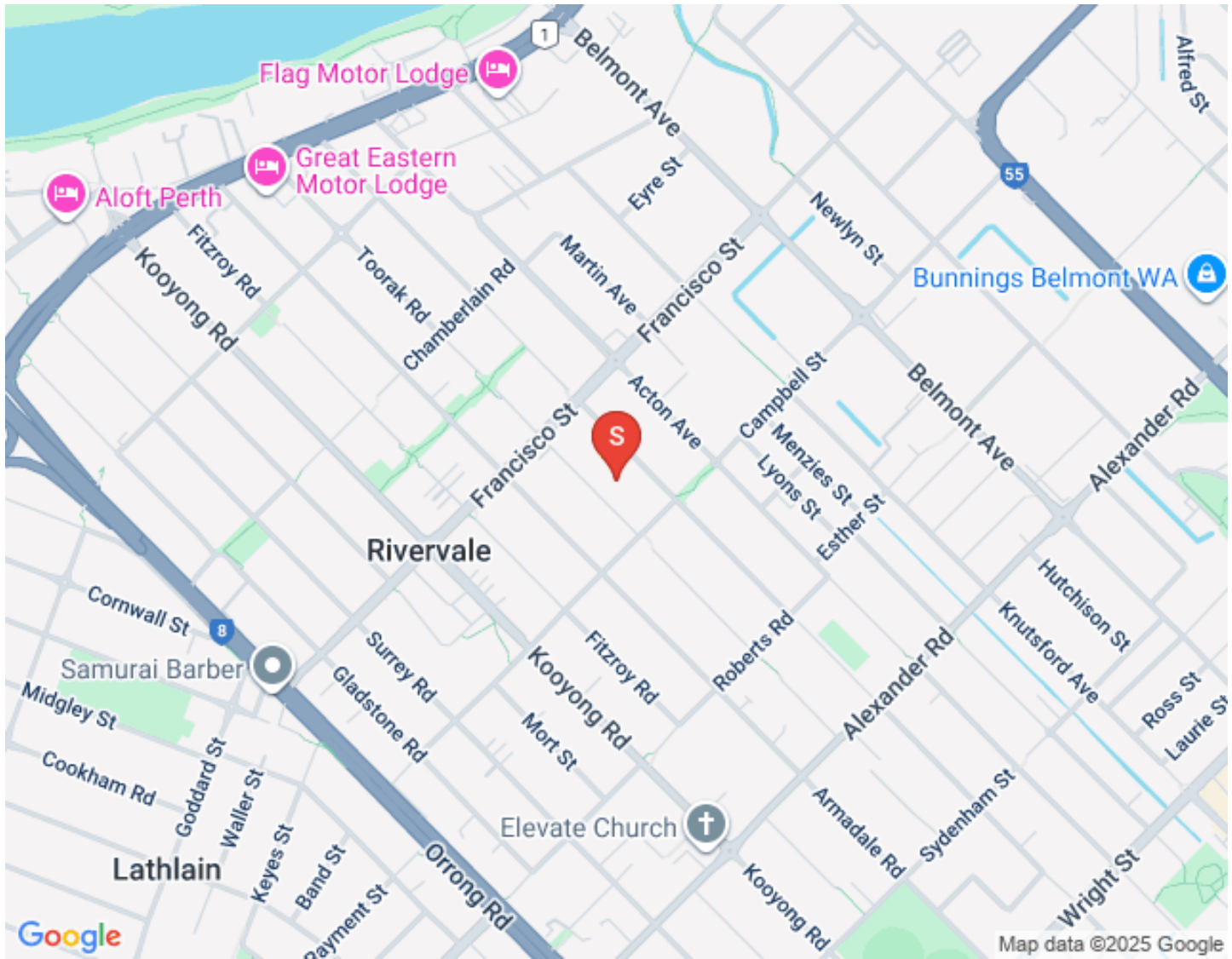
Outdoor

- * Patio
- * Courtyard
- * Store

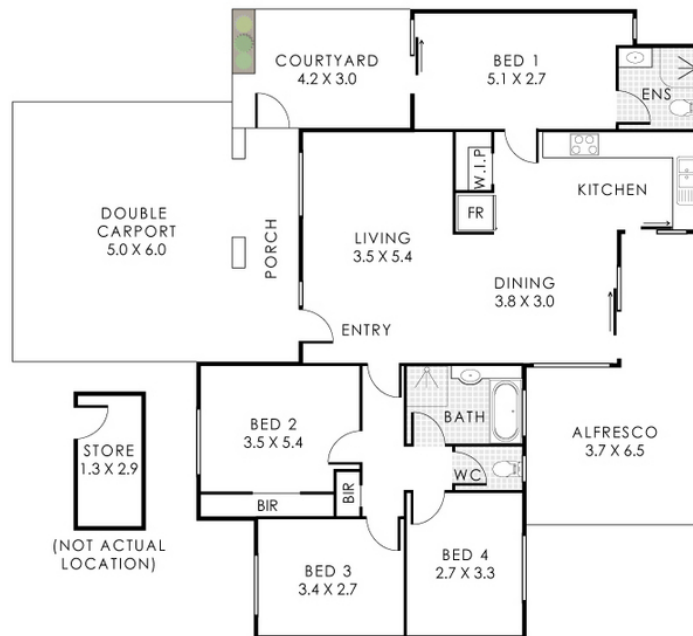
LIFESTYLE

- 600 m - Public Transport
- 650 m - Copley Reserve
- 1.3 km - Peet Park
- 1.9 km - Bunnings Belmont
- 2.2 km - Belmont Forum
- 2.5 km - Victoria Park Train Station

2.6 km - Tomato Lake
2.8 km - Crown Perth
3.6 km - Optus Stadium
7.2 km - Perth CBD
9 km - Perth Airport (Terminal 1)



Floor Plan



95 Toorak Road, Rivervale

Residence 108m² | Store 4m² | Alfresco 21m² | Courtyard 13m² | Porch 8m² | Double Carport 30m²

Total Area 184m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements and floor areas do not include or account for wall thickness or roof area under eaves. This floorplan 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.cloverrealestate.com.au

Certificate of Title

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

[Click to download the Strata Plan](#)

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

Offer Documents

[Click to download the Offer Pack](#)

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

Strata Documents

[Click to download the Precontractual Disclosure](#)

[Click to download the Strata Plan \(Att 1 + 2\)](#)

[Click to download the Strata By-Laws \(Att 3\)](#)

