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Welcome



80 Lillie Road, Gidgegannup

WORKSHOP HEAVEN

4 2 13

UNDER OFFER

All offer presented on before 6pm Friday 15th August.
The seller reserves the right to accept offers before the end date.

Open skies stretch above this remarkable rural sanctuary, rich with boundless opportunities for adventurous play, growing confidence, and fearless exploration. This is the blueprint for a family life filled with freedom a fully fenced haven where children can roam, discover and dream without limits.
At the heart of this exceptional property stands a thoughtfully designed family home with a flexible floor plan that adapts to the rhythms of busy family life. Formal dining sets the scene for special occasions, while the open-plan living and kitchen area becomes the natural gathering place for daily connection. A separate breakfast room offers intimate morning moments, and the junior wing cleverly centres around a dedicated playroom and study space giving young minds room to grow and create.
Step outside and discover the large Colorbond workshop, complete with power, mezzanine storage, slow combustion fireplace, evaporative cooling and three roller doors. This space transforms into whatever your family needs workshop, studio or adventure headquarters.
The poolside alfresco entertaining area extends seamlessly from the dining room, featuring an outdoor kitchen equipped with a gas barbecue and grill, a sink, and a bar fridge, perfect for effortless entertaining under Western Australia's glorious skies.
Three fenced paddocks provide the perfect home for livestock, acknowledging this property's coveted position within Tilden Park one of WA's premier equine estates. A practical feed shelter sits ready at the corner of one paddock, while the wide northern verandah offers sweeping views across paddocks to a distant stand of majestic gum trees.
The principal bedroom suite occupies a prime position at the front of the plan, creating a peaceful adult retreat enhanced by a walk-in robe and en-suite. The formal lounge opposite

expands this grown-up space, ensuring parents have their own sanctuary.
Tilden Park estate represents more than premium real estate – it's where childhood memories are forged under endless skies, where adventure awaits along renowned bridle trails, and where the simple joy of country living creates the foundation for extraordinary family stories.

SCHOOLS
8.5 km – Gidgegannup Primary School
20. 1 km – Eastern Hills Senior High School
15 km – Chidlow Primary School
15.2 km – Wooroloo Primary School

RATES
Shire: $2,139.74 (FY 24-25)
Water: NA

FEATURES
* Tilden Park Estate
* Expansive Family Home
* Flexible Floorplan
* Formal Lounge
* Study Alcove/Breakfast Room
* Open Plan Family Kitchen
* Junior Wing with Central Playroom
* Formal Dining to Alfresco Entertaining
* Carpeted Bedrooms
* Wet Room
* Wide North-facing Verandah
* Below-ground Pool
* Outdoor Kitchen
* Breezeair Ducted Evaporative Cooling
* Jarrahdale Slow Combustion Fireplace

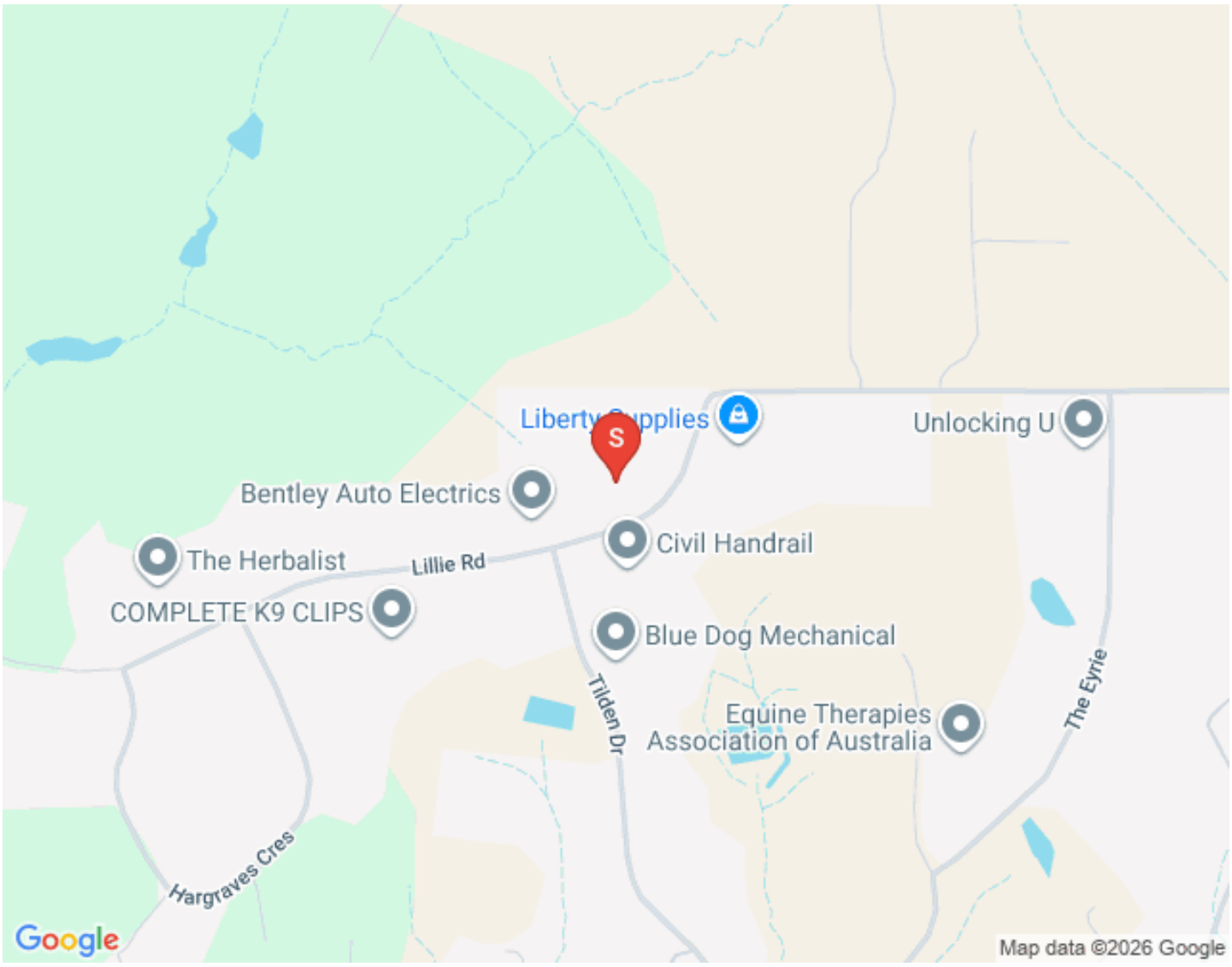
General
* 1990s Build
* Double Brick
* Corrugated Zincalume Timber Frame Roof
* Block 2.37 ha / 5.85 ac
* Residential Area 191 sqm
* Total Built Area 698 sqm

