First National Real Estate Genesis
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Video

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Welcome



4 Claymore Close, Guildford

FOR DEFINITE SALE

4 2 2

End Date Process

Air Conditioning | Study | In Ground Pool | Dishwasher

All offers presented ON OR BEFORE Tuesday, December 1st at 6:00pm.
(The seller reserves the right to sell prior to the end date)

Council: $3191 2026 - 2027
Water: $1464 2025 - 2026

SCHOOLS
1.2 km Guildford Grammar
1.4 km Guildford Kindergarten
1.7 km Governor Stirling Senior High School
1.9 km Guildford Primary School
2.1 km Woodbridge Primary School

FEATURES
* Build Year: 2001
* Total Built Area: 275 sqm
* Internal Living Area: 220 sqm
* Construction:
- Double Brick
- Roof: Colorbond Iron

* Window Treatments: Curtains, Blinds, Timber Venetian Blinds
* Flooring: Solid Oaks Boards, Carpet, Tiles
* LED Lighting
* Dedicated Study
* Entertainment Room: Coffered Ceilings, Ceiling Fan
* Formal Lounge Room
* Ducted Reverse Cycle Air-conditioning (Daikin) 3YO
- e-zone AC Controller, 8 Zones
* High Ceilings Up To 32 Courses
* Swimming Pool
* Shopper Entry
* Federation-style features
* Fresh Paint

Services:
* Scheme Water
* Mains Gas
* Deep Sewerage
* Mains Power (3 Phase)
* 18 Solar Panels
* Inverter 5 kW (GOODWE)
* NBN Fibre to the Premises
* Reticulation: Garden Beds, Lawns
- Controller: Orbit
* HWS Instant Gas (Rinnai B20) 12 month old.

Kitchen
* Delonghi Electric Oven
* Westinghouse Cooktop
* Bosch Dishwasher
* Composite Benchtops
* Integrated Breakfast Bar
* 2x Fridges Included (Fisher & Paykel)
* Built In Pantry

Master Bedroom
* Direct Access to Garden & Pool
* Fitted Walk-in Robe
* Ensuite: Shower, Single Basin Vanity, Separate Toilet
* Ceiling Fan
* Wall Mounted TV

