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Welcome



33 Chartwell Bend, Hocking

**** UNDER OFFER ****

4 2 2

End Date
Process

All offers presented on before 6pm Tuesday 7th April.
The seller reserves the right to accept an offer before the end date.

Positioned in an elevated pocket of Hocking, this impressive residence captures sweeping treetop views from the patio and offers a sense of space, privacy and quality that is rarely found. From the moment you step inside, the quality and grandeur of the home is immediately apparent. From soaring ceilings to rich jarrah timber flooring and multiple living zones, this is a home that feels both refined and effortlessly functional. The master suite is thoughtfully positioned at the front, complete with a walk-in robe and spa ensuite, while generously proportioned secondary bedrooms are set to the rear, alongside a versatile study ideal for a nursery or home office.
Designed to cater to both relaxed family living and effortless entertaining, the kitchen is well-appointed with quality appliances including a 900mm Fisher & Paykel oven, 5-burner gas cooktop and a spacious walk-in pantry. The expansive alfresco is a true standout, featuring a built-in BBQ with mains gas and the flexibility to fully enclose the space for year-round use. With reverse cycle zoned air-conditioning, solar power, security features and a low-maintenance backyard, this is a home that delivers both comfort and practicality, all within a location that places everyday convenience just moments away.

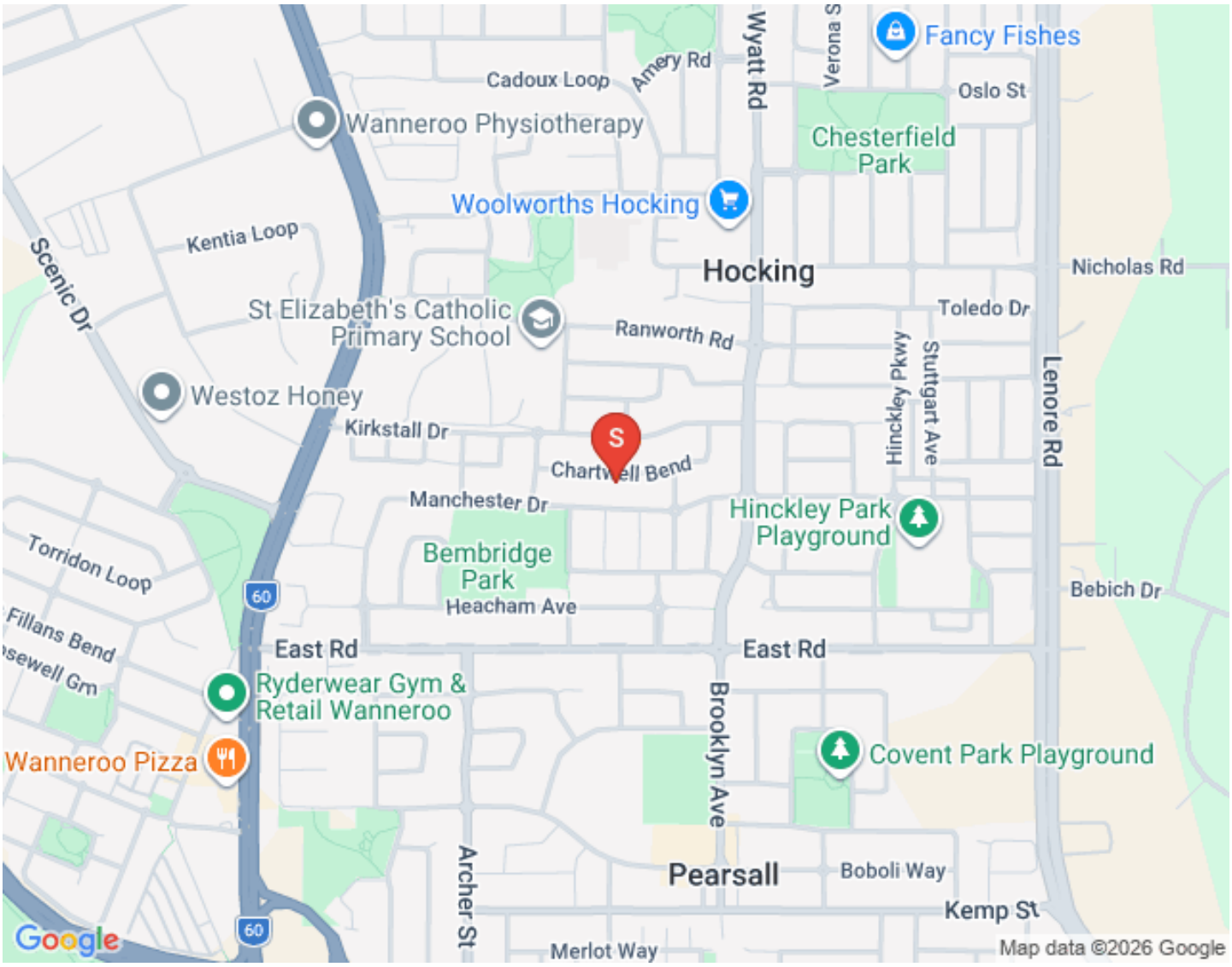
SCHOOL CATCHMENT
Hocking Primary School (1km)
Wanneroo Secondary College (2.9km)