Kitchen
* Ilve Oven
* Goldline Gas Hob
* LG Dishwasher
* Corner Pantry

Outside
* Covered Outdoor Entertaining
* Outdoor Kitchen
* Modular BBQ
* Wok Burner & Grill Plate
* Bar Fridge
* Below-ground Fibreglass Pool
* Double Garage
* 3 Fenced Paddocks
* 2 Bores - Not Operating

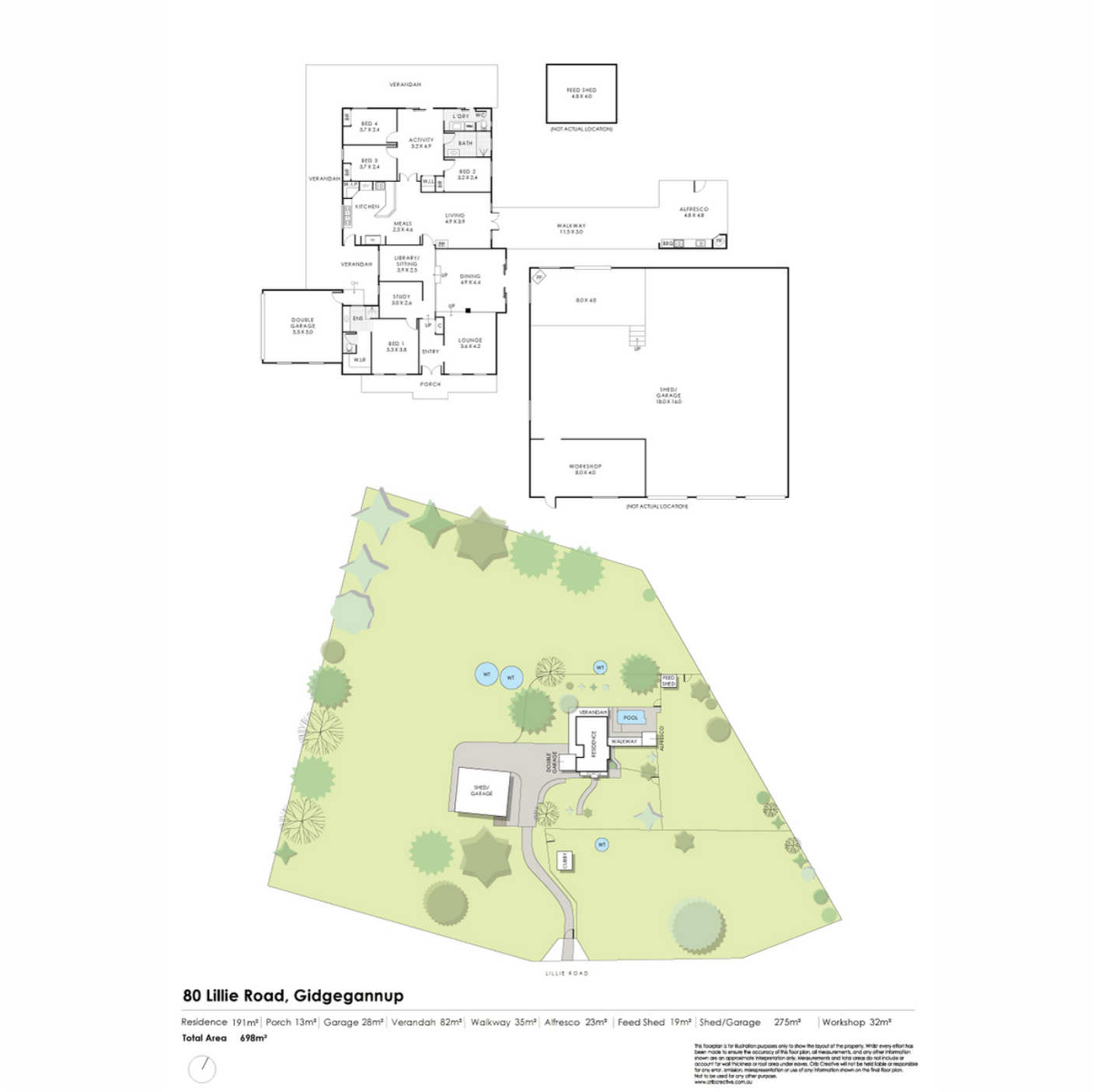
307 sqm Colorbond Workshop
* 11 Car Capacity
* 3 Phase Power
* Ducted Evaporative Cooling
* Slow Combustion Fireplace
* Toolshed
* Mezzanine Storage
* 3 Roller Doors

