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



4/3 Barnsbury Road, Warwick

SOLD

2 1 1 **$740,000**

1 Living Area

This modern apartment is ideally situated in a great location close to schools, transport and shopping precincts. Boasting a west-facing balcony, this property is sure to impress. As you step inside, you'll be captivated by the elegant main living area, alongside a sleek kitchen equipped with stone countertops, and ample storage space. Both bedrooms are generously sized with built-in robes. A dedicated car bay and storeroom complete this exceptional apartment. With everything in place, all that's left to do is move in and enjoy!

RATES
Council: $1,567.37 (24/25 FY) City of Joondalup
Water: $1,118.87 (24/25 FY)
Strata: $597.05 (Quarterly)

SCHOOL CATCHMENTS
Glendale Primary School (600 m)
Warwick Senior High School (1.3 km)

FEATURES
General
* Build Year: 2019
* Total Built Area: 79 sqm (approx.)
* Split System Reverse Cycle Air-conditioning (Panasonic)
* Instantaneous Gas Hot Water System

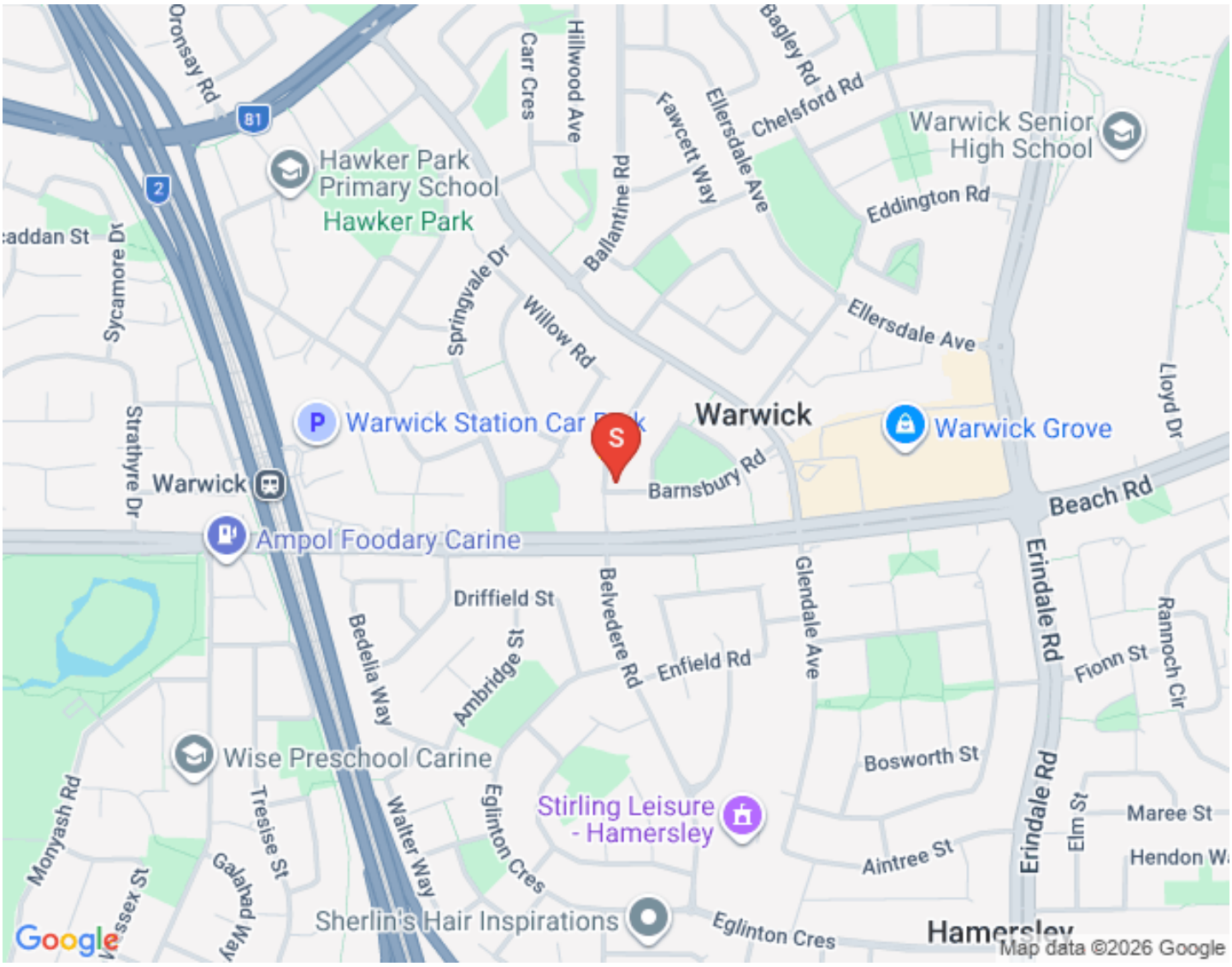
* Downlights
* Intercom (Fermvision)
* Security Door
* NBN (FTTP)
* Balcony
* Outdoor Blinds
* Storage Room
* 1 Car Parking Bay
* 1 Visitor Car Parking Bay (no time limit)