RATES

Council: $
Water: $1368 approx

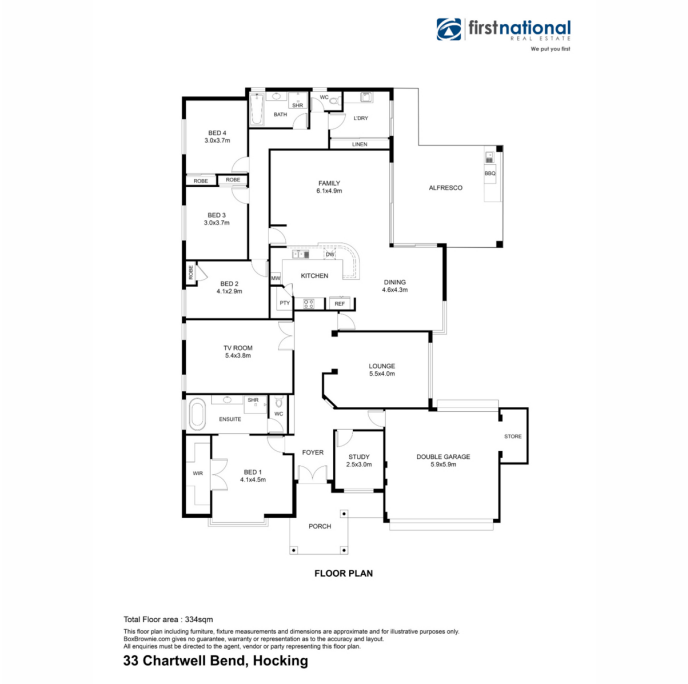
FEATURES
* Built Year: 2004
* Total Built Area: 334 sqm
* Vast Tree Top Views from Patio
* 4 Bedrooms
* Study That Can be Converted to Nursery
* Ensuite with Spa
* Master Suite with Walk-in Wardrobe and Privacy at the Front of the Home
* Large Secondary Bedrooms to the Back of the Home
* Bath Tub in Secondary Bathroom
* High End Finishes
* Stunning Jarrah Hard Timber Flooring Throughout
* Beautiful High Ceilings Throughout
* 900m Oven with 5 Burner Gas Stove (Fisher and Paykel)
* Large Walk-in Pantry
* Reverse Cycle Air-Conditioning with Zoning (Daikin)
* Patio Able to be Fully Enclosed
* Built-in Outdoor Bbq with Mains Gas
* Alarm System and Cameras
* Security Doors
* 17 Solar Panels (Huawei Solar)
* Reticulation
* Low Maintenance Backyard
* Double Garage with Extra Height, Width, and Storage Room
* Caravan/Trailer Bed
* Automatic Garage Door