LIFESTYLE
430 m Bridle Trails
5.1 km Noble Falls
8.2 km Gidgegannup Township
30. 8 km Midland
32.2 km St John of God Hospital
39.6 km Perth Airport (40-50 minutes)
50.8 Perth CBD (50-60 minutes)


Liberty Supplies
Unlocking U
S
Bentley Auto Electrics
Civil Handrail
The Herbalist
Lillie Rd
COMPLETE K9 CLIPS
Blue Dog Mechanical
Tilden Dr
Equine Therapies
Association of Australia
The Eyrie
Hargraves Cres
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Floor Plan



80 Lillie Road, Gidgegannup

Residence 191m² | Porch 13m² | Garage 28m² | Verandah 82m² | Walkway 35m² | Alfresco 23m² | Feed Shed 19m² | Shed/Garage 275m² | Workshop 32m²

Total Area 698m²

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. Crib 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.
www.cribcreative.com.au

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Comparable Sales



124 LILLIE ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 6 Car
$1,000,000
Sold ons: 01/11/2024
Days on Market: 122

Land size: 30877.5
sale - sold



86 THE EYRIE, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 2 Car
$1,100,000
Sold ons: 14/01/2025
Days on Market: 96

Land size: 29000
sale - sold



7410 BUNNING ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

5 Bed | 2 Bath | 2 Car
$1,210,000
Sold ons: 17/12/2024
Days on Market: 55

Land size: 20000
sale - sold



42 BROMPTON HEIGHTS, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 4 Car
$1,222,500
Sold ons: 18/07/2024
Days on Market: 100

Land size: 20234.3
sale - sold



81 HARGRAVES CRESCENT, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 4 Car
$1,250,000
Sold ons: 06/06/2025
Days on Market: 78

Land size: 26500
sale - sold



12 LITTLE BUNNING ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 4 Car
$1,250,000
Sold ons: 01/08/2024
Days on Market: 247

