First National Real Estate Genesis
0439 688 075
08 6246 3160
jclover@fngenesis.com.au

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Welcome



3/261 Labouchere Road, Como

FOR DEFINITE SALE

3 2 1

From $799,000

1 Ensuite | 1 Living Area

SCHOOL CATCHMENT
* Como Primary School (600m)
* Como Secondary College (900m)

Nearby Private Schools
* Penrhos College (1.2km)
* St Columba's School (2.5km)
* Aquinas College (2.8km)
* Wesley College (3.0km)

FEATURES
General
* Build Year: 1974
* Construction:
* Double Brick
* Tile Roof
* Small Complex of 4 Villas
* No Strata Management Fees
* Shared Building Insurance Only
* Total Usable Area: Approx. 105sqm
* 76sqm Internal Living Area
* 29sqm Covered Veranda

* Private Rear Villa
* Quiet, Peaceful Location
* Beautiful Hidden Garden
* Freshly Renovated Throughout
* Smart Light Switches Throughout
* Solid Timber Internal Doors for Improved Sound Insulation & Energy Efficiency
* Single Carport

Services
* Ducted Air-conditioning Throughout
* Energy-efficient Heat Pump Hot Water System
* Automatic Reticulation - Front & Rear Gardens
* PVC Double-glazed Windows (Key Areas)
* Low-maintenance, Energy-efficient Home
* Low Running Costs

Kitchen
* Modern Kitchen
* Induction Cooktop
* Electric Oven
* Dishwasher

Master Suite
* Spacious Master Bedroom
* Full-height Built-in Wardrobe
* Sliding Wardrobe Doors
* Ensuite Bathroom