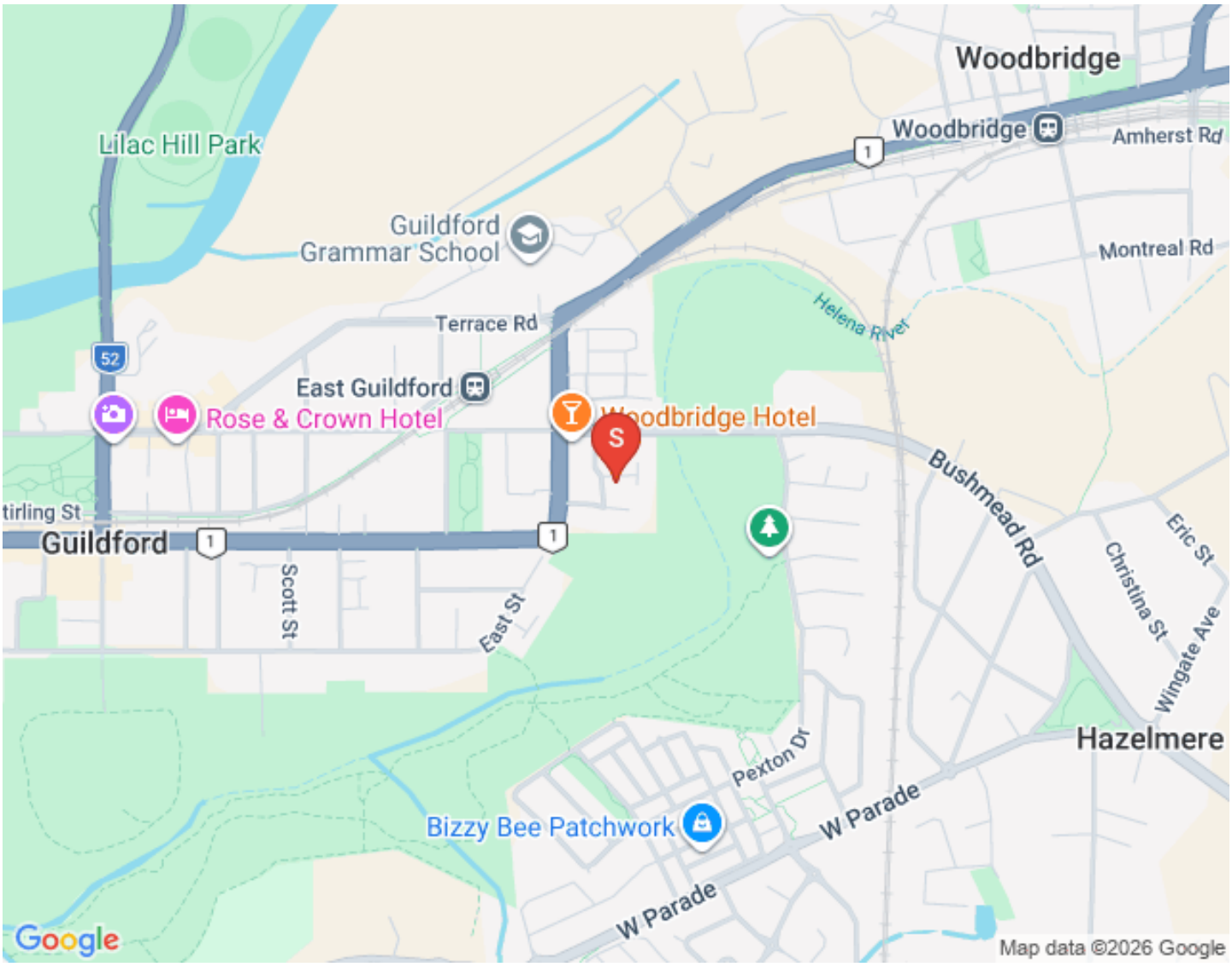
Minor Bedrooms
* Built in Robes
* Bed 3 & 4 access to Bathroom
* Built in Study Desk

* Bed 4: Ceiling Fan

Family Bathroom
* Jack & Jill Design
* Composite Benchtops
* Bath
* Shower
* Seperate Toilet

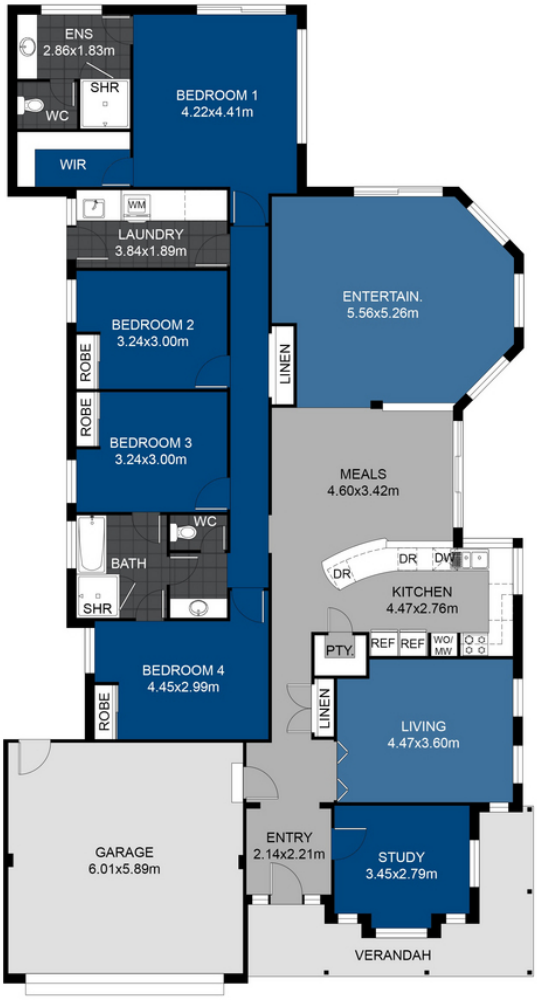
Outside
* Bullnose Verandah
* Secure Back Yard
* Below Ground Pool with Spa (Concrete)
- Pump: Poolrite,
- Chemical Controler (Chemigem)
- Heat Pump (Aquatight)
* Remote Entry Double Garage
* Paved Alfresco Area
* Poolside Trompe-L'oeil