Kitchen
* Stone Bench-tops (20mm)
* 4 Plate Electric Cooktop
* Integrated Rangehood
* 600mm Oven (Tisira)
* Stainless Steel Sink
* Tiled Splashback

Main Bedroom
* Split System Reverse Cycle Air-conditioning (Kogan)
* Carpet
* Built-in Wardrobe
* Vertical Blinds

Bedroom 2
* Carpet
* Built-in Wardrobe
* Vertical Blinds

LIFESTYLE
300m - Public Transport
400 m - Hoyts Cinemas Warwick
550 m - Warwick Grove Shopping Centre
1.3 km - Warwick Train Station
1.5 km - Carine Regional Open Space
2.5 km - Bunnings Balcatta
3.9 km - Marangaroo Golf Course
5.4 km - Watermans Bay Beach
6 km - Hamersley Golf Course
15 km - Perth CBD


Oronsay Rd
81
2
Hawker Park Primary School
Hawker Park
Carr Cres
Hillwood Ave
Ballantine Rd
Fawcett Way
Bagley Rd
Chelsford Rd
Ellersdale Ave
Warwick Senior High School
Eddington Rd
Springvale Dr
Willow Rd
Ellersdale Ave
Lloyd Dr
Warwick Station Car Park
Warwick
Warwick Grove
Barnsbury Rd
Beach Rd
Warwick
Ampol Foodary Carine
Driffield St
Belvedere Rd
Glendale Ave
Erindale Rd
Fionn St
Rannoch Cir
Bedelia Way
Ambridge St
Enfield Rd
Wise Preschool Carine
Bosworth St
Monyash Rd
Tresise St
Walter Way
Eglinton Cres
Stirling Leisure - Hamersley
Maree St
Aintree St
Elm St
Galahad Way
Sherlin's Hair Inspirations
Eglinton Cres
Hamersley
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Certificate of Title

Click to download the Certificate of Title
Click to download the Strata Plan
Click to download the Strata Plan - Title List

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Strata Documents

Click here to download the Precontractual Disclosure
Click here to download the Strata Plan (Att 1 + 2)
Click here to download the By Laws (Att 3)
Click here to download the AGM Minutes (Att 4, 1 of 2)
Click here to download the AGM Minutes (Att 4, 2 of 2)
Click here to download the Statement of Accounts (Att 5)
Click here to download the Strata Levies (Att 6, 1 of 2)
Click here to download the Strata Levies (Att 6, 2 of 2)
Click here to download the Certificate of Currency

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Offer Documents

Click here to download the Offer Pack

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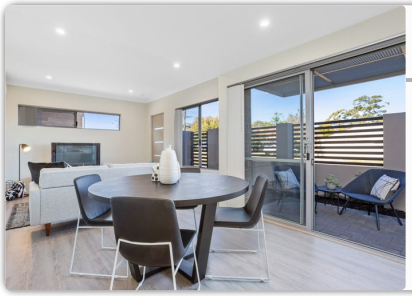
Floor Plan





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Comparable Sales



5/3 BARNSBURY ROAD, WARWICK, WA 6024, WARWICK

2 Bed | 1 Bath | 1 Car
sale - sold
$595,000
Sold ons: 05/08/2025
Days on Market: 14



2/4 FARNE CLOSE, WARWICK, WA 6024, WARWICK

2 Bed | 2 Bath | 1 Car
sale - sold
$730,000
Sold ons: 29/10/2025
Days on Market: 30



7/4 FARNE CLOSE, WARWICK, WA 6024, WARWICK

2 Bed | 1 Bath | 1 Car
sale - sold
$751,000
Sold ons: 09/04/2026
Days on Market: 24



7C MOFFAT PLACE, WARWICK, WA 6024, WARWICK

2 Bed | 2 Bath | 1 Car
Land size: 151
$795,000
sale - sold
Sold ons: 07/09/2025
Days on Market: 20

Powered by PropTrack

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).