Land size: 20000
sale - sold



58 ASKRIGG ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

4 Bed | 2 Bath | 2 Car
$1,250,000
Sold ons: 13/05/2025
Days on Market: 7

Land size: 20018
sale - sold



572 BERRY ROAD, GIDGEGANNUP, WA 6083, GIDGEGANNUP

3 Bed | 1 Bath | 4 Car
$1,350,000
Sold ons: 01/11/2024
Days on Market: 16

Land size: 202400
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

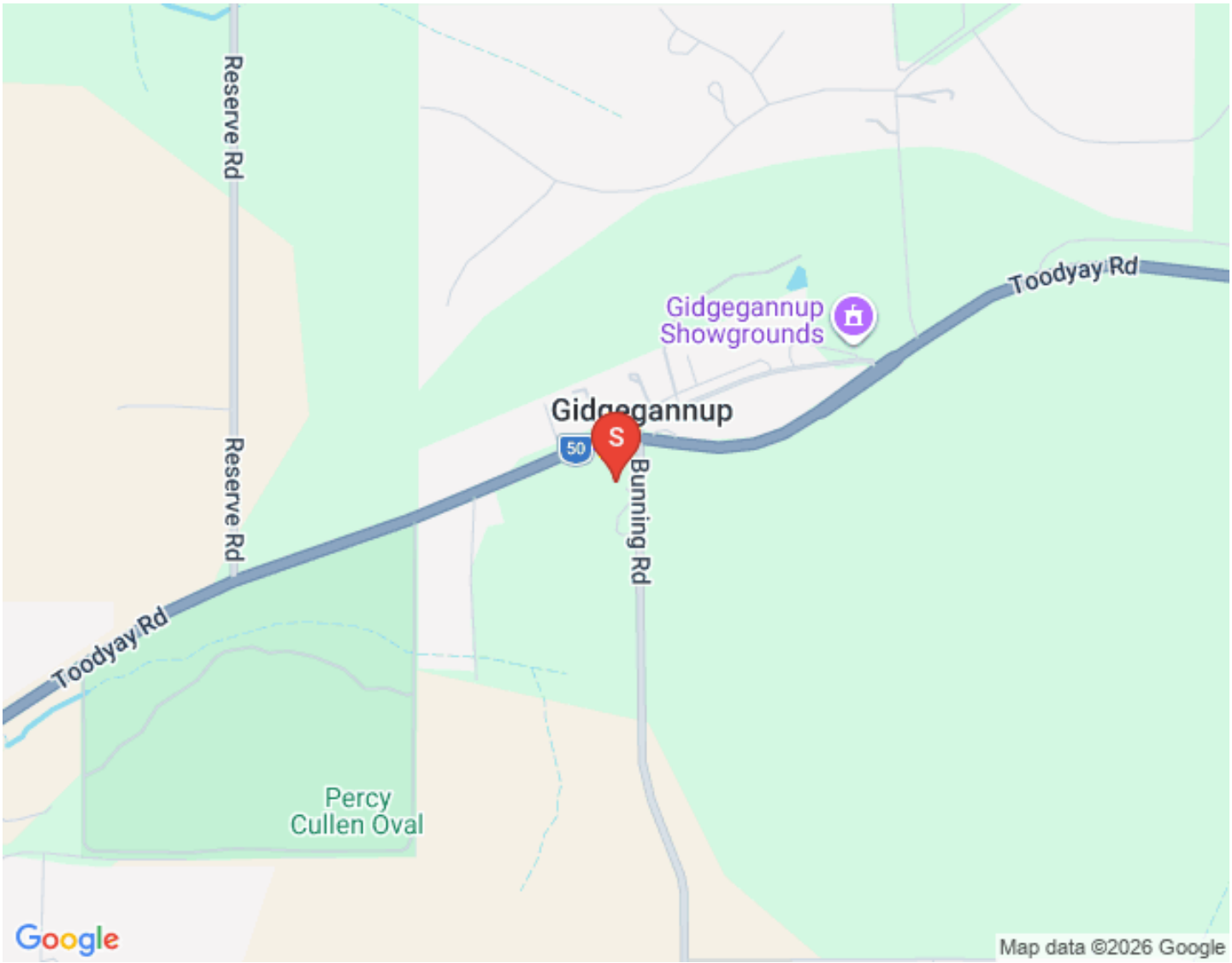
Click to Download the Certificate of Title
Click to Download the Sketch
Click to Download the Plan
Click to Download the Plan - Title List

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Local Schools

Gidgegannup PRIMARY SCHOOL
Growth Through Endeavour

[Click to view Catchment Area]



