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Welcome



4 Draper Road, Mahogany Creek HILLS COTTAGE

3  1  0 

End Date
Process

1 Living Area

All offer presented on before 6pm Friday 30rd of May.

The seller reserves the right to accept offers before the end date.

This beautifully renovated 3-bedroom, 1-bathroom home offers a perfect blend of modern comfort and classic charm. Featuring a brand-new kitchen and air conditioning throughout, the interiors are fresh, bright, and move-in ready. The home retains its cozy cottage appeal while delivering the convenience of contemporary updates, making it ideal for families, first-home buyers, or savvy investors.

Adding to its unique character, the property includes the original small cottage—an ideal space for a studio, home office, or guest retreat—as well as a separate outbuilding with a laundry and additional bathroom. Outside, you'll find lush, well-maintained gardens serviced by an automatic reticulation system, creating a private and serene outdoor sanctuary. This property offers charm, practicality, and potential all in one.

LOCAL SCHOOLS

2.3 km  Parkerville Primary School (1.85km)

4.1km  Sacred Heart Primary School

4.4km  Glen Forrest Primary School

6.5km  Mundaring Primary School

6.6km - Helena College Junior Campus

11.5km Eastern Hills Senior High School

RATES

Council: To Be Confirmed

Water: To Be confirmed

FEATURES






General

- * Build Year 1961
- * Construction: Double Brick and Tile
- * Newly Renovated
- * Updated Kitchen Appliances
- * Timber-line Raking Ceilings
- * Mitsubishi AC to Family Room and Bed 1
- * Teco AC to Bed 2
- * Panasonic AC to Bed 3
- * Stone Benchtops
- * 600mm Technika Electric Oven
- * 900mm Veneto Gas Hotplate and Rangehood
- * Porcelain Farmhouse Sink
- * Ikea Integrated Dishwasher
- * Jotul Slow Combustion Fireplace
- * NBN Connection