LIFESTYLE
200 m Riverbank Reserve
700 m East Guildford Station
1 km Guildford Caf Strip
1.2 km Swan River
1.9 km Woodbridge Riverside Park
3.5 km Midland
3.3 km St John of God Hospital
6.9 km Perth Airport (10 Minutes)
14.3 km Perth CBD (20 Minutes)


Woodbridge
Lilac Hill Park
Woodbridge
Amherst Rd
Guildford
Grammar School
Montreal Rd
Terrace Rd
Helena River
52
East Guildford
Rose & Crown Hotel
Woodbridge Hotel
S
Bushmead Rd
tirling St
Guildford
1
1
Scott St
East St
Eric St
Christina St
Wingate Ave
Hazelmere
Pexton Dr
Bizzy Bee Patchwork
W Parade
W Parade
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Floor Plan



FLOOR PLAN

Area :

House	220.75 m²
Garage	37.90 m²
Verandah	16.46 m²
Total	275.11 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
First National Real Estate gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

4 Claymore Close, Guildford

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Comparable Sales



1 TURTON STREET, GUILDFORD, WA 6055, GUILDFORD

3 Bed | 1 Bath | 4 Car
Sold ons: 20/05/2026
Days on Market: 117

Land size: 1417
sale - sold



7 EAST STREET, GUILDFORD, WA 6055, GUILDFORD

2 Bed | 1 Bath | 1 Car
$1,211,111
Sold ons: 06/07/2026
Days on Market: 45

Land size: 498
sale - sold



73 TERRACE ROAD, GUILDFORD, WA 6055, GUILDFORD

3 Bed | 1 Bath | 1 Car
$1,280,000
Sold ons: 20/05/2026
Days on Market: 10

Land size: 939
sale - sold



16 TAUMAN LOOP, GUILDFORD, WA 6055, GUILDFORD

3 Bed | 2 Bath | 4 Car
$1,400,000
Sold ons: 16/02/2026
Days on Market: 56

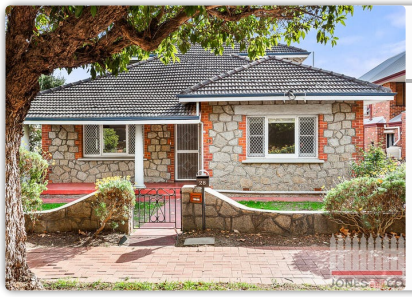
Land size: 496
sale - sold



5 CHESTNUT STREET, GUILDFORD, WA 6055, GUILDFORD

4 Bed | 2 Bath | 4 Car
$1,545,000
Sold ons: 26/11/2025
Days on Market: 16

Land size: 450
sale - sold



28 VICTORIA STREET, GUILDFORD, WA 6055, GUILDFORD

3 Bed | 1 Bath | 2 Car
$1,700,000
Sold ons: 16/06/2026
Days on Market: 34

Land size: 1631
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

Please Download Certificate of Title
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Please Download Plan Here
Please Download Transfer Document
Please Download Notification