Comparable Sales



117A TOORAK ROAD, RIVERVALE, WA 6103, RIVERVALE

4 Bed | 2 Bath | 1 Car
\$875,000
Sold on: 10/03/2025
Days on Market: 35

Land size: 454
sale - sold



126C ROBERTS ROAD, RIVERVALE, WA 6103, RIVERVALE

4 Bed | 2 Bath | 2 Car
\$810,000
Sold ons: 17/07/2025
Days on Market: 66

Land size: 391
sale - sold



35 MENZIES STREET, RIVERVALE, WA 6103, RIVERVALE

4 Bed | 2 Bath | 1 Car
\$831,000
Sold ons: 01/07/2025
Days on Market: 12

Land size: 320
sale - sold



148 FITZROY ROAD, RIVERVALE, WA 6103, RIVERVALE

4 Bed | 2 Bath | 2 Car
\$892,500
Sold ons: 14/12/2024
Days on Market: 12

Land size: 514
sale - sold



9 CLAGUE STREET, RIVERVALE, WA 6103, RIVERVALE

4 Bed | 2 Bath | 2 Car
\$907,500
Sold ons: 07/02/2025
Days on Market: 10

Land size: 164
sale - sold



1/173 SURREY ROAD, RIVERVALE, WA 6103, RIVERVALE

4 Bed | 2 Bath | 2 Car
\$875,000
Sold ons: 03/07/2025
Days on Market: 7

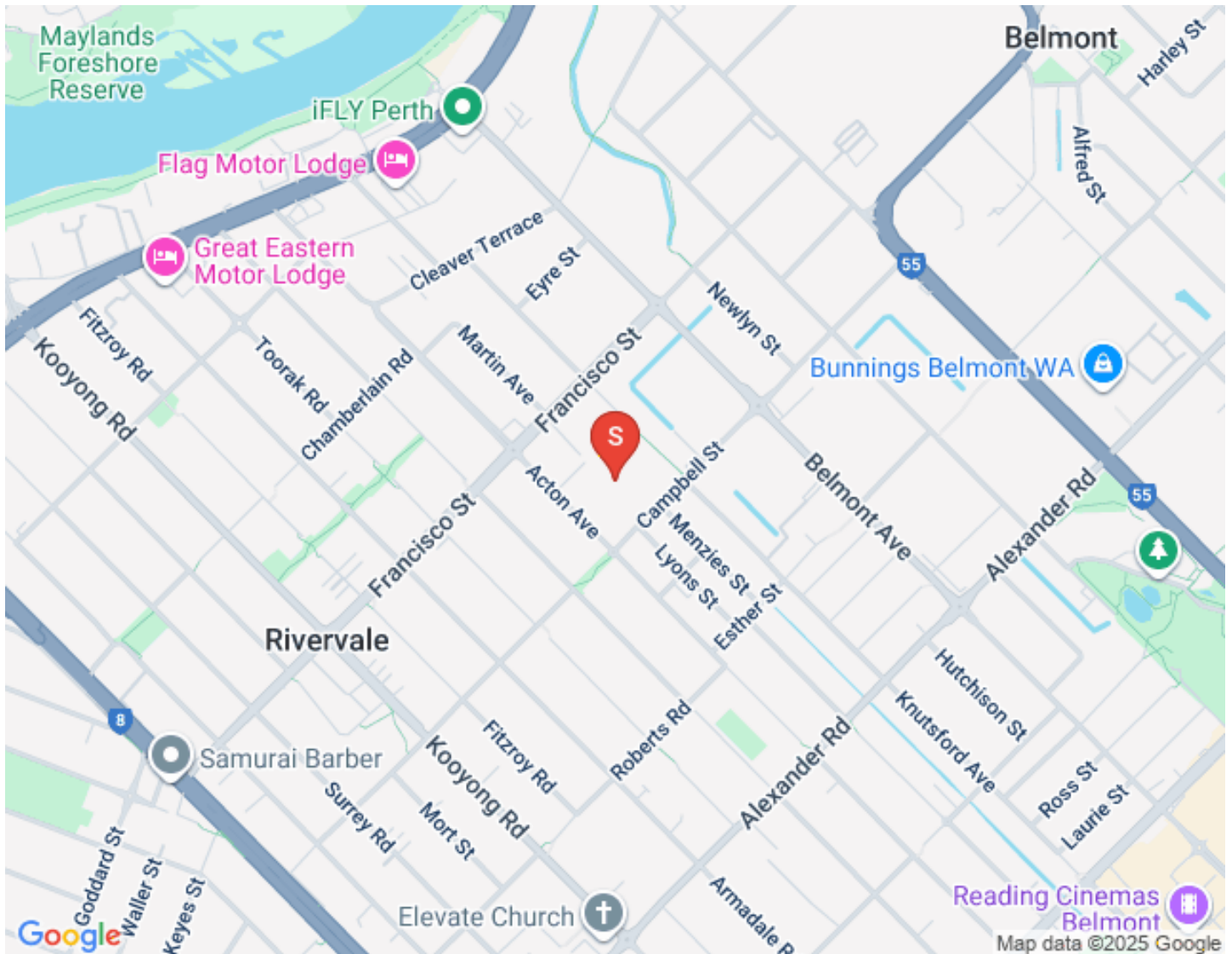
Land size: 207
sale - sold

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Local Schools



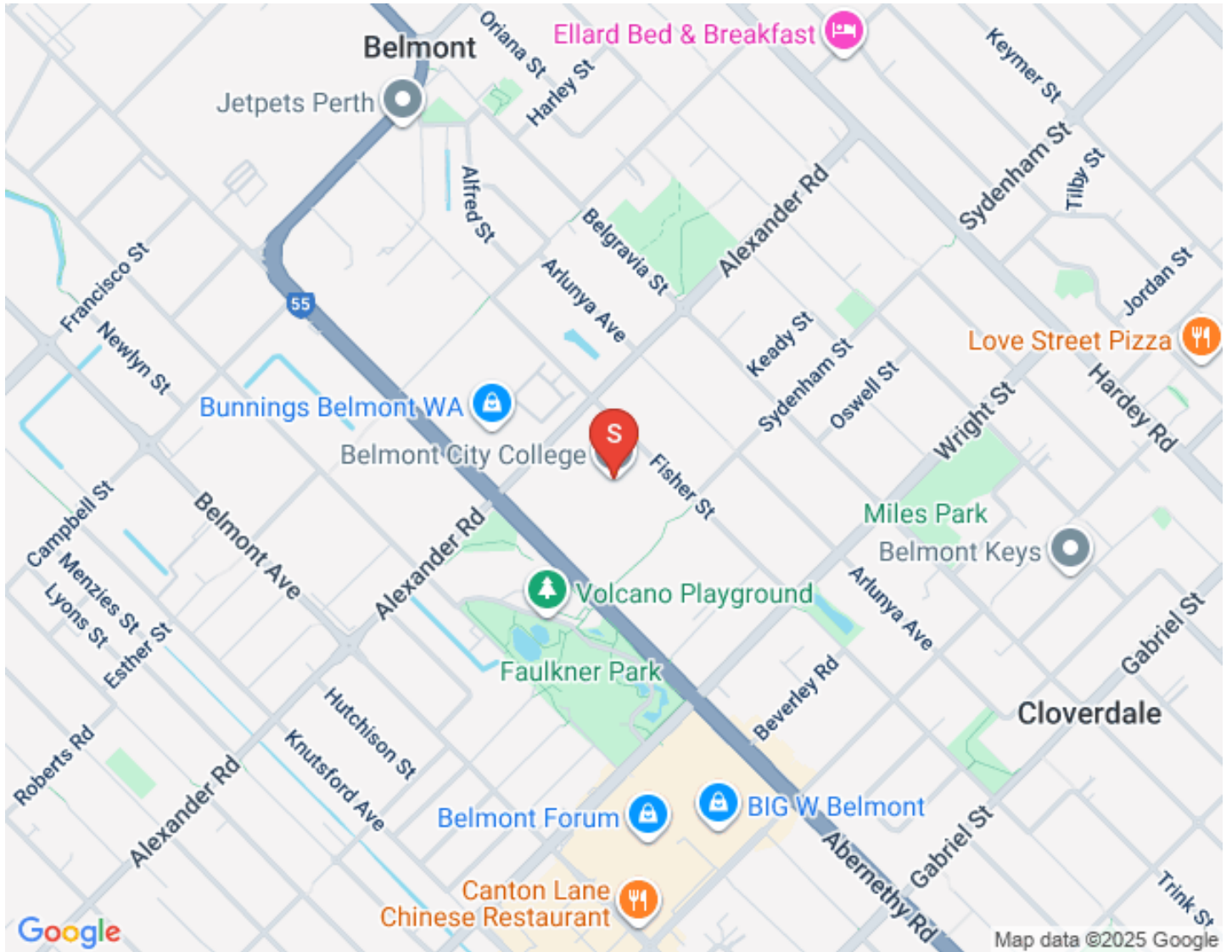
[Click to view Intake Area](#)





BELMONT CITY COLLEGE

[Click to view Intake Area](#)