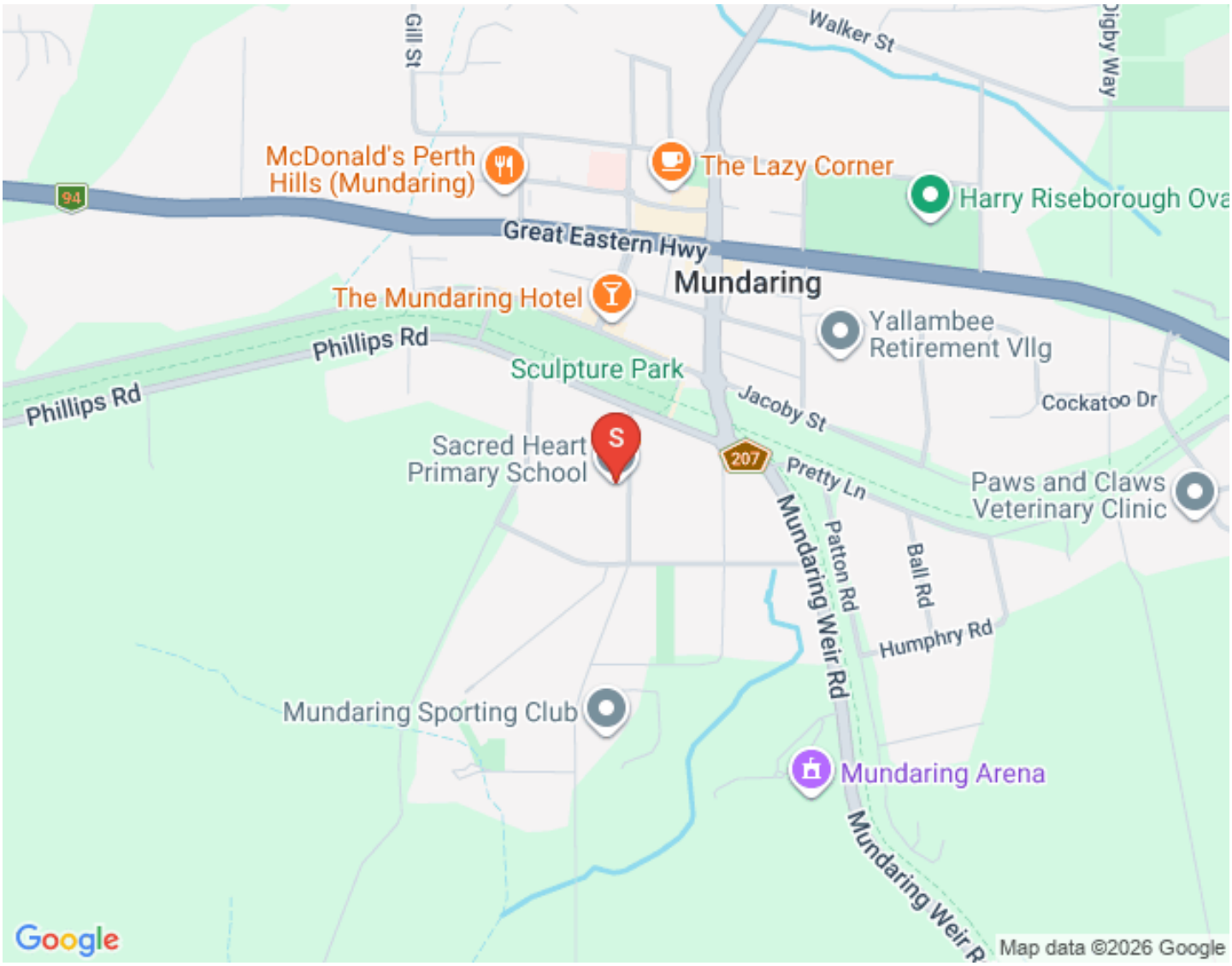
Mundaring
CHRISTIAN COLLEGE

[Click to view school website.]

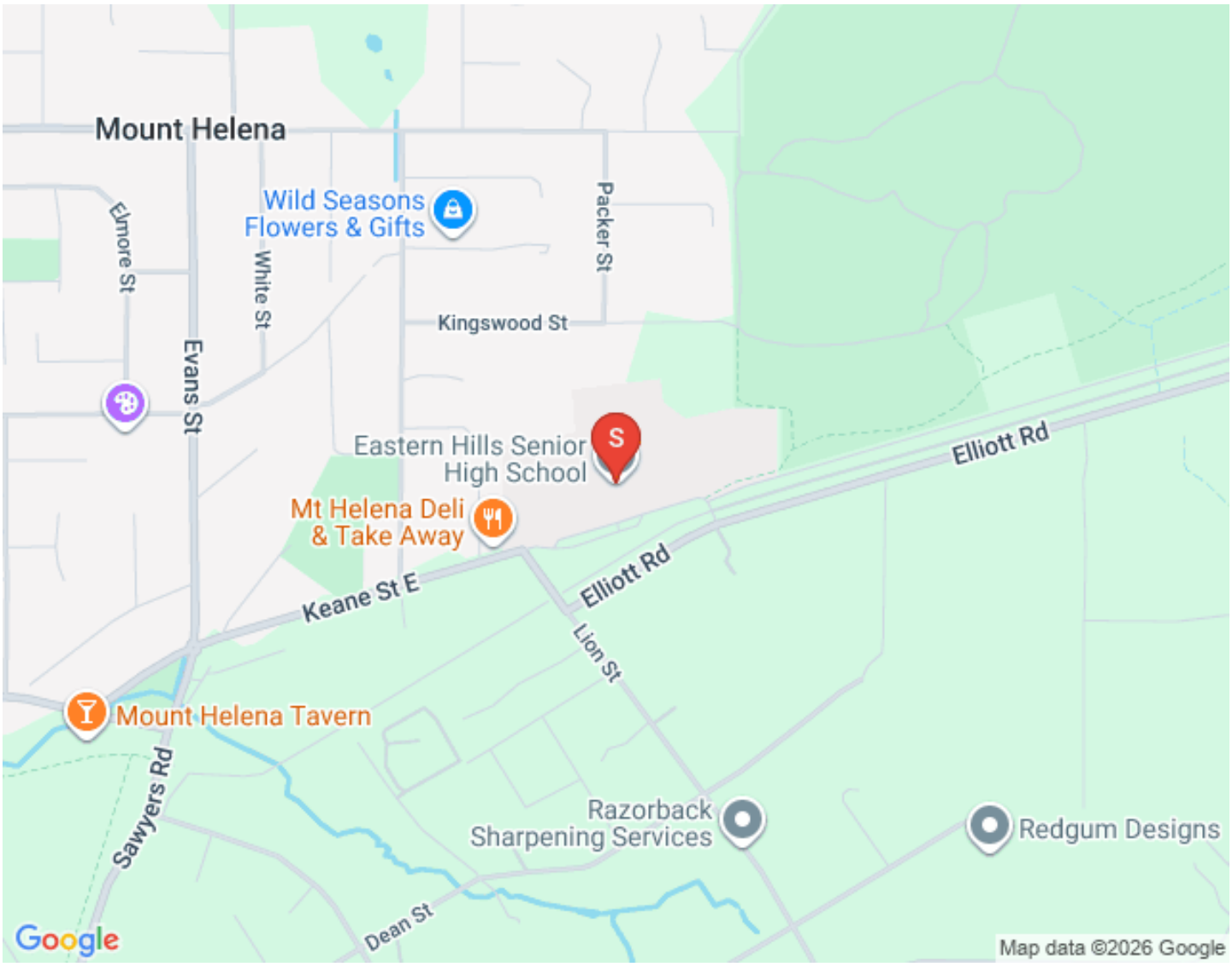


SACRED HEART SCHOOL
MUNDARING

[Click to view school website.]