LIFESTYLE
600m St Elizabeth's Catholic Primary School
750m Hinckley Park Playground
900m East Lane Cafe
950m Bembridge Park
950m Wyatt Grove Shopping Centre
1.1km Pearsall Shopping Centre
3.7km Edgewater Medical Centre
4.6km Edgewater Train Station
5.7km Mater Dei College
6.5km Edith Cowan University
9.1km Mullaloo Beach


Fancy Fishes
Cadoux Loop
Amery Rd
Wyatt Rd
Verona S
Oslo St
Wanneroo Physiotherapy
Chesterfield Park
Woolworths Hocking
Kentia Loop
Scenic Dr
Hocking
Nicholas Rd
St Elizabeth's Catholic Primary School
Ranworth Rd
Toledo Dr
Hinckley Pkwy
Stuttgart Ave
Lenore Rd
Westoz Honey
Kirkstall Dr
S
Chartwell Bend
Manchester Dr
Hinckley Park Playground
Bembridge Park
Heacham Ave
Torridon Loop
Bebich Dr
60
Fillans Bend
East Rd
East Rd
Ryderwear Gym & Retail Wanneroo
Brooklyn Ave
Wanneroo Pizza
Covent Park Playground
Archer St
Pearsall
Boboli Way
Kemp St
Google
60
Merlot Way
Map data ©2026 Google