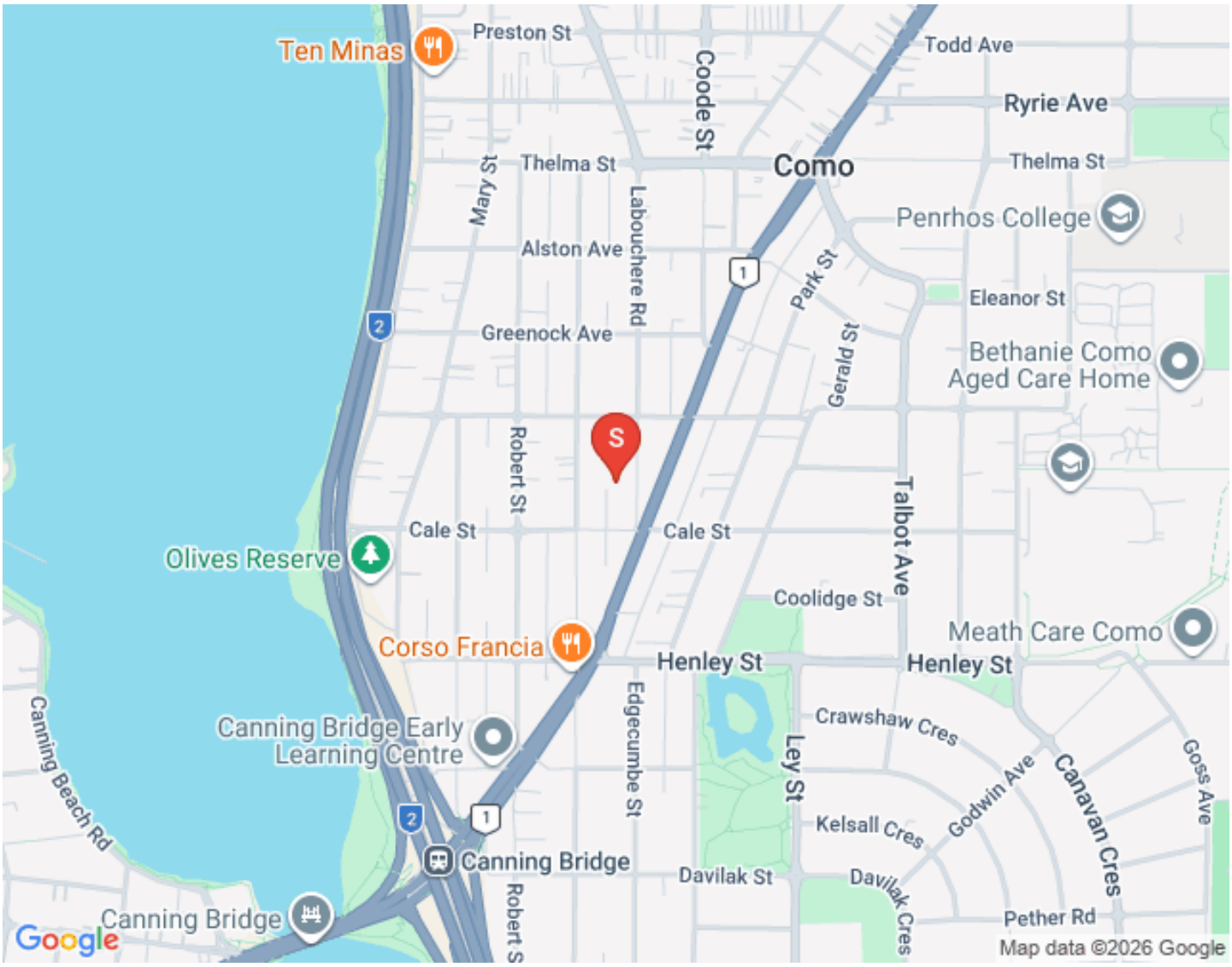
Bedroom 2
* Spacious Secondary Bedroom

Bathrooms
* Two Bathrooms
* Two Toilets

Outside
* Large Covered Veranda (Approx. 29sqm)
* Brand New Decking
* Outdoor Roller Blinds
* Private Backyard (Approx. 60sqm)
* Front Garden (Approx. 15sqm)
* Automatic Reticulation System - Front & Rear Gardens
* Two Storage Sheds
* Approx. 14 Cubic Metres Combined Storage

LIFESTYLE

* 1 Minute Walk - Bus Stop
* 5 Minutes - Canning Bridge Train Station
* 5 Minutes - Local IGA Supermarket
* Close to Preston Street Caf&#65533; & Restaurant Precinct
* Close to Swan River Foreshore
* Easy Access to Kwinana Freeway
* Easy Access to Canning Highway
* Minutes to South Perth
* Minutes to Applecross
* Approx. 10 Minutes - Perth CBD
* Close to Excellent Public & Private Schools