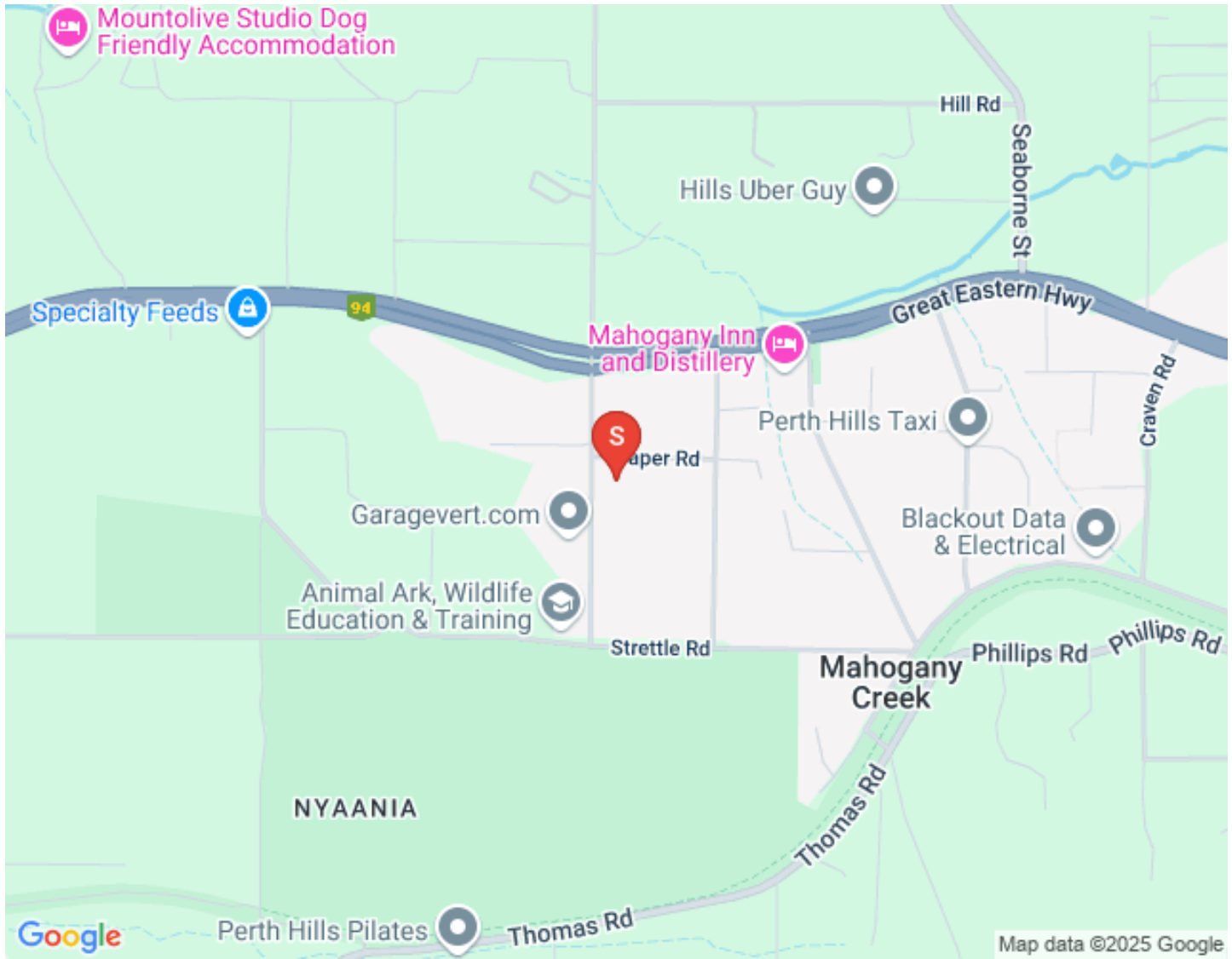
Outside

- * Original Cottage
- * Outside Laundry and Bathroom
- * 6.5KW PV System with 5 KW Inverter
- * Multiple sheds to property
- * One Water Tank for Reticulation with Mains Back-up
- * One Water Tank to Laundry and Bathroom with Mains Back-up
- * 4-zone Automatic Reticulation off Tank with Mains Back-up

LOCATION

- 1.0km  Heritage Trail
- 2.9km  John Forrest national Park
- 3.3km  Station Park
- 4.1km  Mundaring Village
- 13.3km  St John of God Hospital
- 19.7km - Perth Airport

If you have interest, please contact Ken Wiggins on 0403 012 980 if you want to know more information or have a look!



Floor Plan



6 Draper Road, Mahogany Creek

Residence 109m² | Patio 49m² | Verandah 46m² | Bath/L'dry 9m²

Total Area 213m²



This Reception is for illustration purposes only to show the layout of the property. While 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 overhangs. Clio Creative 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.cliocreative.com.au

Comparable Sales



1085 BROOKING ROAD, HOVEA, WA 6071, HOVEA

3 Bed | 1 Bath | 2 Car
\$850,000
Sold ons: 04/03/2025
Days on Market: 28

Land size: 13000



335 WILURA ROAD, MUNDARING, WA 6073, MUNDARING

3 Bed | 1 Bath | 2 Car
\$870,000
Sold ons: 03/03/2025
Days on Market: 7

Land size: 4047



12 DRAPER ROAD, MAHOGANY CREEK, WA 6072, MAHOGANY CREEK

3 Bed | 1 Bath | 2 Car
\$895,000
Sold ons: 02/05/2025
Days on Market: 57

Land size: 2047



12 GOORAY STREET, GLEN FORREST, WA 6071, GLEN FORREST

4 Bed | 1 Bath
\$910,000
Sold ons: 04/03/2025
Days on Market: 23

Land size: 1956

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 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Certificate of Title

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

[Click to download the Deposited Plan](#)

[Click to download Deposited Plan with Title List](#)

[Click to download Document Notification](#)

[Click to download the Document Notification under Section 70A](#)