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Floor Plan





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Comparable Sales



30 TENEMENT LOOP, HOCKING, WA 6065, HOCKING

4 Bed | 2 Bath | 2 Car
$1,100,500
Sold ons: 30/11/2025
Days on Market: 5

Land size: 578
sale - sold



26 BRANTWOOD APPROACH, HOCKING, WA 6065, HOCKING

4 Bed | 2 Bath | 2 Car
$1,220,000
Sold ons: 10/07/2025
Days on Market: 37

Land size: 619
sale - sold



48 BACKSHALL PLACE, WANNEROO, WA 6065, WANNEROO

4 Bed | 2 Bath | 2 Car
$1,275,000
Sold ons: 18/05/2025
Days on Market: -39

Land size: 601
sale - sold



15 MOSCATO WAY, WOODVALE, WA 6026, WOODVALE

4 Bed | 3 Bath | 2 Car
$1,350,000
Sold ons: 17/06/2025
Days on Market: 6

Land size: 472
sale - sold



3 CHITTERING VISTA, PEARSALL, WA 6065, PEARSALL

4 Bed | 2 Bath | 3 Car
$1,362,000
Sold ons: 09/02/2026
Days on Market: 5

Land size: 610
sale - sold



48 MEMPHIS RDGE, HOCKING, WA 6065, HOCKING

4 Bed | 3 Bath | 4 Car
$1,380,000
Sold ons: 08/12/2025
Days on Market: 5

Land size: 467
sale - sold



18 TORRIDON LOOP, WANNEROO, WA 6065, WANNEROO

4 Bed | 2 Bath | 2 Car
$1,400,000
Sold ons: 23/02/2026
Days on Market: 49

Land size: 693
sale - sold



35 JAMES SPIERS DRIVE, WANNEROO, WA 6065, WANNEROO

4 Bed | 2 Bath | 2 Car
$1,400,000
Sold ons: 06/03/2026
Days on Market: 23

sale - sold

Powered by PropTrack

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Offer Documents

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

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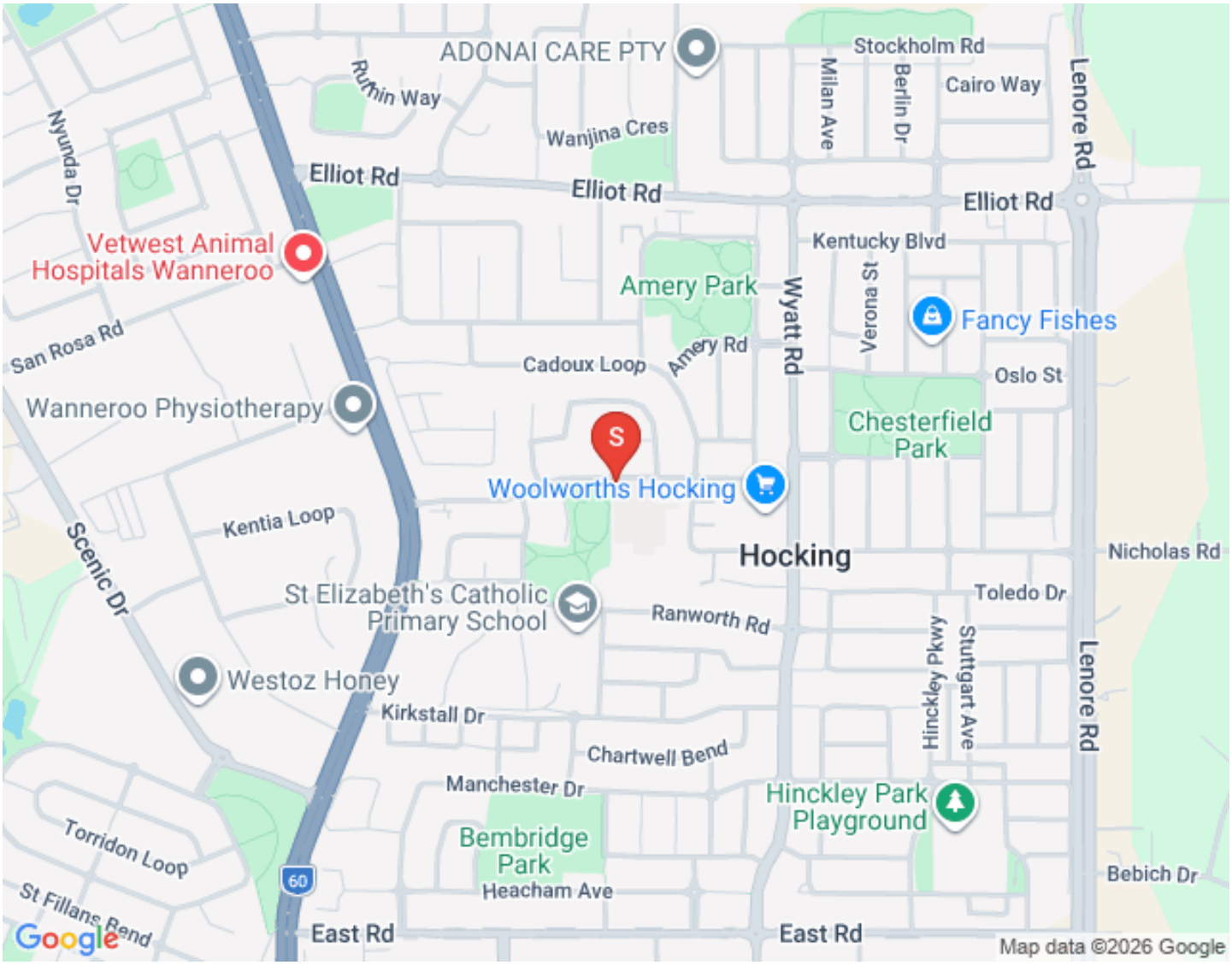
Certificate of Title

Click to download the Certificate of Title
Click to download the Deposited Plan
Click to download the Deposited Plan - Title List
Click to download the Document Transfer