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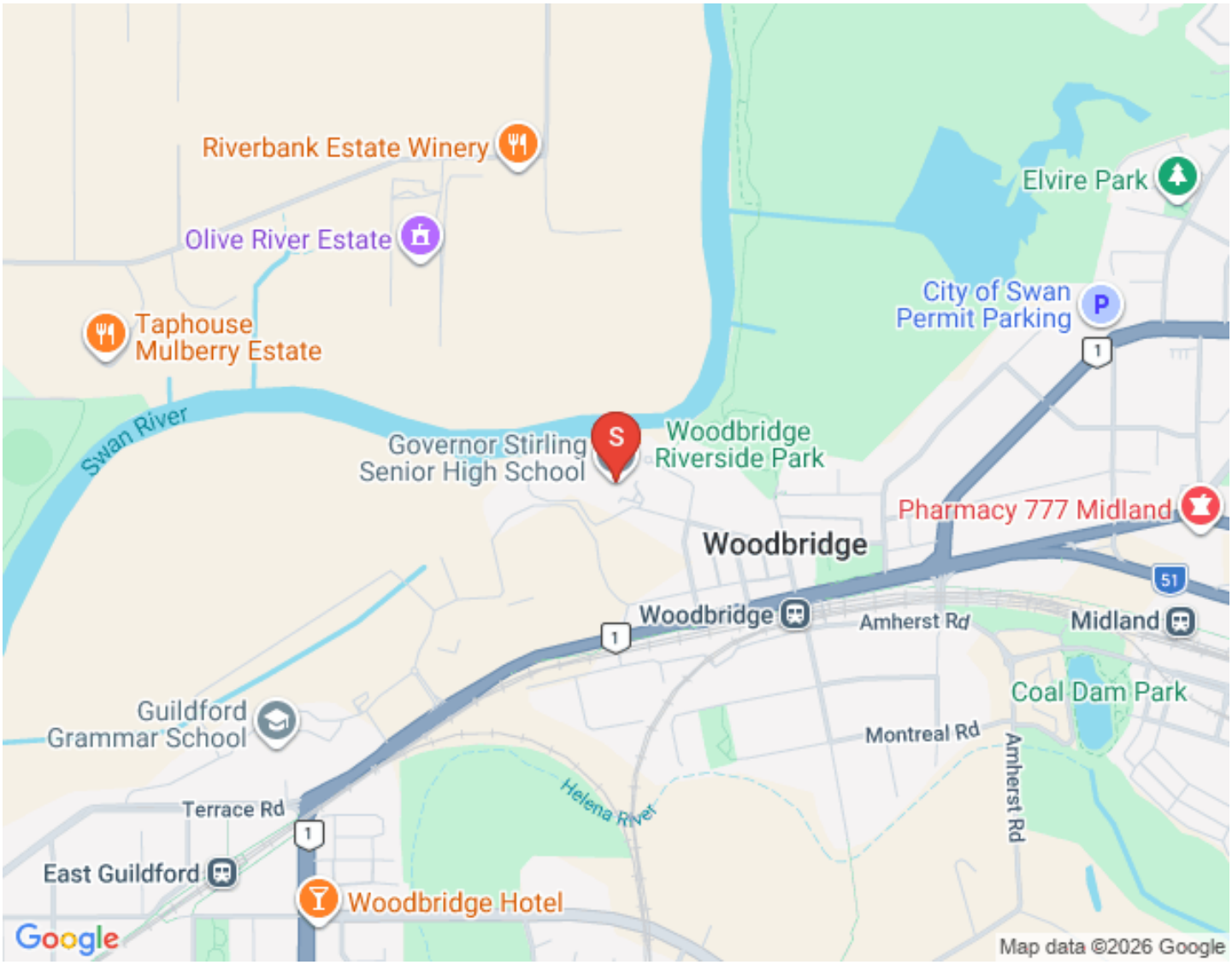
Local Schools

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GOVERNOR STIRLING
SENIOR HIGH SCHOOL