Rivervale

Copley Reserve



Wilson Park Courts



Adrenaline Vault Belmont



Rivervale IGA



Belmont Forum Shopping Centre

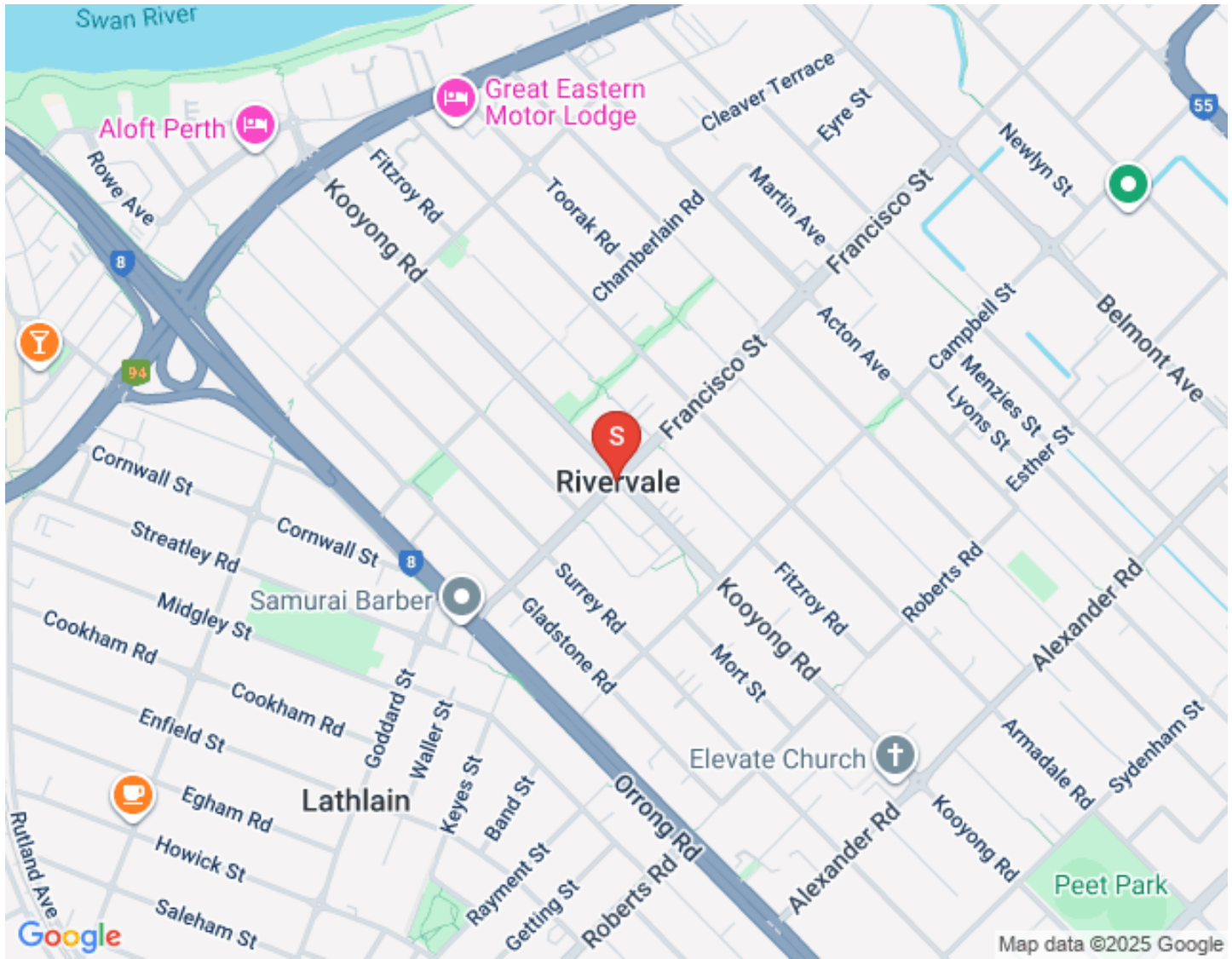


Rivervale Community Centre



Belmont Tavern





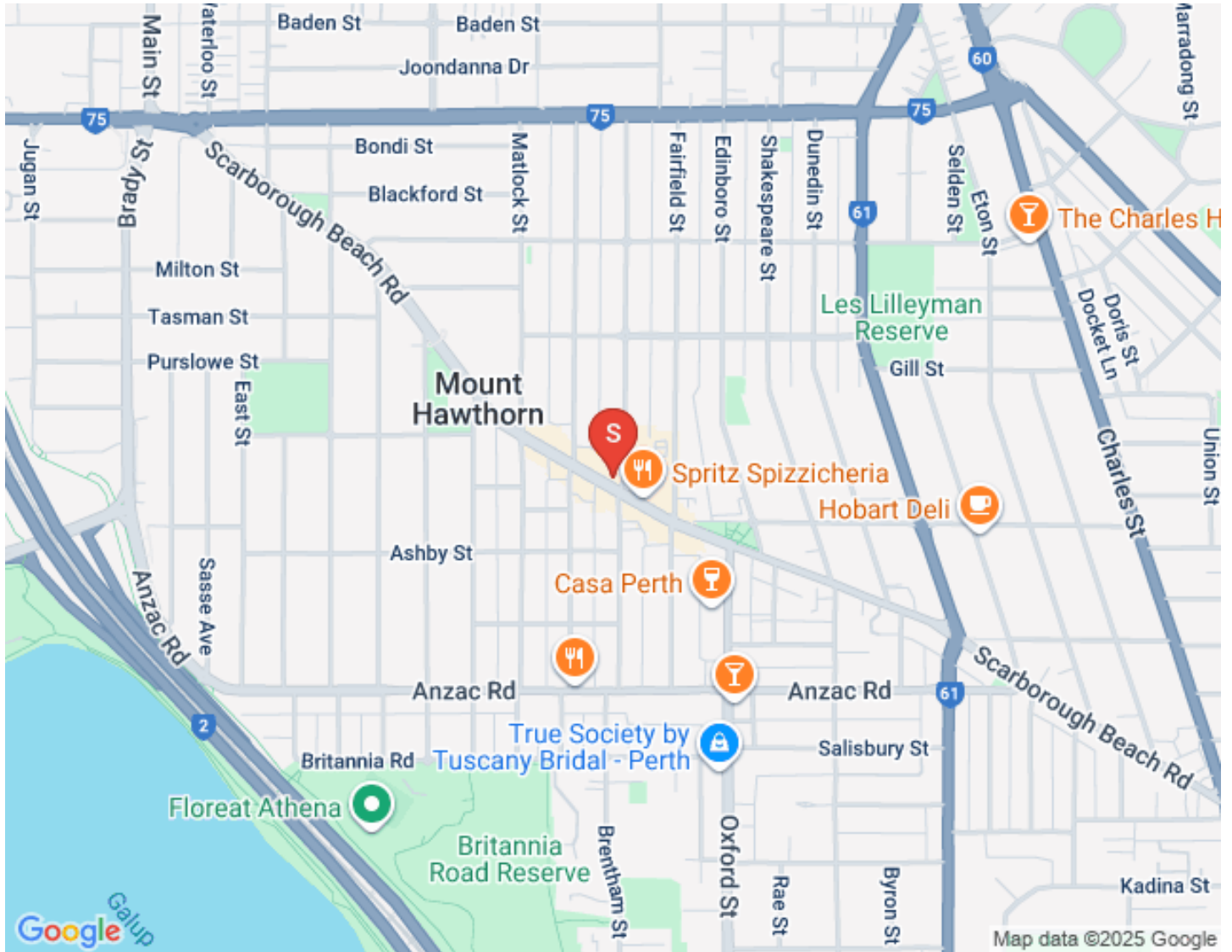
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

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.



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.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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.



CAITLYN NYBO

PROPERTY MANAGER

0412175528

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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 has a passion for team sports. She plays netball regularly and values the sense of community and balance it brings to her busy schedule.

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/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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fngenesis.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



95 Fauntleroy Avenue, Ascot

5 Bed | 2 Bath | 2 Car

Land size: 440sqm

**** UNDER OFFER ****



105/7-11 Heirisson Way, Victoria Park

3 Bed | 2 Bath | 1 Car

Land size: 117sqm

Offers



282D Railway Parade, East Cannington

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



10/290 Stirling Street, Perth

1 Bed | 1 Bath | 1 Car

Land size: 45sqm

End Date Process