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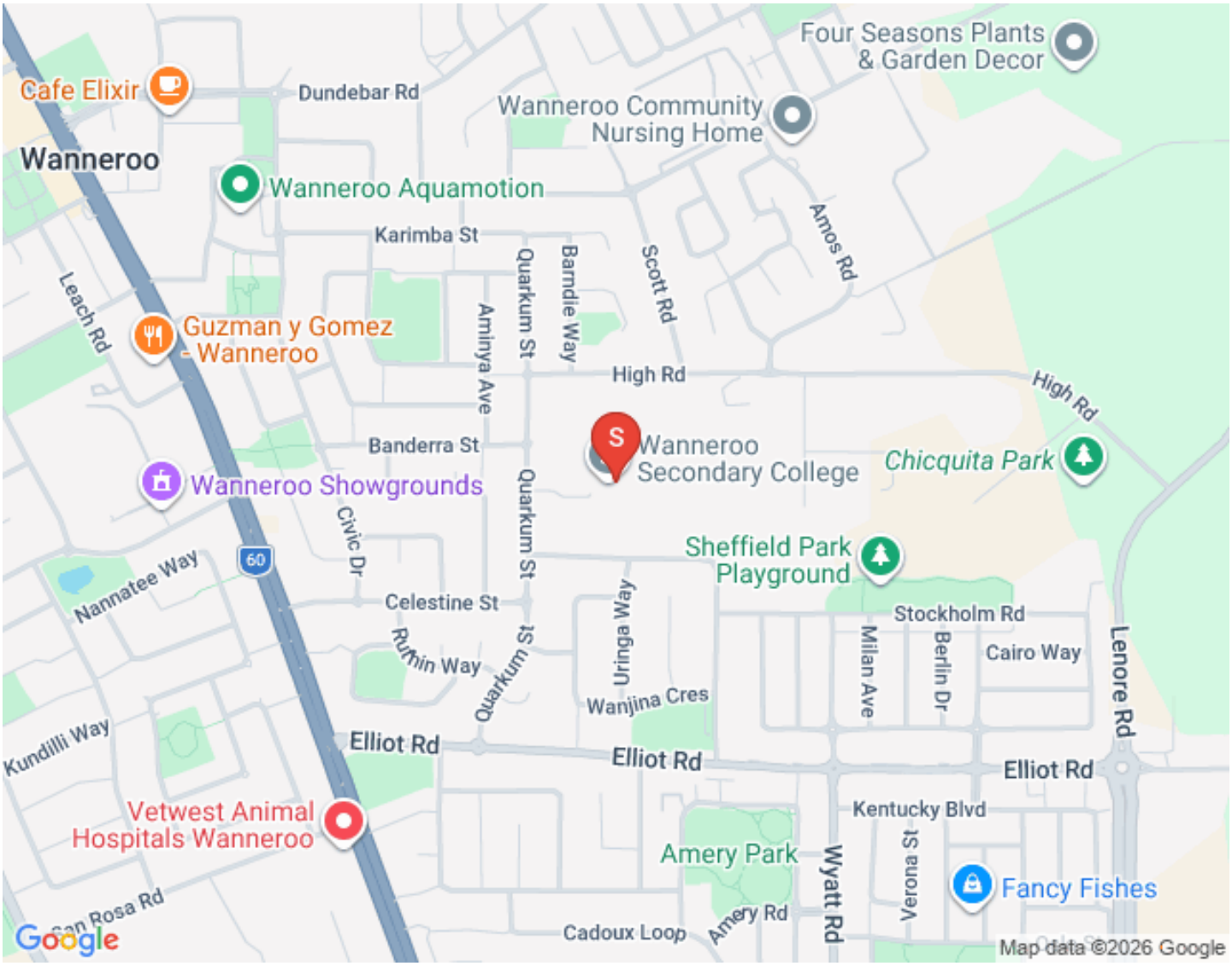
Local Schools