[Click to view Catchment Area]


Mount Helena
Wild Seasons Flowers & Gifts
Elmore St
White St
Packer St
Kingswood St
Evans St
Eastern Hills Senior High School
Elliott Rd
Mt Helena Deli & Take Away
Keane St E
Elliott Rd
Lion St
Mount Helena Tavern
Sawyers Rd
Razorback Sharpening Services
Redgum Designs
Dean St
Google
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Gidgegannup

Gidgegannup Showgrounds & Playground



Noble Falls

FR Berry Walk Trail





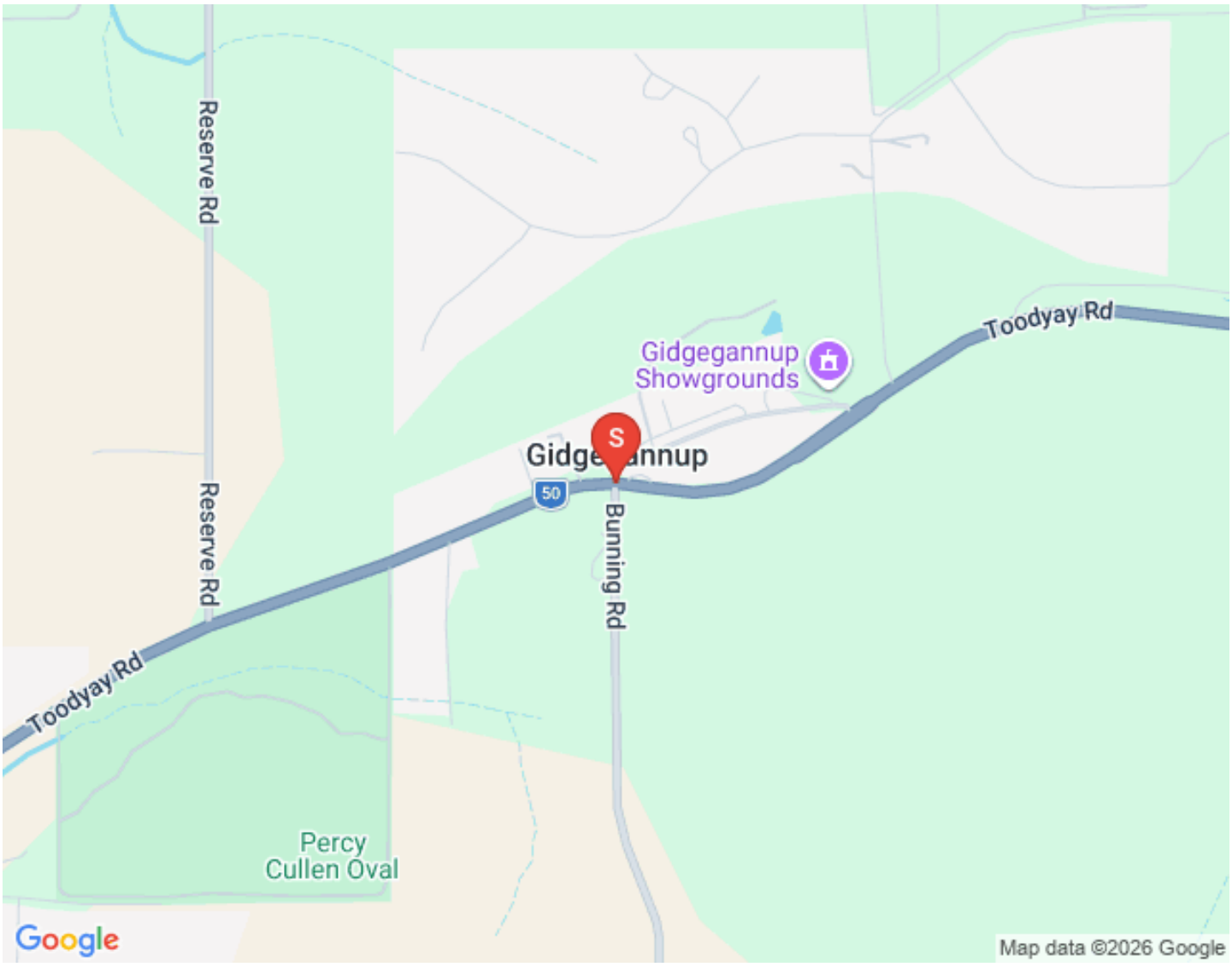
Lake Leschenaultia



Bells Rapids

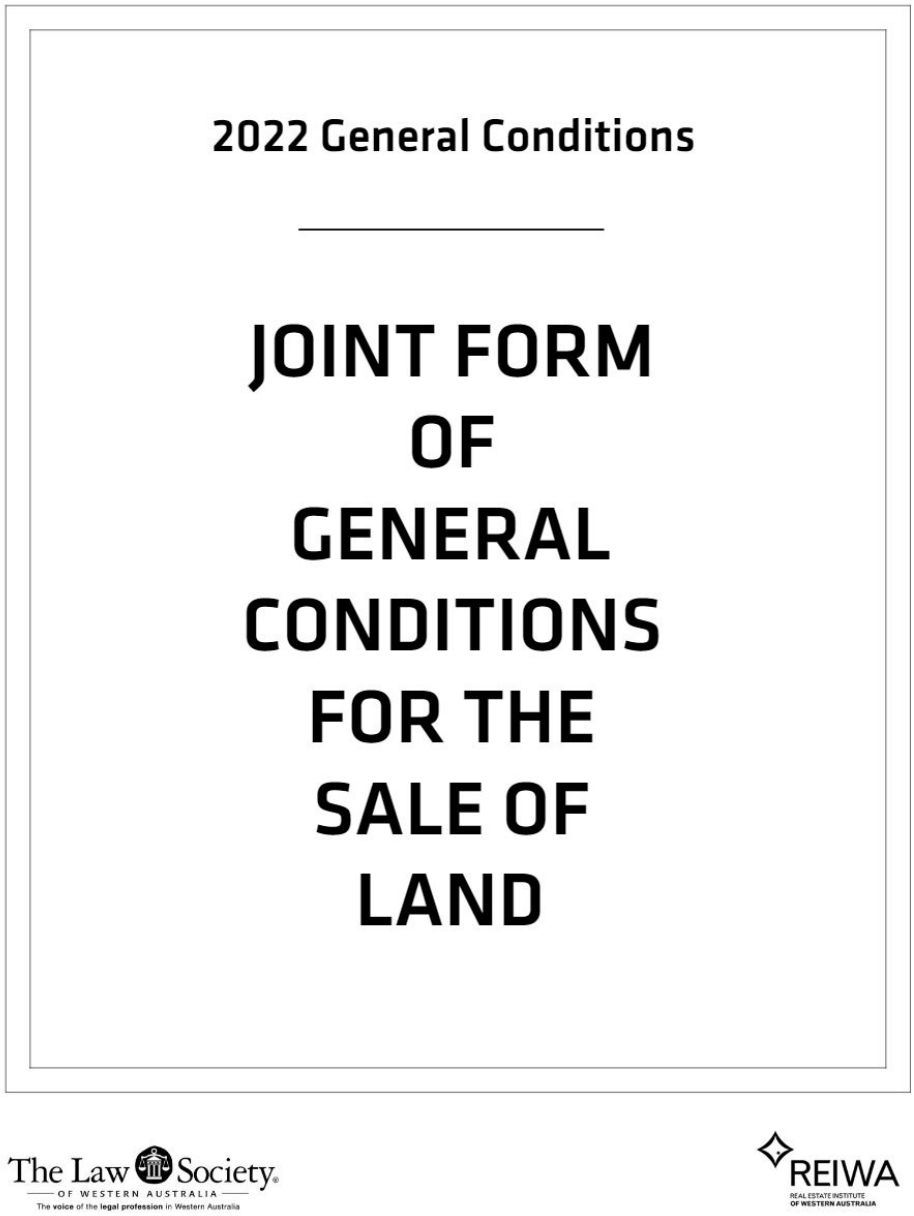
Gidgegannup Bakery and Cafe




Reserve Rd
Reserve Rd
Toodyay Rd
Gidgegannup
Showgrounds
S
Gidge nnup
50
Bunning Rd
Toodyay Rd
Percy
Cullen Oval
Google
Map data ©2026 Google

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Joint Form of General Conditions



000008453355

[View Joint Form Here]

Team Genesis



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.



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.



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.



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.