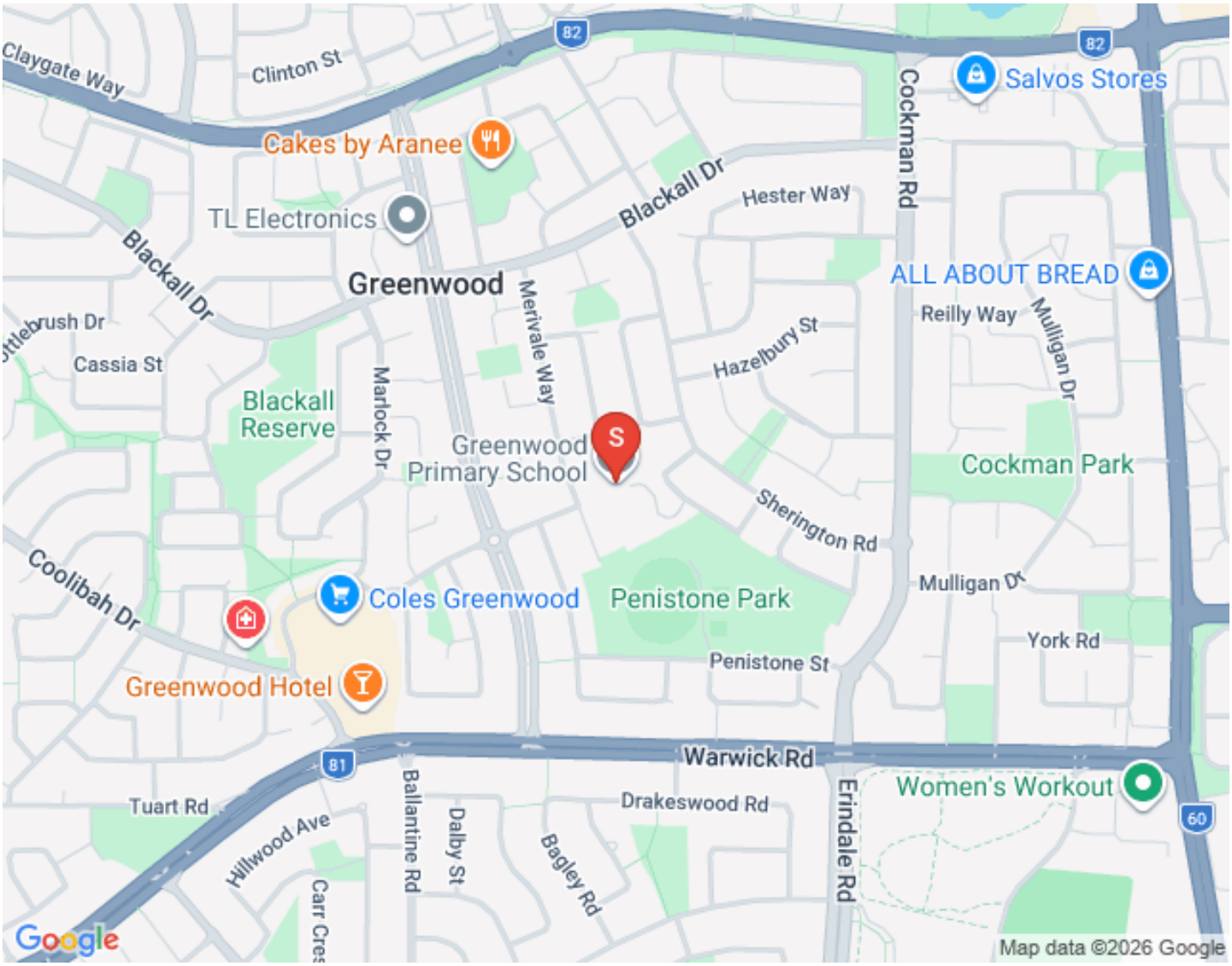
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Local Schools