Click to view Intake Area



WANNEROO
SECONDARY COLLEGE

Click to view Intake Area



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Hocking Lifestyle

Bembridge Park



Lansdale Farm



David Chippy's Fish Cafe



Woolworths Hocking

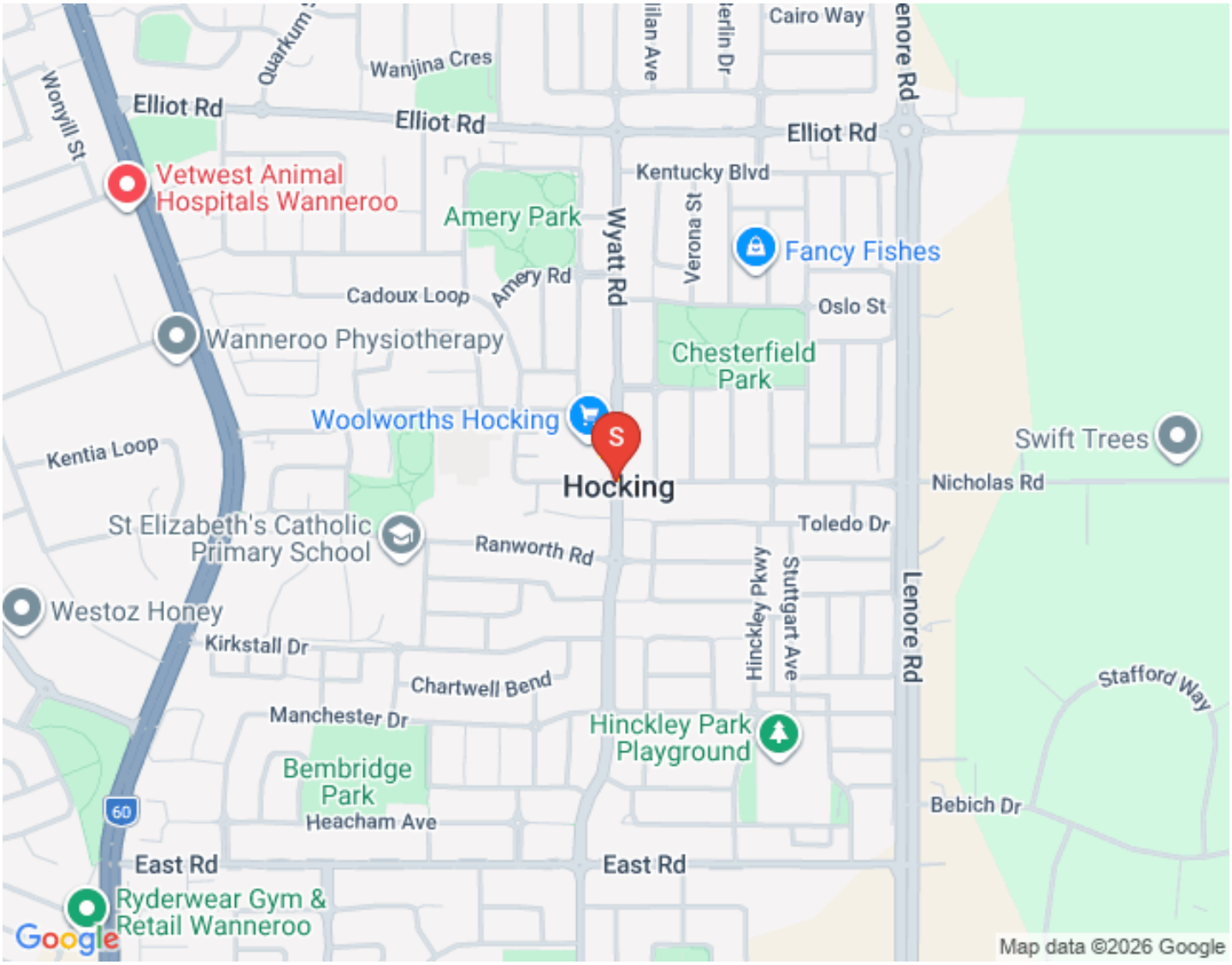


Plus Fitness 24/7 Hocking



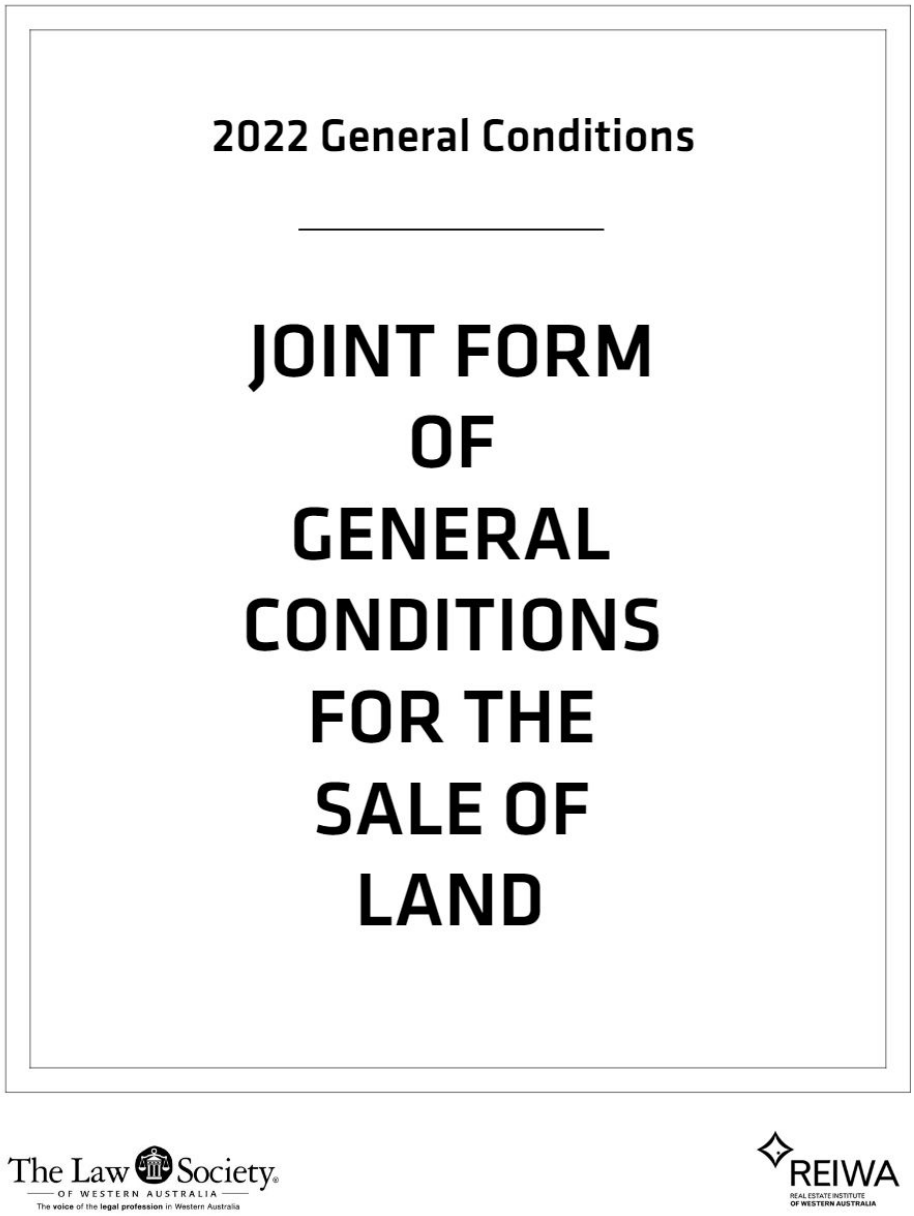
Craigie Leisure Centre




Cairo Way
Wanjina Cres
Elliot Rd
Elliot Rd
Elliot Rd
Wonyill St
Vetwest Animal Hospitals Wanneroo
Kentucky Blvd
Amery Park
Wyatt Rd
Verona St
Fancy Fishes
Amery Rd
Cadoux Loop
Oslo St
Wanneroo Physiotherapy
Chesterfield Park
Woolworths Hocking
Swift Trees
Kentia Loop
Hocking
Nicholas Rd
St Elizabeth's Catholic Primary School
Ranworth Rd
Toledo Dr
Hinckley Pkwy
Stuttgart Ave
Lenore Rd
Westoz Honey
Kirkstall Dr
Chartwell Bend
Stafford Way
Manchester Dr
Hinckley Park Playground
Bembridge Park
Heacham Ave
Bebich Dr
60
East Rd
East Rd
Ryderwear Gym & Retail Wanneroo
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Joint Form of General Conditions