Offer Documents

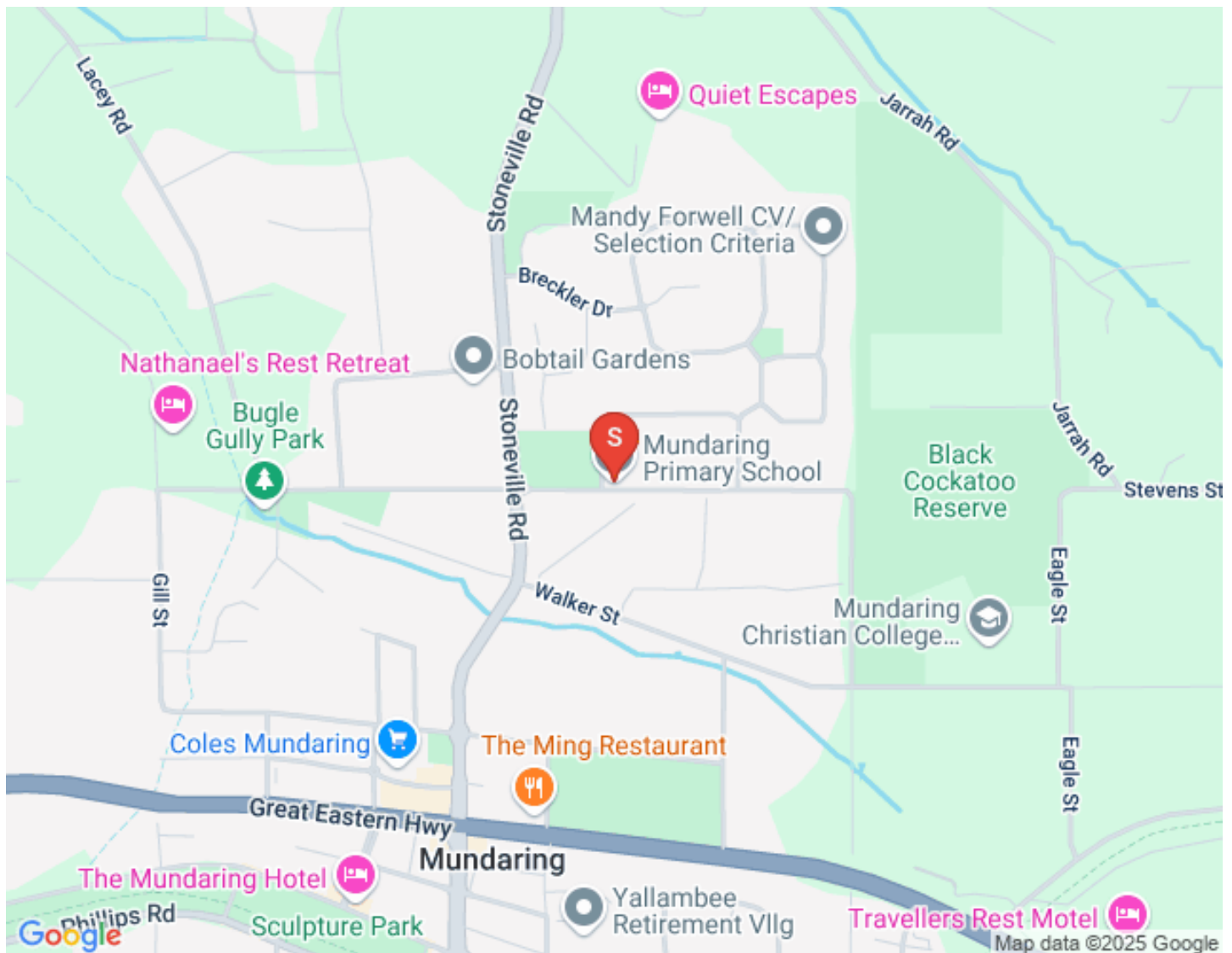
[Click to download the Offer Pack](#)