Strive to Achieve
GREENWOOD
PRIMARY SCHOOL

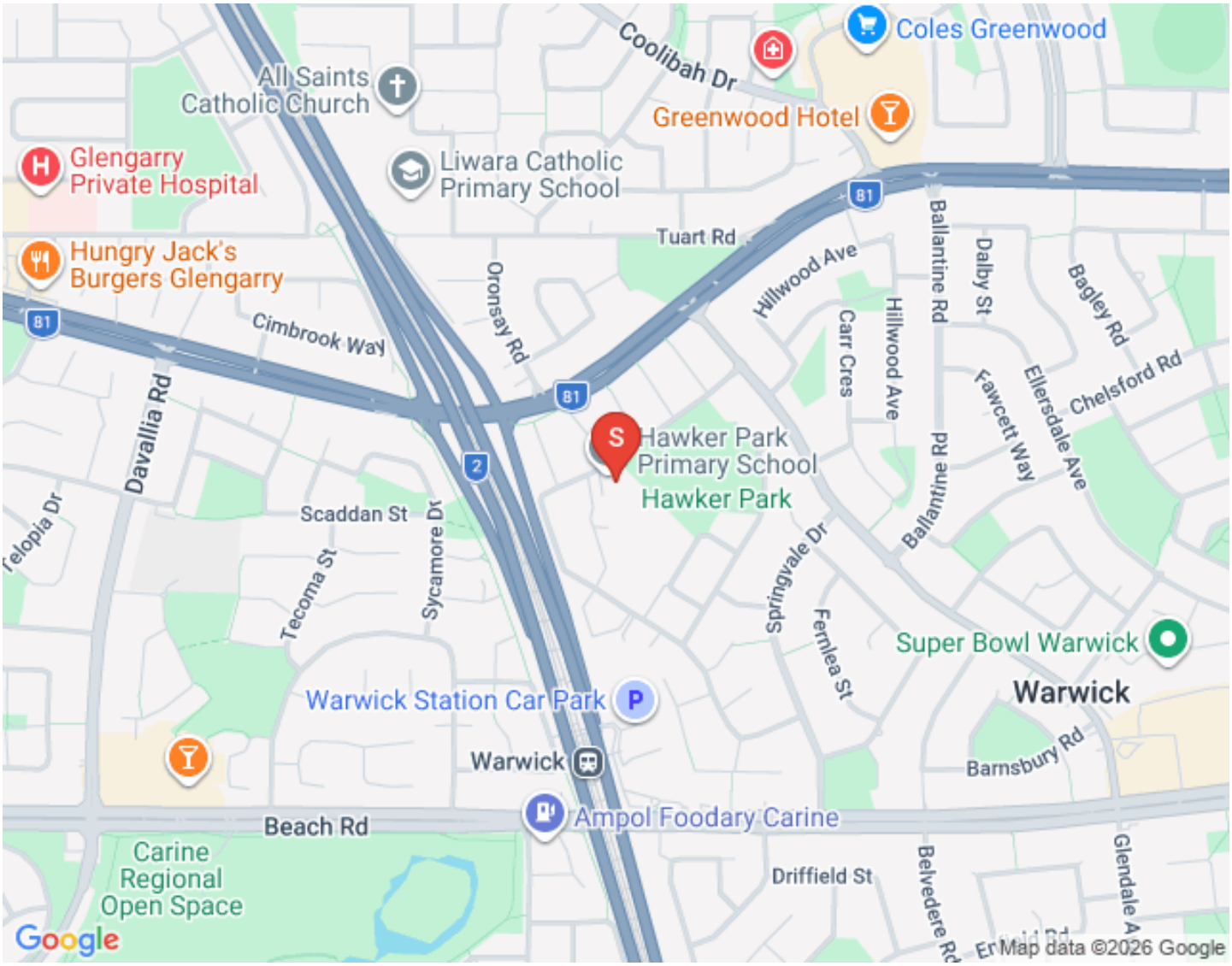
[Click here to view Intake Area]