CAITLYN NYBO

PROPERTY MANAGER

0412 175 528

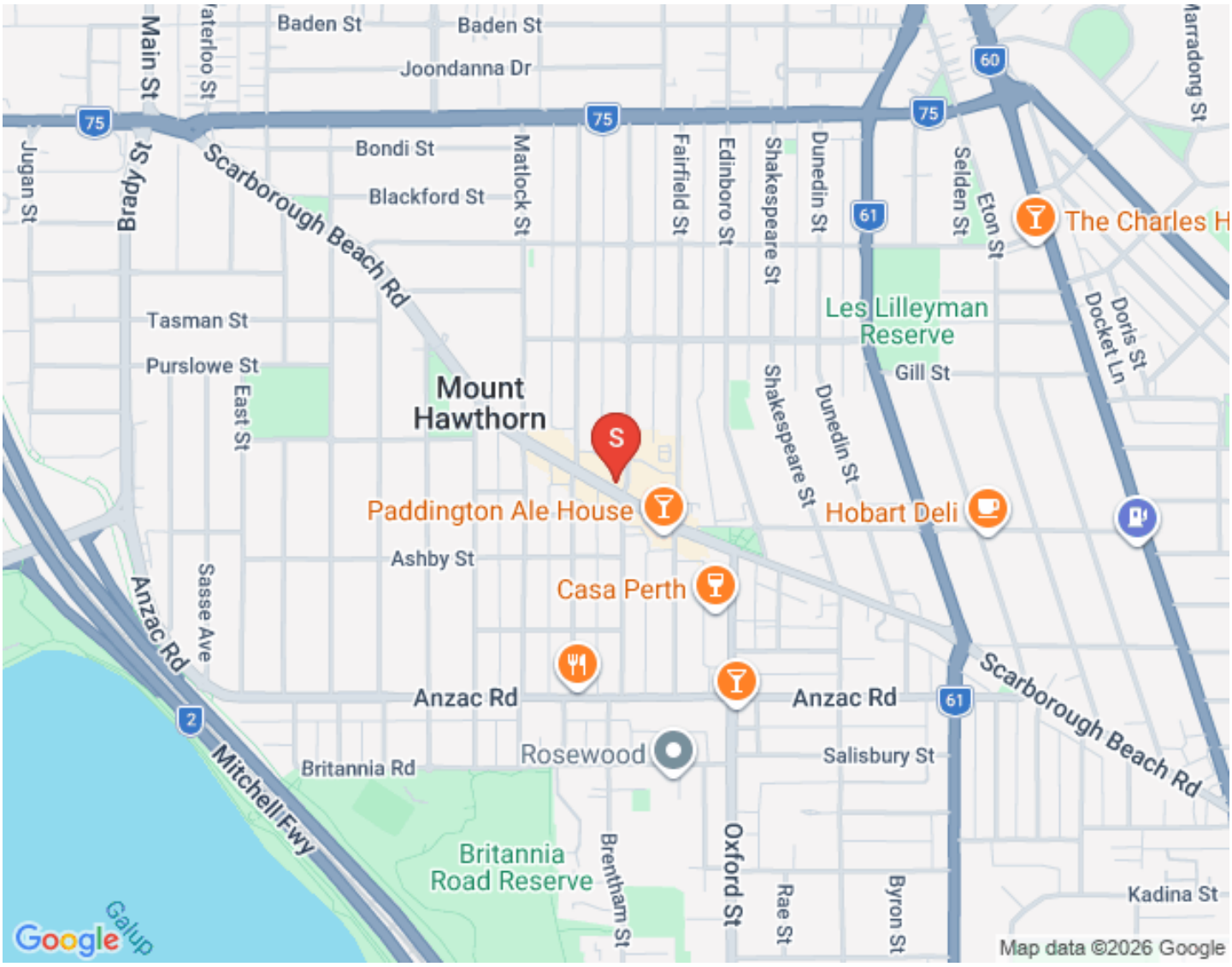
rentals@fngenesis.com.au

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.


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
Galup
Google
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Recent Sales by Team Genesis



655 Warrigal Way, Chidlow

3 Bed | 1 Bath | 0 Car

Land size: 2.01ha

UNDER OFFER



12 Brook Road, Darlington

3 Bed | 2 Bath | 1 Car

Land size: 2188sqm

UNDER OFFER



81 Hargraves Crescent, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.65ha

** UNDER OFFER **



29 Pasture Place, Gidgegannup

4 Bed | 2 Bath | 4 Car

Land size: 2.17ha

** UNDER OFFER **



86 The Eyrie, Gidgegannup

4 Bed | 2 Bath | 2 Car

Land size: 2.90ha

** UNDER OFFER **



1020 Thomas Road, Glen Forrest

4 Bed | 3 Bath | 2 Car

Land size: 1865sqm

FROM $1,159,000



12 Draper Road, Mahogany Creek

3 Bed | 1 Bath | 2 Car

Land size: 2047sqm

** UNDER OFFER **



4 Draper Road, Mahogany Creek

3 Bed | 1 Bath | 0 Car

Land size: 1901sqm

** UNDER OFFER **



500 Homestead Road, Mahogany Creek

5 Bed | 2 Bath | 0 Car

Land size: 3565sqm

UNDER OFFER



3 Connelly Place, Mount Helena

4 Bed | 2 Bath | 2 Car

Land size: 2016sqm

** 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



18 Dryandra Crescent, Darlington

3 Bed | 2 Bath | 2 Car

Land size: 2023sqm

** UNDER OFFER **



421 Berry Road, Gidgegannup

4 Bed | 3 Bath | 2 Car

Land size: 20.09ha

Low to Mid $3,000,000's



190 Valley View Road, Mundaring

3 Bed | 2 Bath | 2 Car

Land size: 1.32ac

UNDER OFFER



525 Barkala Way, Stoneville

4 Bed | 2 Bath | 2 Car

Land size: 2.11ha

** UNDER OFFER **