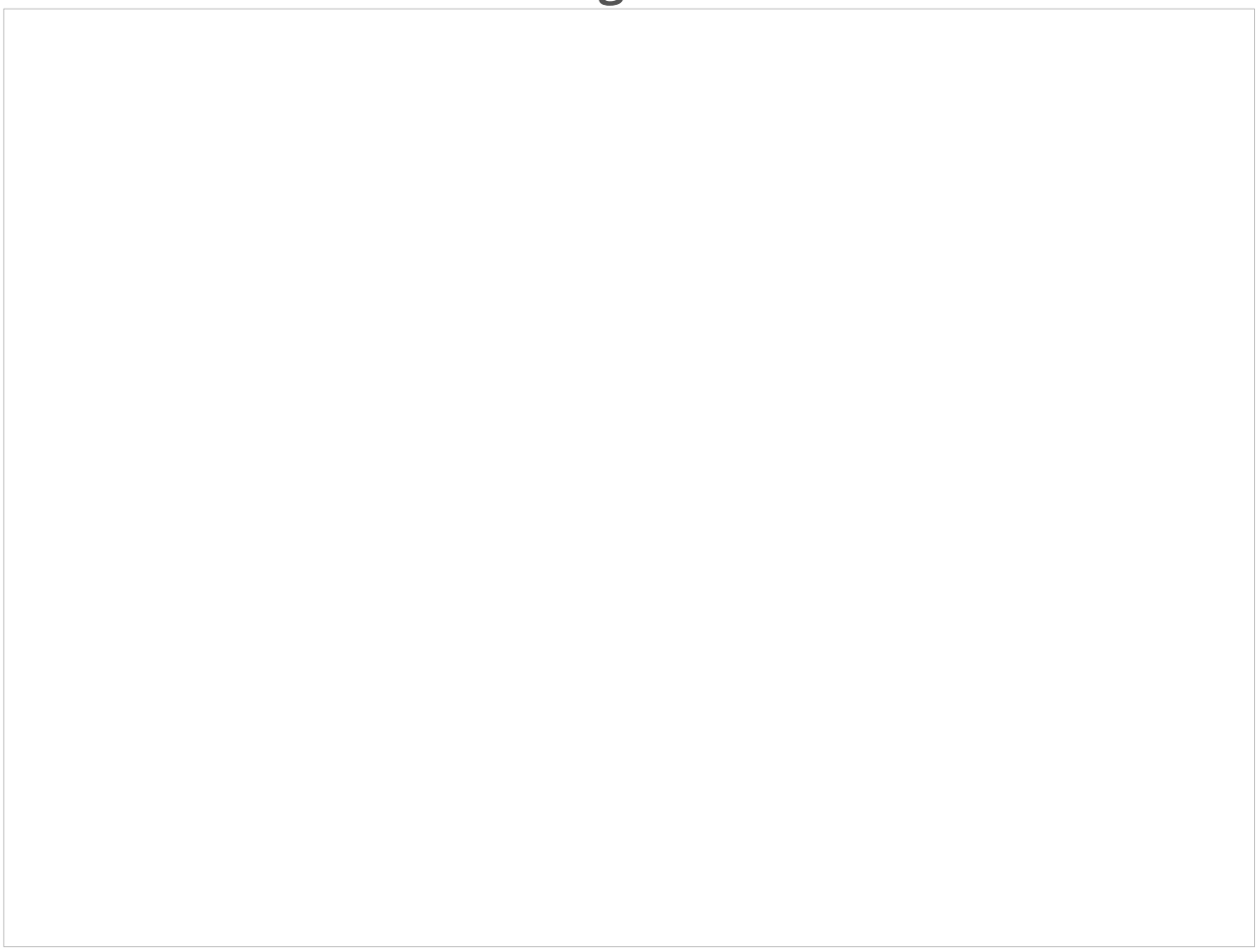
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Guildford Lifestyle