Ten Minas
Preston St
Coode St
Todd Ave
Ryrie Ave
Como
Thelma St
Mary St
Labouchere Rd
Alston Ave
Penrhos College
Park St
Eleanor St
Greenock Ave
Gerald St
Bethanie Como
Aged Care Home
S
Robert St
Talbot Ave
Cale St
Olives Reserve
Coolidge St
Meath Care Como
Corso Francia
Henley St
Canning Bridge Early
Learning Centre
Crawshaw Cres
Edgecumbe St
Ley St
Godwin Ave
Canavan Cres
Goss Ave
Canning Beach Rd
Kelsall Cres
Canning Bridge
Davilak St
Davilak Cres
Pether Rd
Canning Bridge
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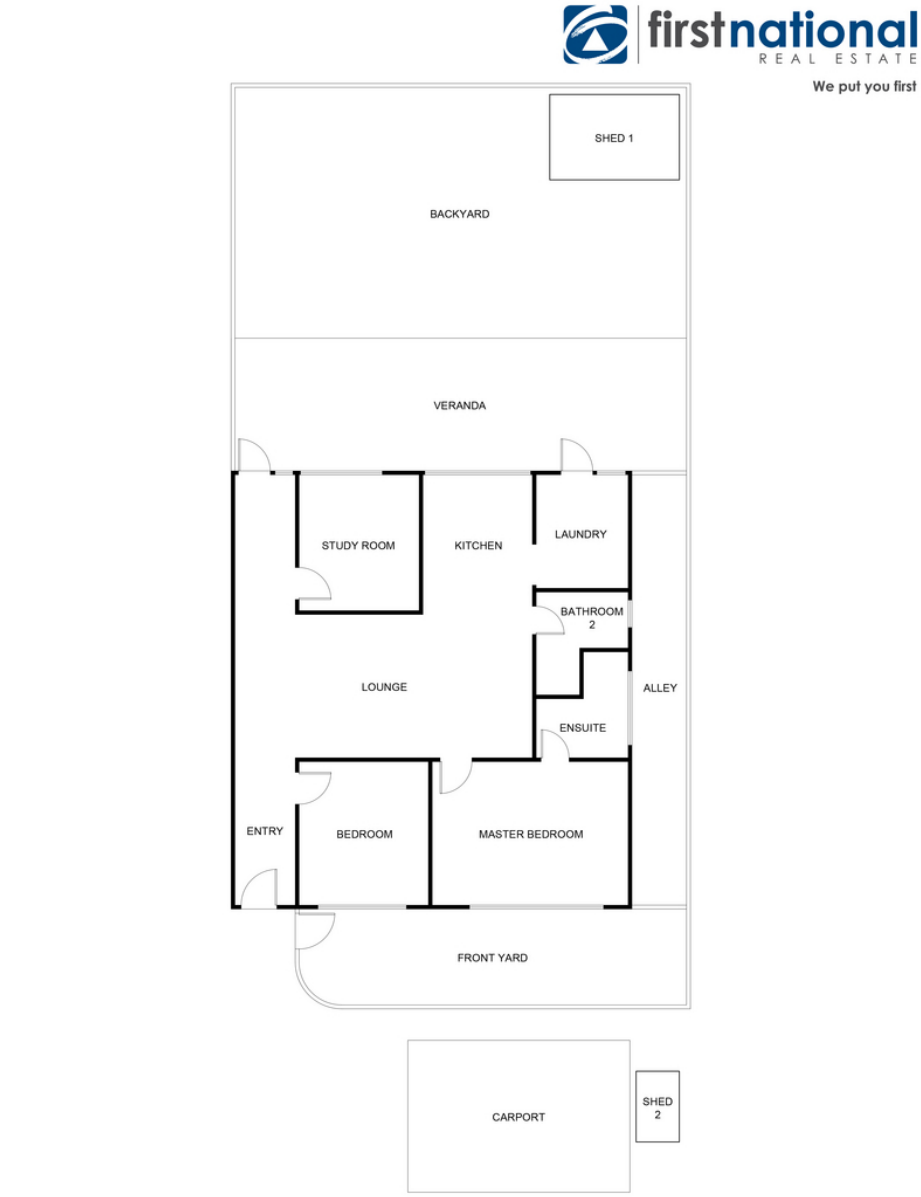
Floor Plan



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
Boxbrownie.com 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.

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Certificate of Title

Please Download Certificate of Title
Please Download Strata Plan
Click to Download Strata Plan - Title List

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Offer Documents

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

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Comparable Sales



4/28 LEONORA STREET, COMO, WA 6152, COMO

2 Bed | 1 Bath | 1 Car
$867,000
Sold ons: 12/05/2026
Days on Market: 8

Land size: 72
sale - sold



3/66 GARDNER STREET, COMO, WA 6152, COMO

2 Bed | 1 Bath | 2 Car
$861,000
Sold ons: 09/03/2026
Days on Market: 34

sale - sold



2/66 GARDNER STREET, COMO, WA 6152, COMO

2 Bed | 1 Bath | 2 Car
$875,000
Sold ons: 19/06/2026
Days on Market: 31

Land size: 105
sale - sold



5/148 COODE STREET, COMO, WA 6152, COMO

2 Bed | 1 Bath | 1 Car
$892,000
Sold on: 03/06/2026
Days on Market: 48

sale - sold



3/12 LAWRENCE STREET, COMO, WA 6152, COMO

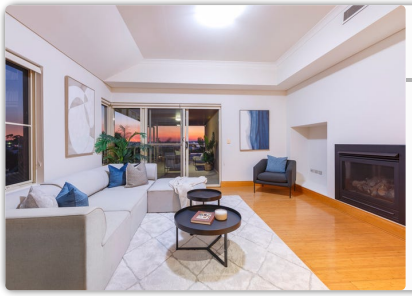
2 Bed | 1 Bath | 1 Car
$900,000
Sold ons: 21/05/2026
Days on Market: 18