Hawker Park
Primary School

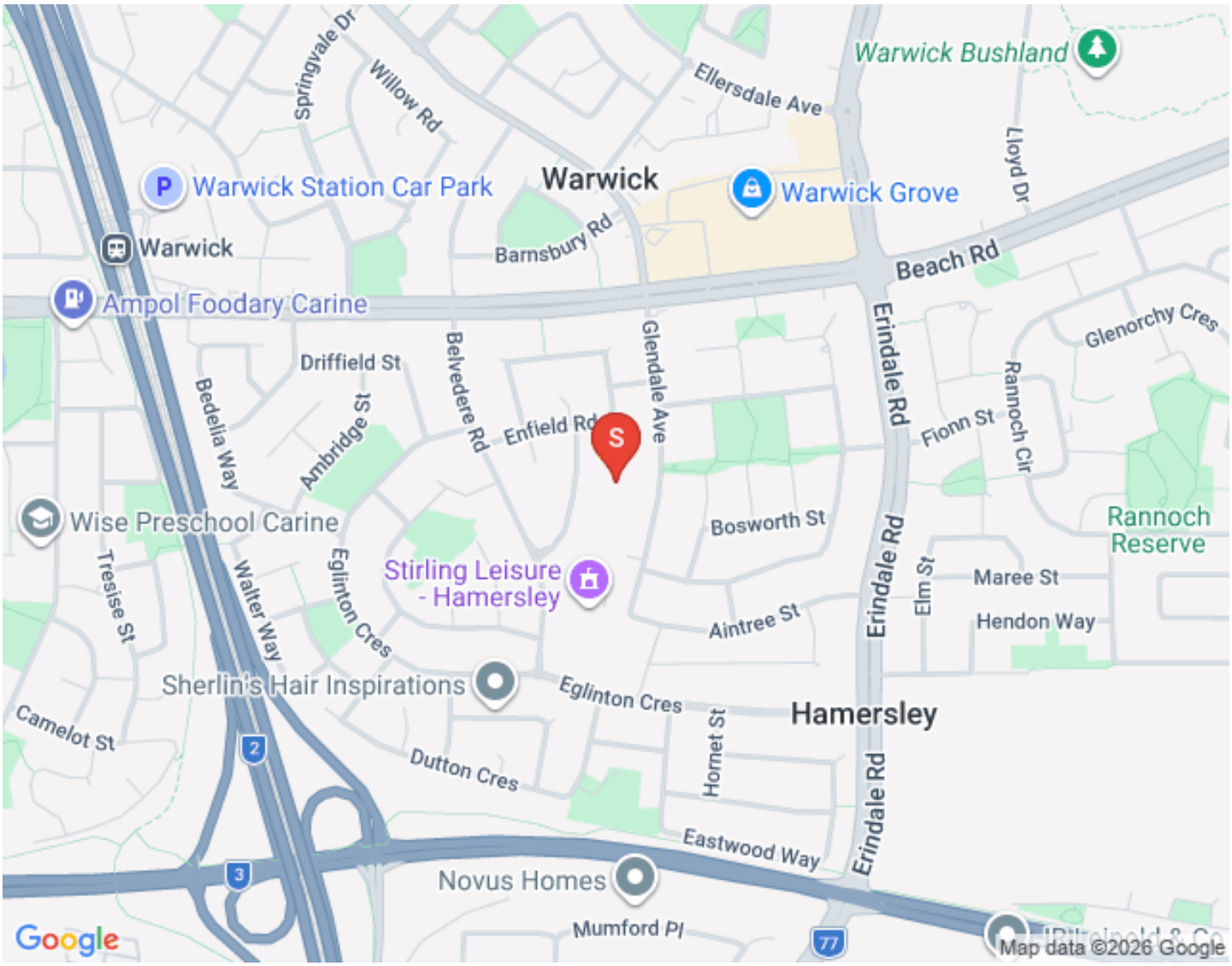
Together we grow

[Click here to view Intake Area](#)



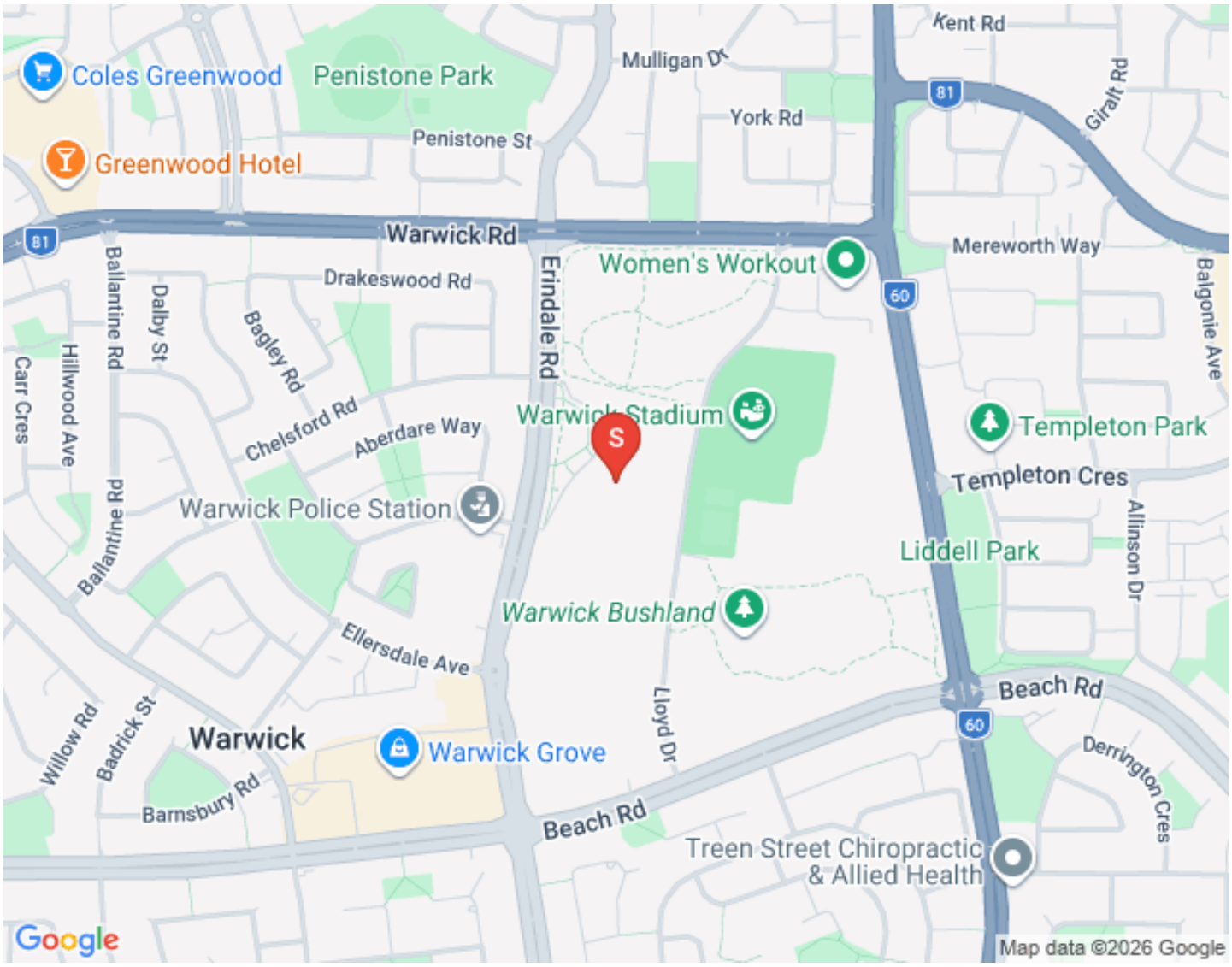
GLENDALE PRIMARY SCHOOL
INDEPENDENT PUBLIC SCHOOL

[Click here to view Intake Area]