Old Village Markets



Waterhall Shopping Centre South Guildford



Willing Coffee Guildford



Guildford Milk Bar



The Lounge Room On James



Stirling Square



Guildford Public Library



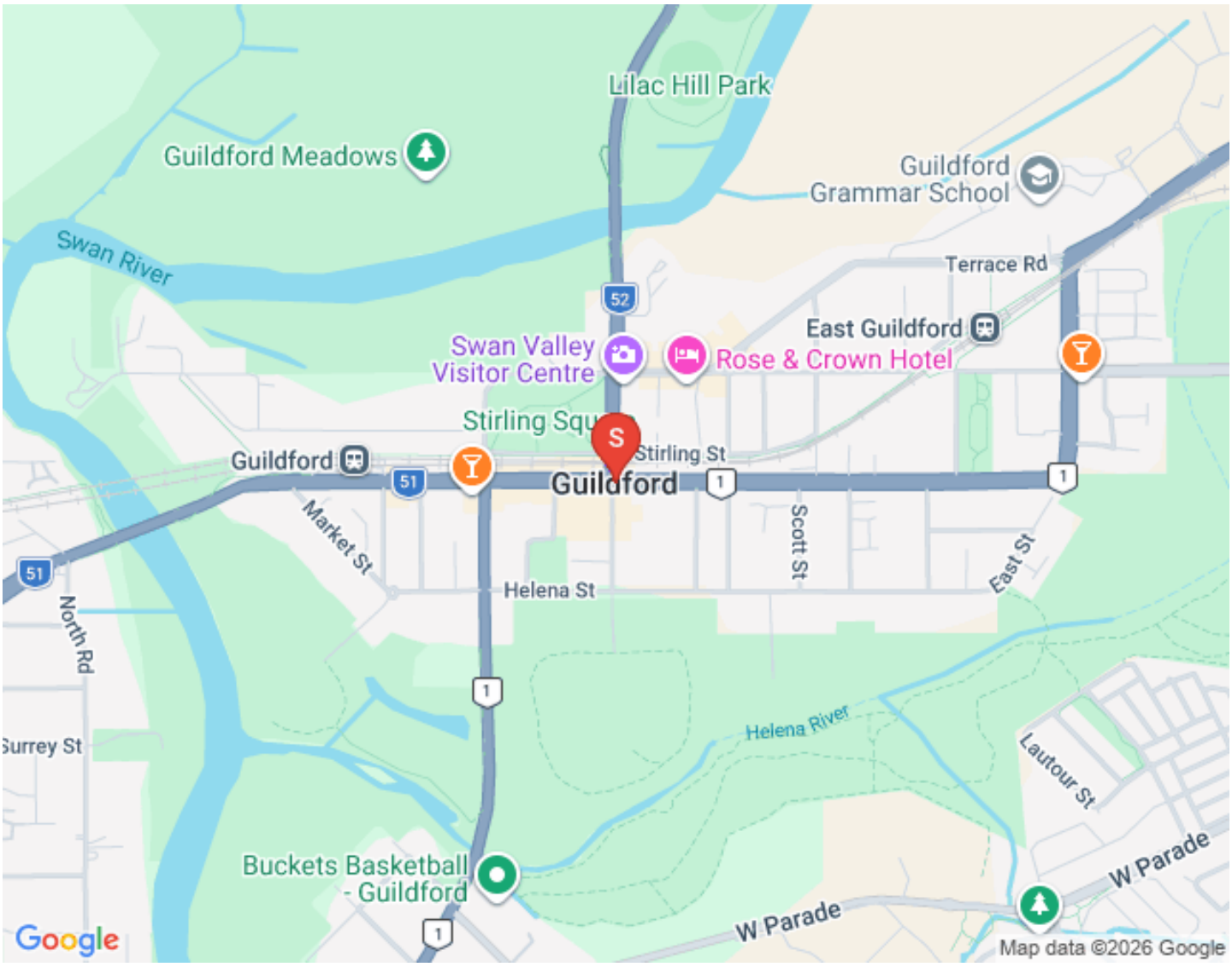
Guildford Town Hall



People Who Care