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

Local Schools

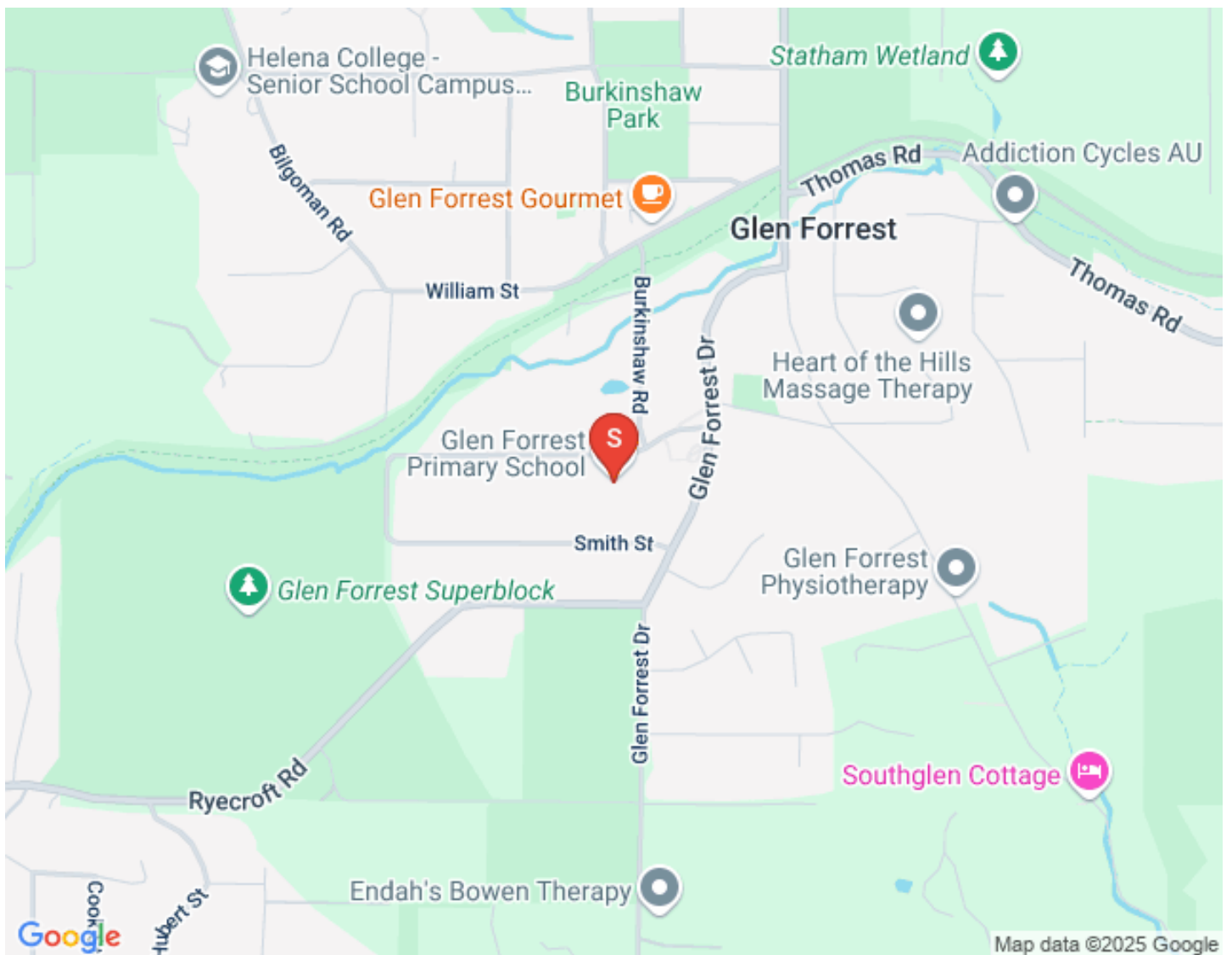


[Click here to view Intake Area](#)