WARWICK SENIOR HIGH SCHOOL
ASPIRE • LEARN • GROW

[Click here to view Intake Area]


Coles Greenwood
Penistone Park
Greenwood Hotel
Penistone St
Mulligan Dr
York Rd
Kent Rd
Giralt Rd
81
Warwick Rd
Mereworth Way
Women's Workout
60
Balgonie Ave
Drakeswood Rd
Erindale Rd
Ballantine Rd
Dalby St
Bagley Rd
Hillwood Ave
Carr Cres
Chelsford Rd
Aberdare Way
Warwick Stadium
Templeton Park
Templeton Cres
Warwick Police Station
Liddell Park
Allinson Dr
Ballantine Rd
Warwick Bushland
Ellersdale Ave
Beach Rd
Lloyd Dr
Willow Rd
Badrick St
Warwick
Warwick Grove
Derrington Cres
Barnsbury Rd
Beach Rd
Treen Street Chiropractic & Allied Health
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Warwick Lifestyle

HOYTS Warwick



Super Bowl Warwick



Warwick Grove Shopping Centre



Warwick Stadium

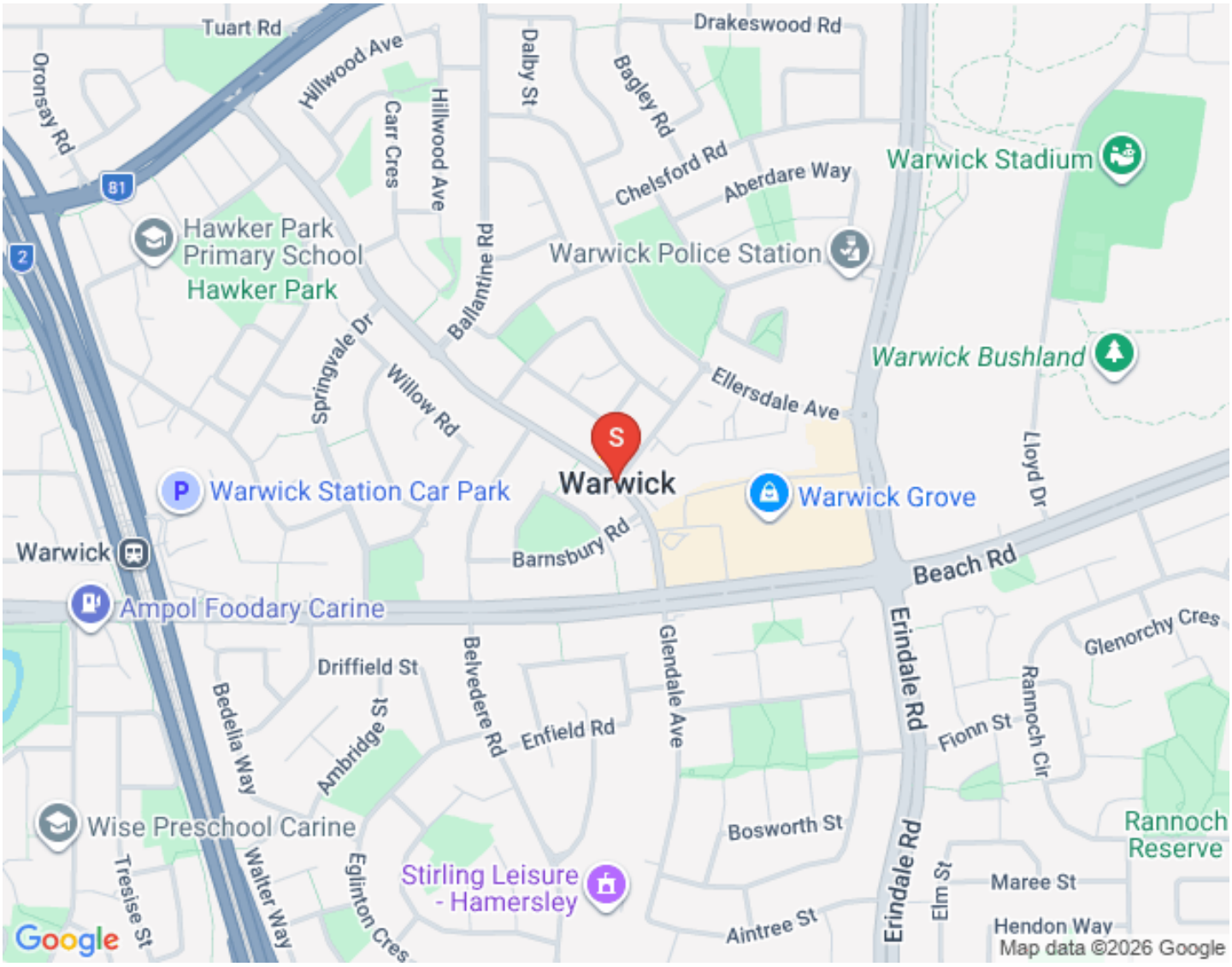


Warwick Train Station



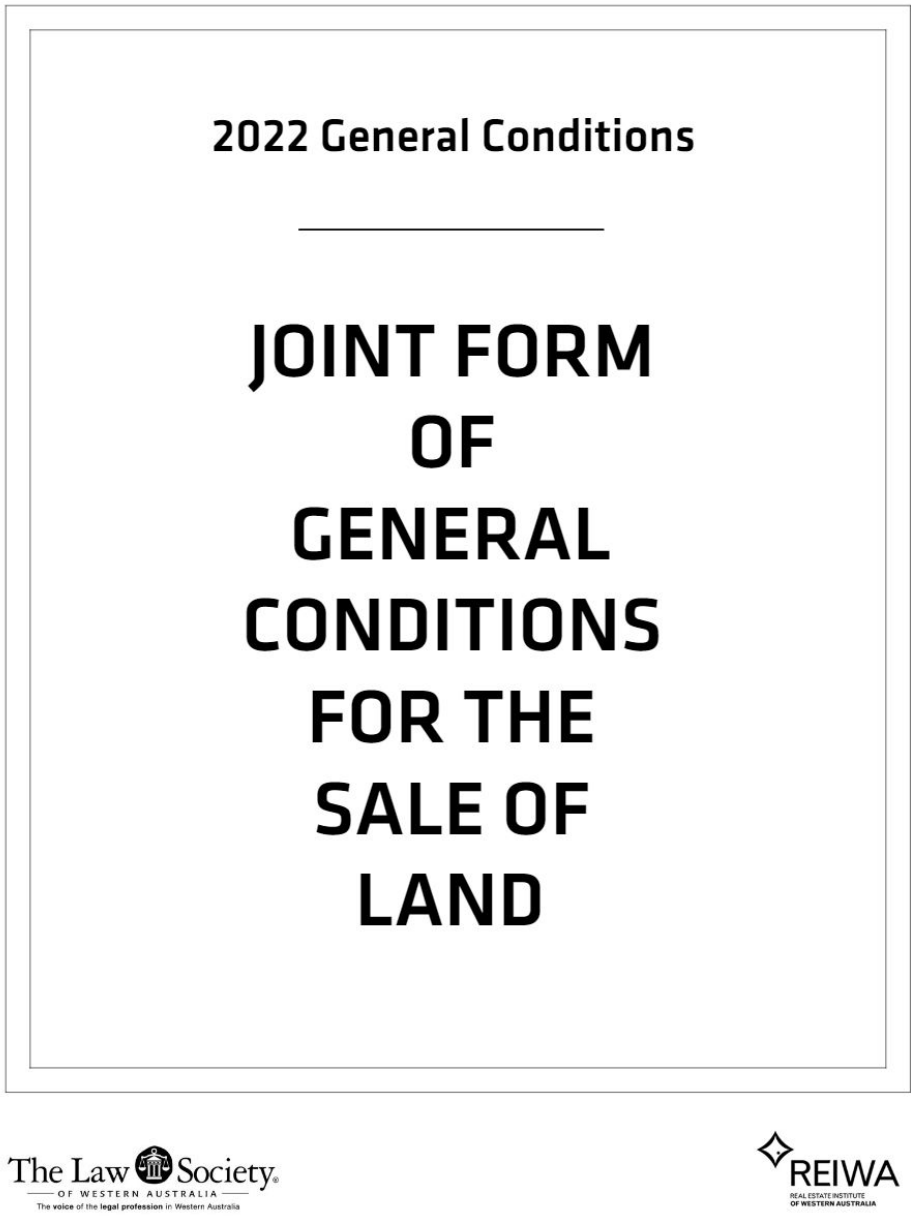
Warwick Bushland


AllTrails
City of Joondalup
Friends Group
Beware Snakes in Area
Warwick Bushland


Tuart Rd
Drakeswood Rd
Oronsay Rd
Hillwood Ave
Dalby St
Bagley Rd
Carr Cres
Hillwood Ave
Chelsford Rd
Aberdare Way
Warwick Stadium
81
2
Hawker Park Primary School
Hawker Park
Warwick Police Station
Ballantine Rd
Springvale Dr
Willow Rd
Warwick Bushland
Ellersdale Ave
S
Warwick
Warwick Station Car Park
Warwick Grove
Lloyd Dr
Warwick
Barnsbury Rd
Beach Rd
Ampol Foodary Carine
Erindale Rd
Glenorchy Cres
Driffield St
Belvedere Rd
Glendale Ave
Rannoch Cir
Bedelia Way
Ambridge St
Enfield Rd
Fionn St
Wise Preschool Carine
Bosworth St
Rannoch Reserve
Tresise St
Walter Way
Eglinton Cres