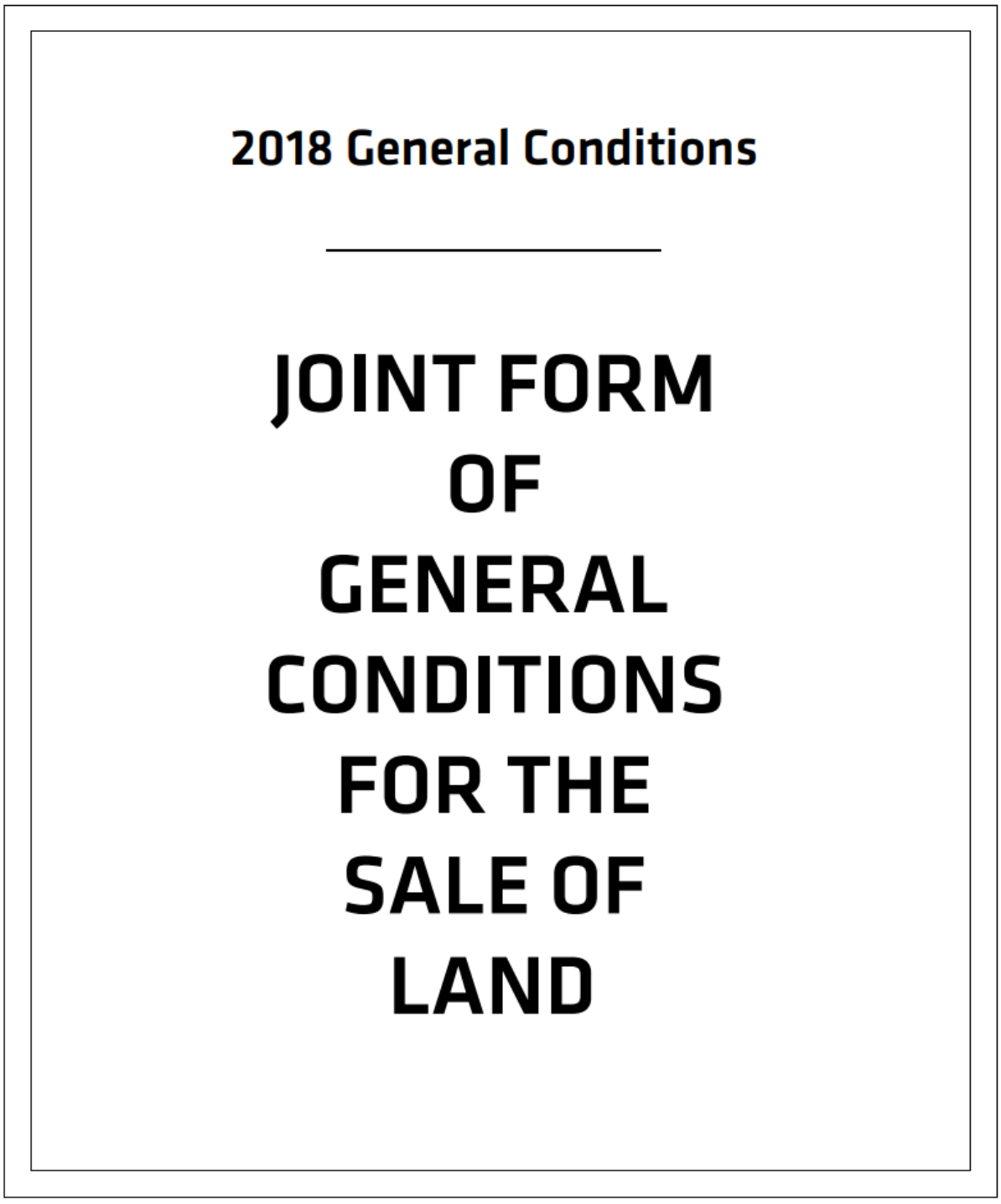
People Who Care is a local community organization dedicated to supporting individuals and families in need. Through practical assistance, community programs and social connection, the organization helps create a stronger, more connected local community.