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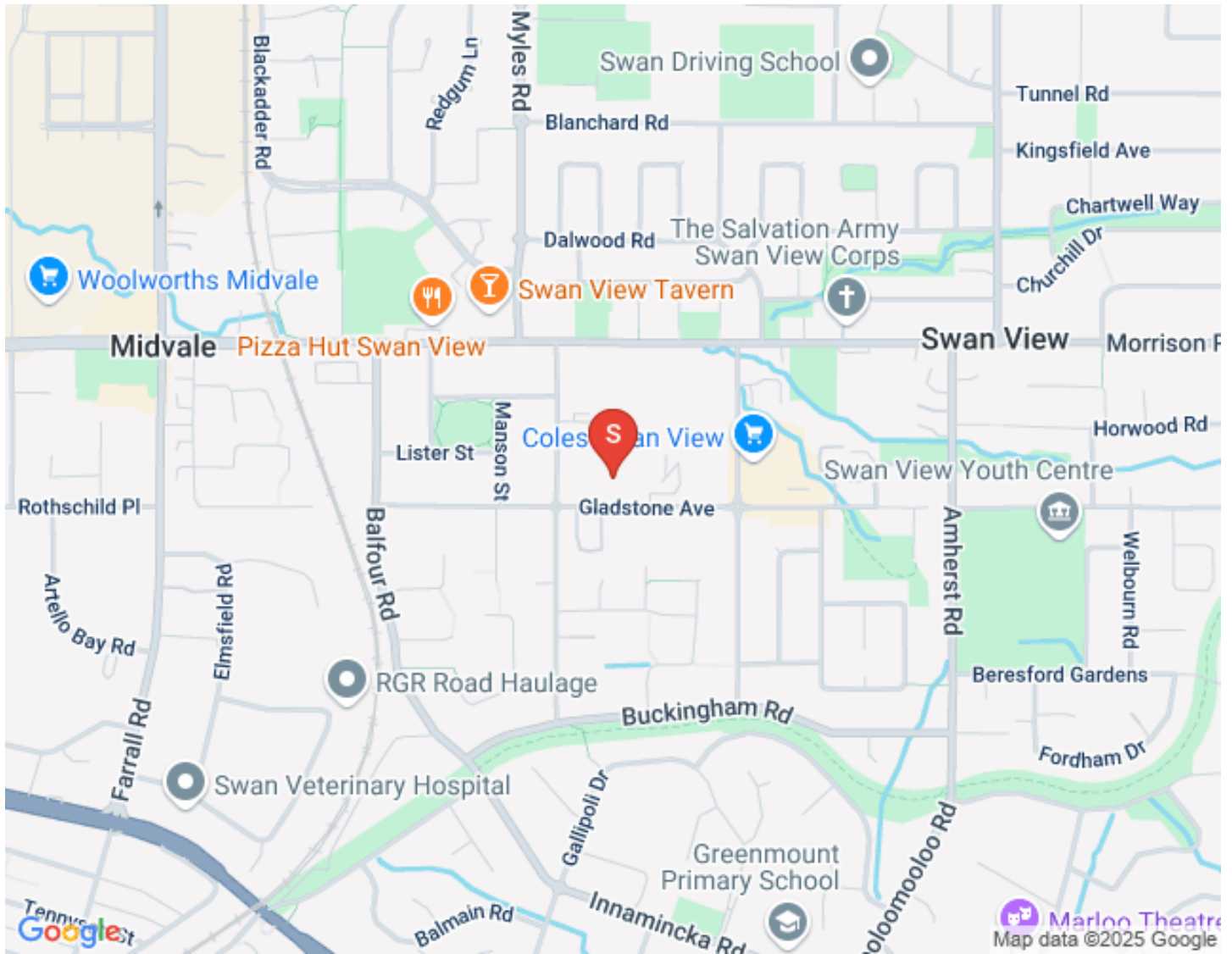