Land size: 217
sale - sold



1/43 PARK STREET, COMO, WA 6152, COMO

3 Bed | 1 Bath | 2 Car
sale - sold
$920,000
Sold ons: 30/04/2026
Days on Market: 9



12/167 LABOUCHERE ROAD, COMO, WA 6152, COMO

3 Bed | 2 Bath | 2 Car
Land size: 196
$1,100,000
sale - sold
Sold ons: 17/06/2026
Days on Market: 114

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Strata Disclosure

Precontractual
Strata Plan (1+2)
Strata Bylaws (Att 3)

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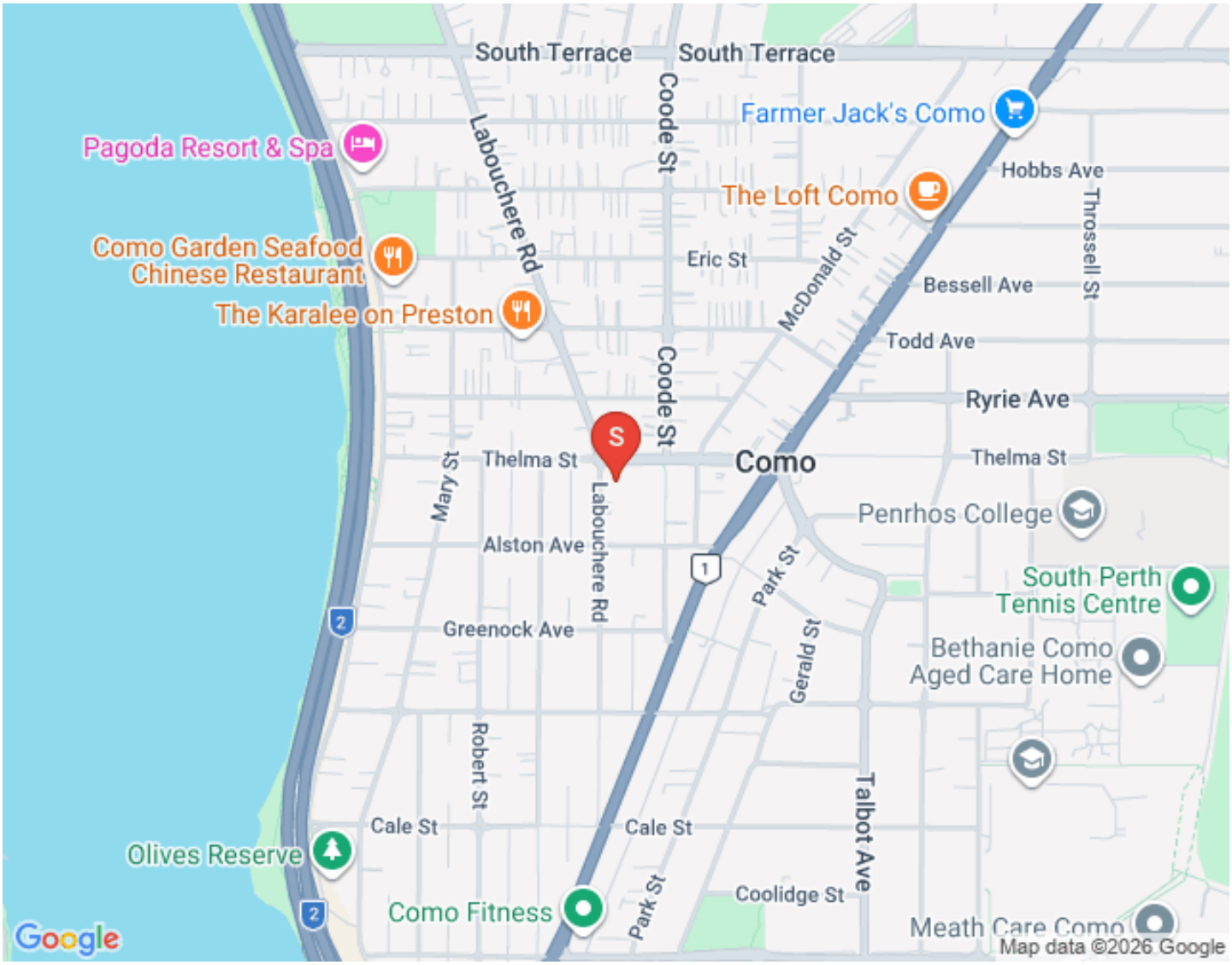
Local Schools