Lilac Hill Park
Guildford Meadows
Guildford Grammar School
Swan River
Terrace Rd
East Guildford
Swan Valley Visitor Centre
Rose & Crown Hotel
Stirling Sq
Stirling St
Guildford
Guildford
Market St
Scott St
East St
Helena St
North Rd
Surrey St
Helena River
Lautour St
W Parade
Buckets Basketball - Guildford
W Parade
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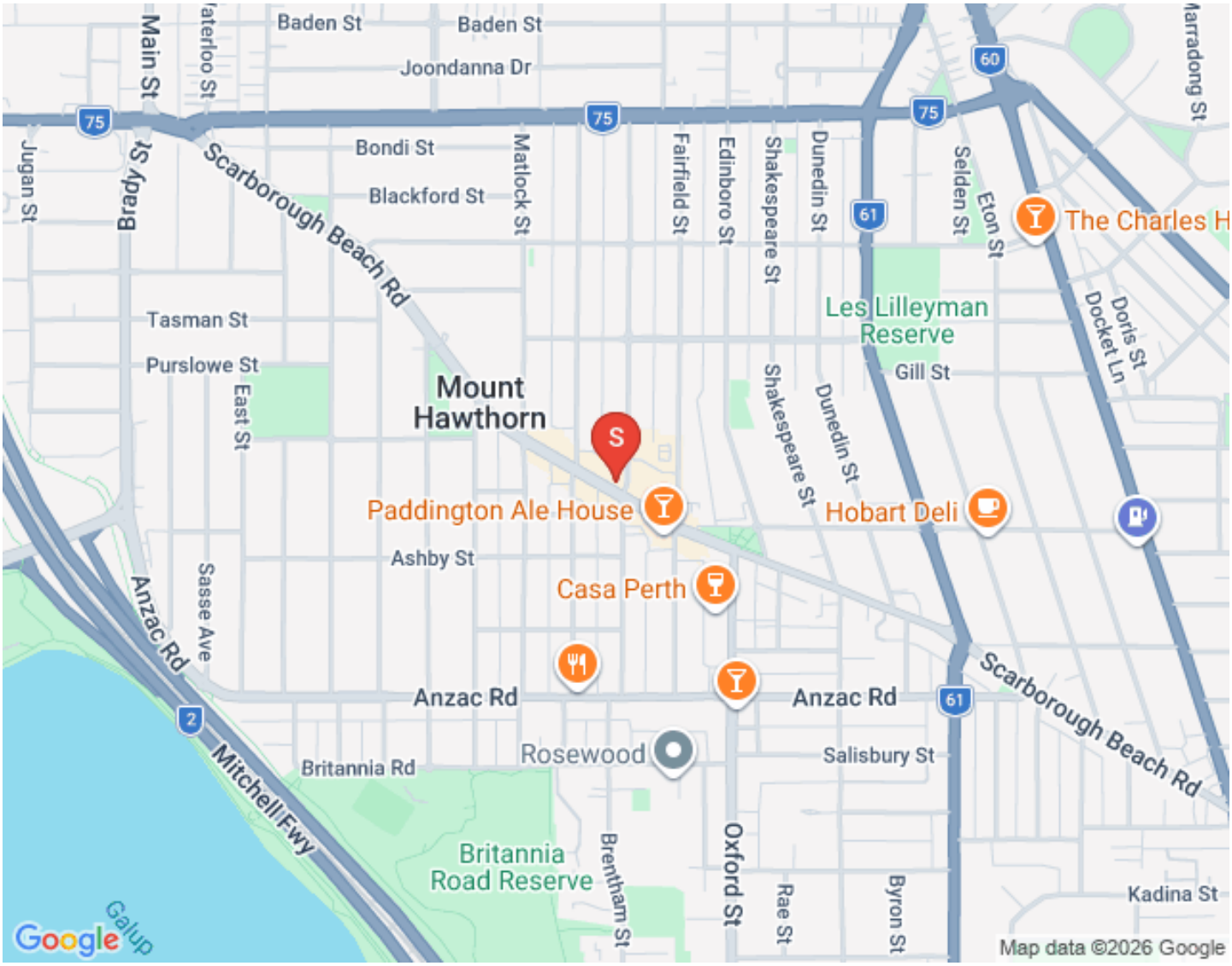
Joint Form of General Conditions



View Joint Form Here

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Team Genesis





GUY KING

SALES CONSULTANT

0417900315

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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.



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.



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.



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.



KRISTEN COLE

reception@fngenesis.com.au

Kristen comes from a background of customer service, administration and management, she brings a warm, bubbly personality and a genuine love for connecting with people to the Genesis Team. Having spent several years in leadership and customer-facing roles, Kristen understands the importance of clear communication, organisation and making people feel welcome and valued. Never one to shy away from a good conversation or a bit of friendly banter, she enjoys getting to know those around her and make people feel welcome and valued. Outside of work, Kristen is happiest by the ocean either fishing, snorkelling or soaking up the sun. She also enjoys spending time with family and friends, keeping active by either playing basketball, volleyball or going to the gym.

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Recent Sales in the Area



21 Swan Street East, Guildford

3 Bed | 1 Bath | 1 Car

Land size: 607sqm

End Date Process



60 East Street, Guildford

3 Bed | 1 Bath | 2 Car

Land size: 593sqm

From $689,000



18 Gum Grove, Guildford

3 Bed | 2 Bath | 1 Car

Land size: 472sqm

UNDER OFFER



28 Kulungar Elbow, South Guildford

3 Bed | 2 Bath | 2 Car

Land size: 376sqm

From $630,000



26 Denmark Loop, South Guildford

4 Bed | 2 Bath | 2 Car

Land size: 401sqm

From $639,000



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From $590,000



3B Hardy Road, Bassendean

Land size: 320sqm

From $459,000