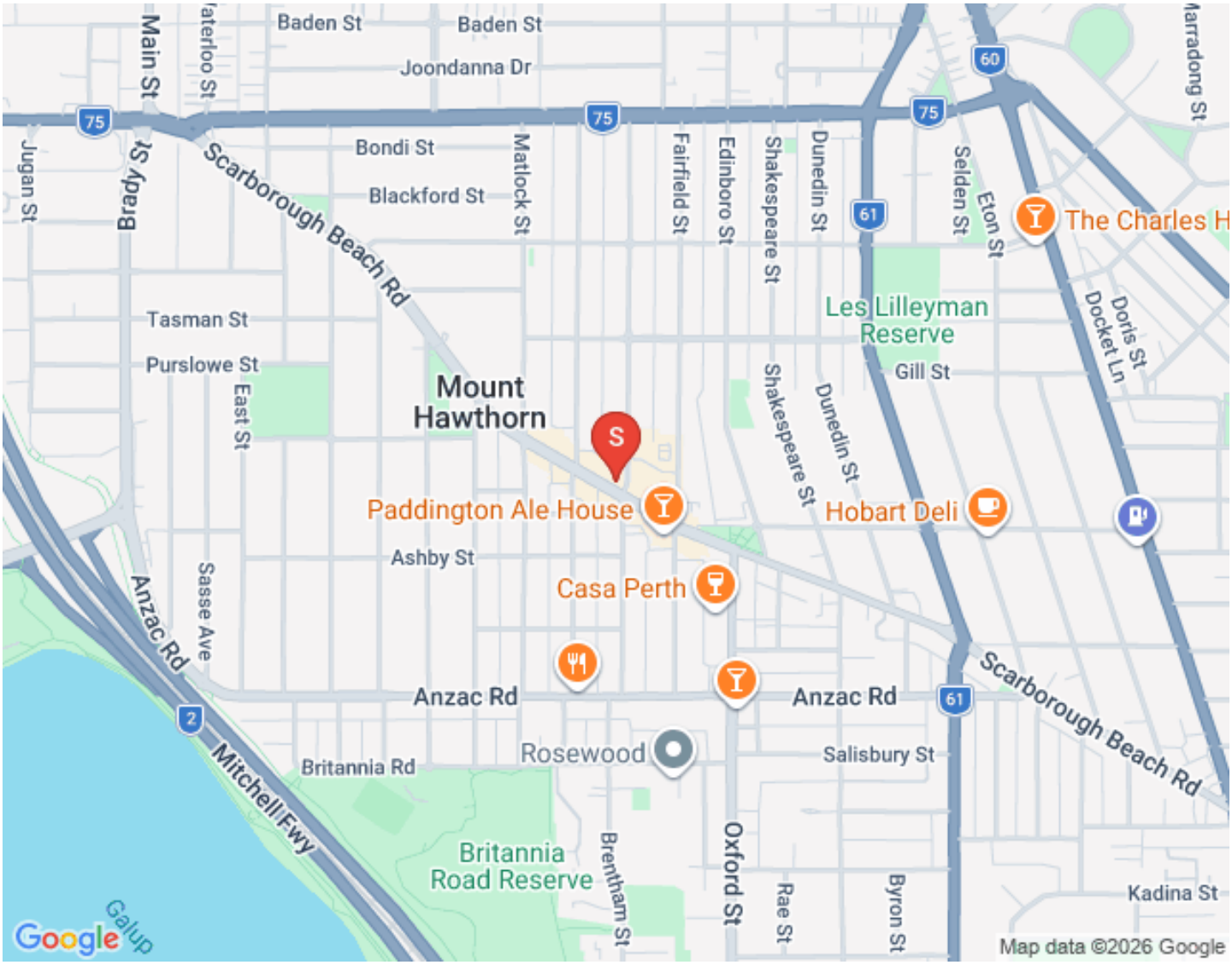


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[View Joint Form Here]

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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

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.



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.

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Our Recent Local Sales



4B Shadyglen Mews, Edgewater

3 Bed | 1 Bath | 1 Car

Land size: 577sqm

End Date Process



8 Osprey Grove, Edgewater

6 Bed | 3 Bath | 4 Car

Land size: 781sqm

End Date Process



11A Simeon Rise, Pearsall

4 Bed | 2 Bath | 2 Car

Land size: 305sqm

UNDER OFFER