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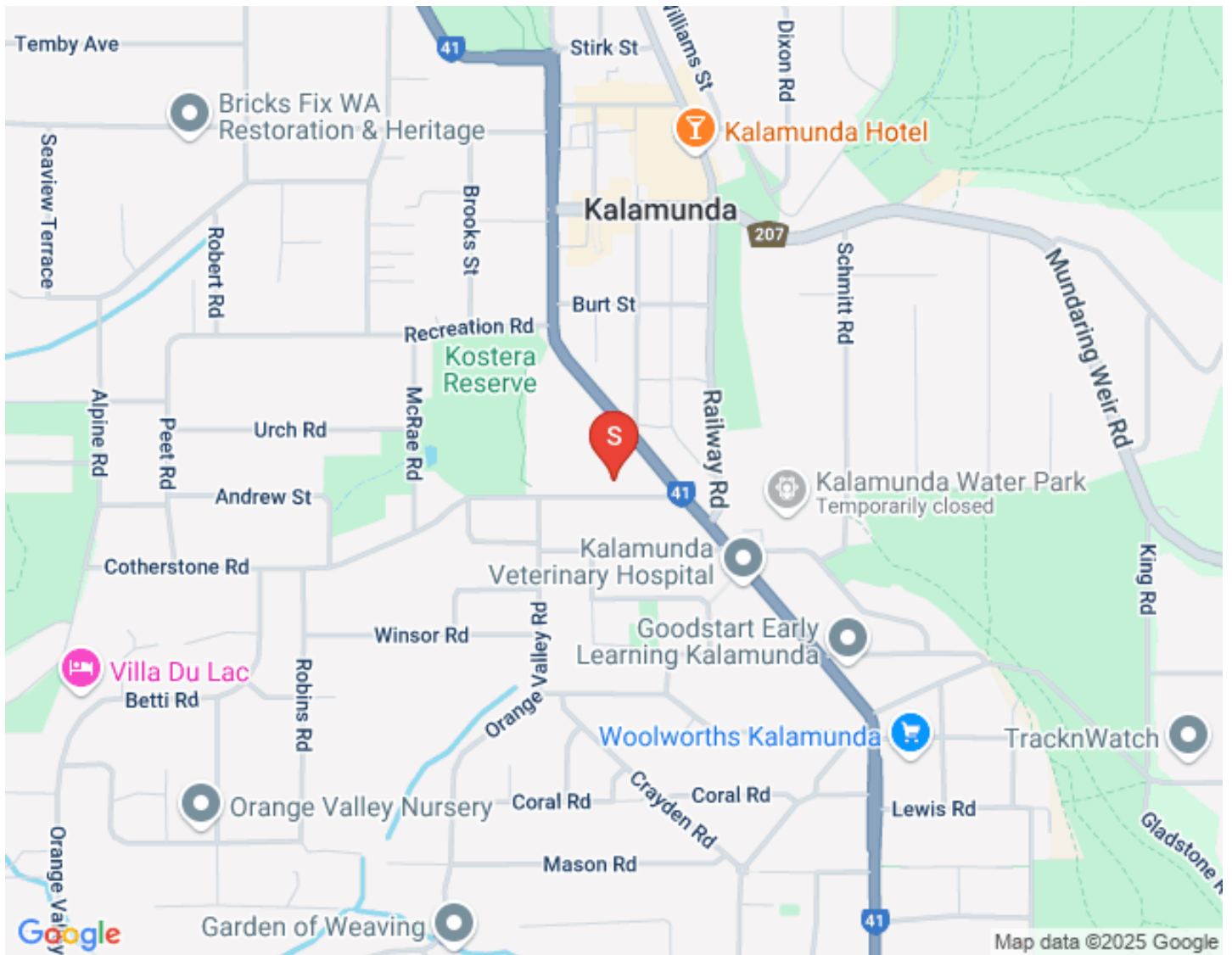


Swan View
SENIOR HIGH SCHOOL

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[Click here to view Intake Area](#)



[Click here to view Intake Area](#)