Stirling Leisure - Hamersley
Elm St
Maree St
Aintree St
Erindale Rd
Hendon Way
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Joint Form of General Conditions



000008453355

View Joint Form Here

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Team Genesis



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.



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.



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.



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.

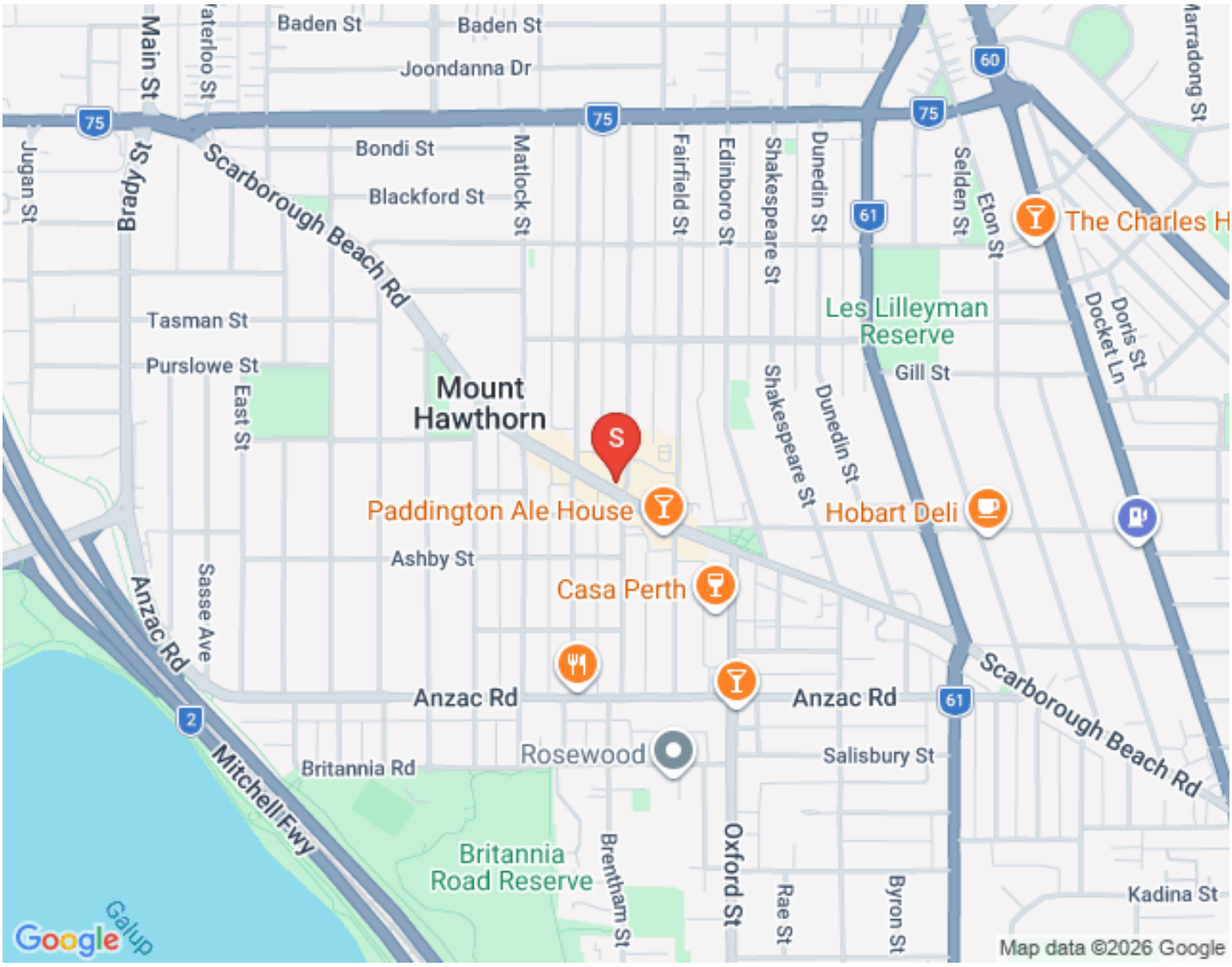


KAHLA PURVIS

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
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
Scarborough Beach Rd
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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