Mahogany Creek

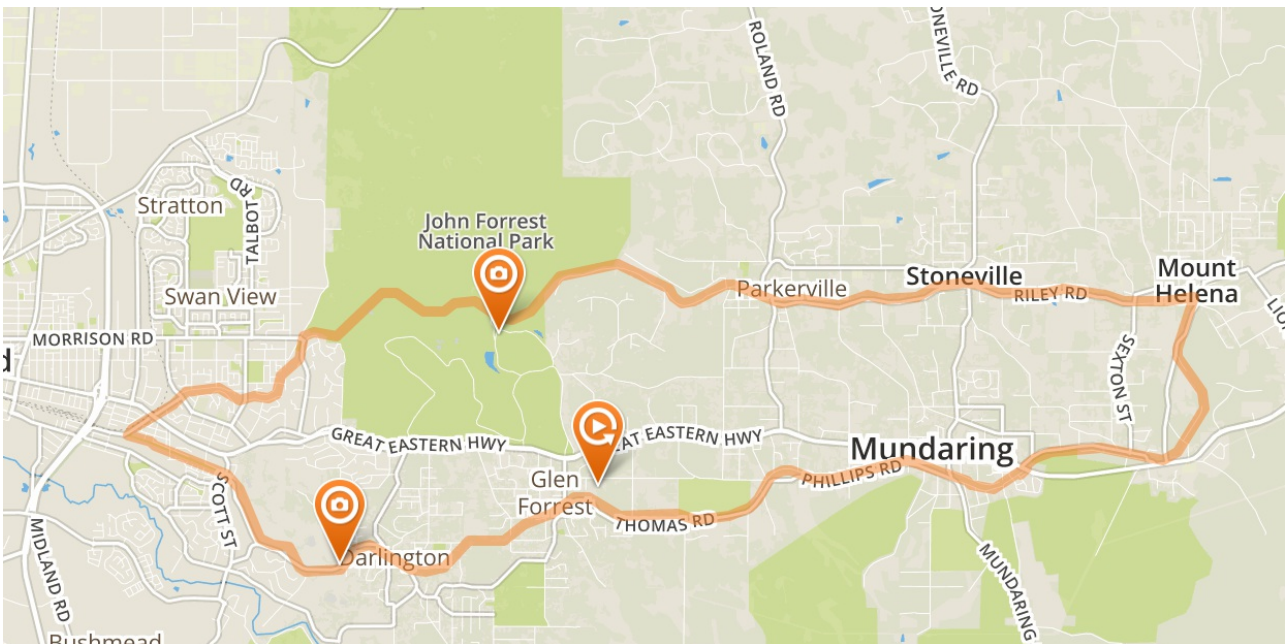
John Forrest National Park



Station Park



Heritage Trail



Mundaring Village



Kookaburra Outdoor Cinema



Mahogany Inn and Distillery



Mundaring Weir





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



first
national
REAL ESTATE

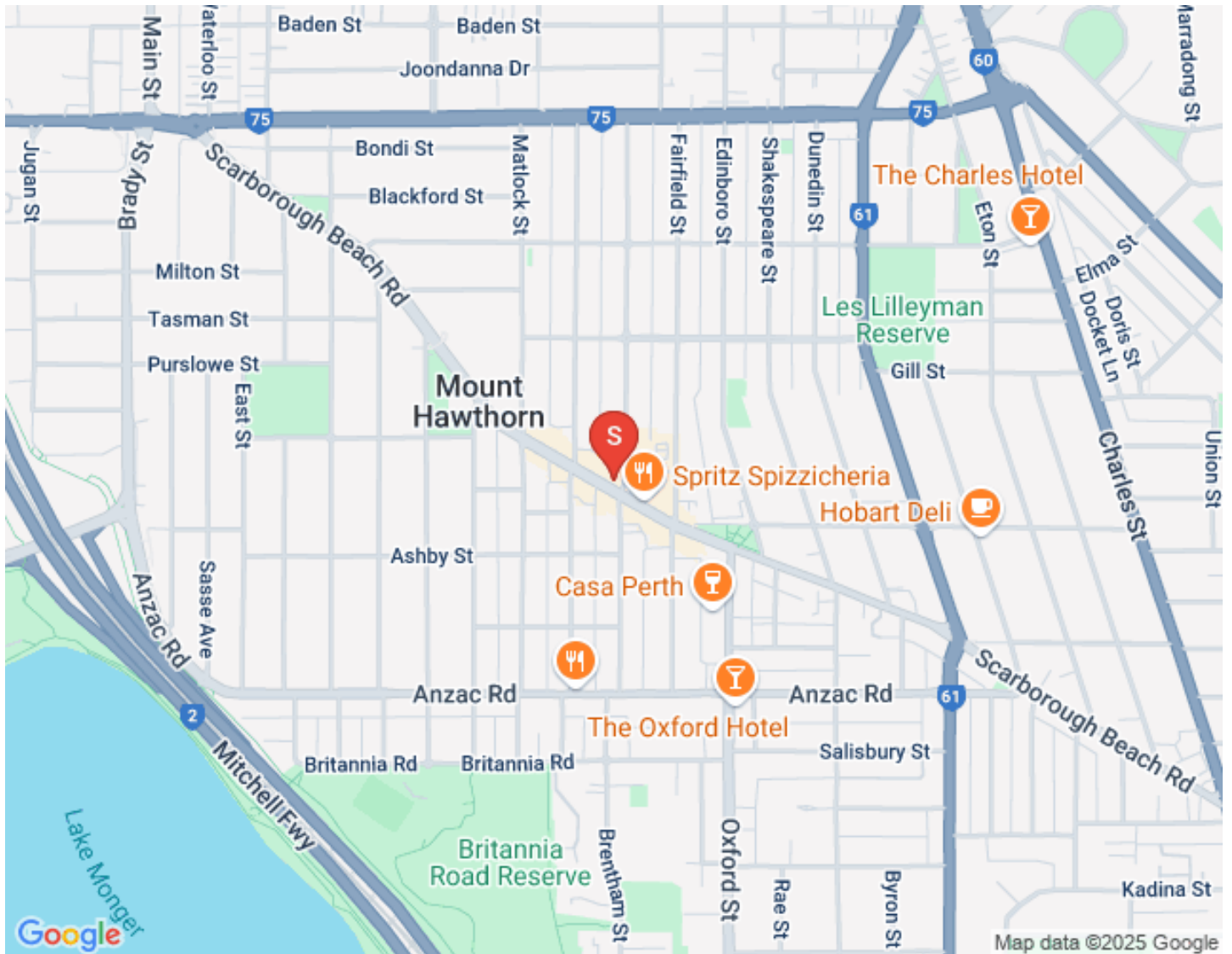
Genesis

Ken Wiggins

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Team Genesis



KEN WIGGINS

SALES AGENT

0403012950

kwiggins@fngenesis.com.au

Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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

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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.



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.



RONNIE SINGH

SALES CONSULTANT

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Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



NISTHA JAYANT

PERSONAL ASSISTANT

njayant@fngenesisis.com.au

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his 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.



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

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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.

Our Recent Sales



500 Homestead Road, Mahogany Creek

5 Bed | 2 Bath | 0 Car

Land size: 3565sqm

UNDER OFFER



785 O'Connor Road, Mahogany Creek

4 Bed | 2 Bath | 2 Car

Land size: 1.40ha

End Date Process



95 Moola Road, Mahogany Creek

4 Bed | 2 Bath | 4 Car

Land size: 1.17ha

UNDER OFFER



2370 Thomas Road, Mahogany Creek

5 Bed | 2 Bath | 2 Car

Land size: 1.20ha

UNDER OFFER



4 Burra Street, Mundaring

Land size: 1022sqm

UNDER OFFER



1 Craigie Place, Mundaring

4 Bed | 2 Bath | 3 Car

Land size: 1867sqm

From \$590,000



1240 Martin Road, Mundaring

6 Bed | 5 Bath | 8 Car

Land size: 7.61ha

End Date Process



6 Helena Street, Mundaring

3 Bed | 1 Bath | 1 Car

Land size: 1.11ha

UNDER OFFER