COMO PRIMARY SCHOOL

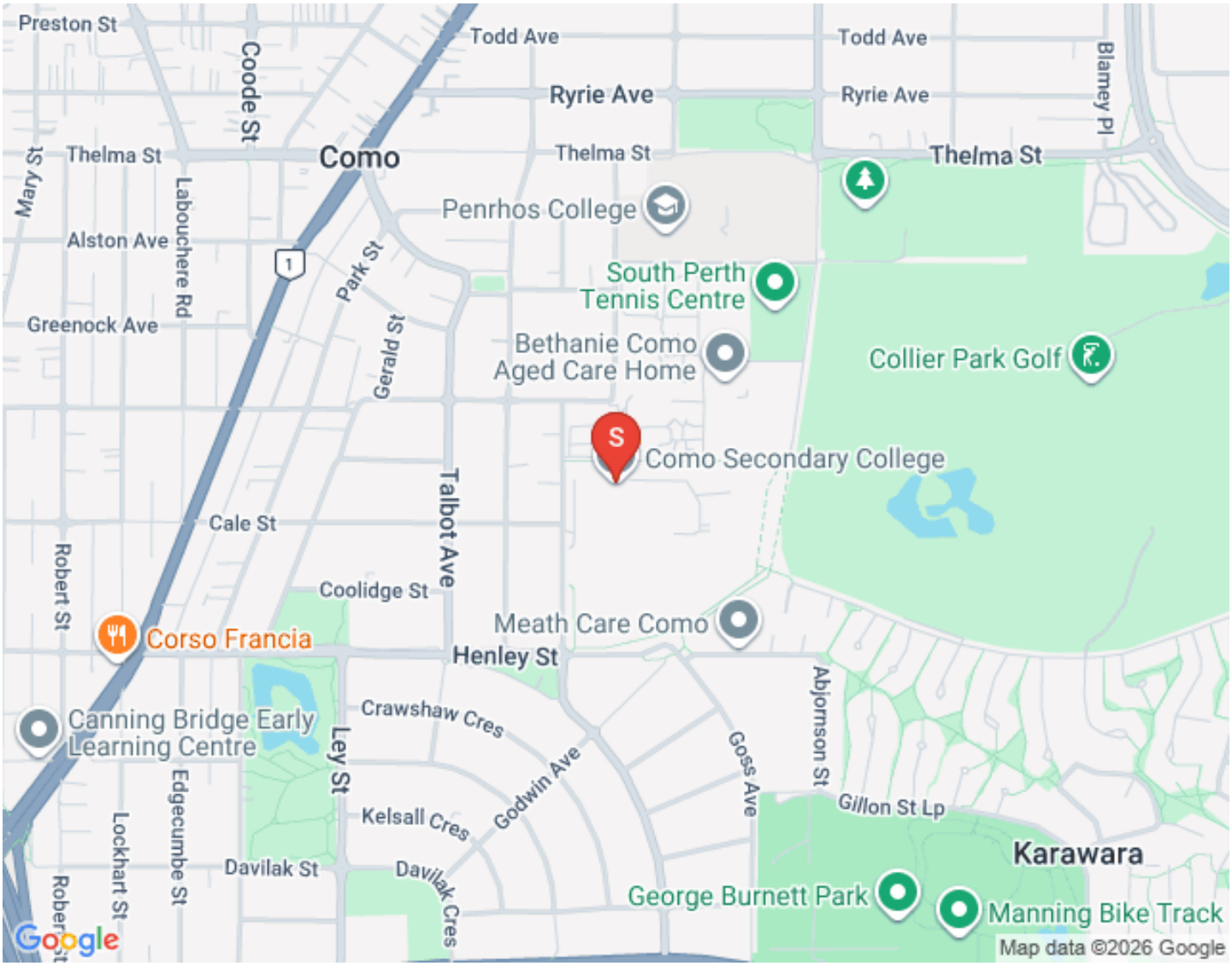
ONLY OUR BEST

[Click to view intake area]



COMO
SECONDARY COLLEGE

Click to view intake area.



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Como Lifestyle

Preston Street Shopping Centre



Kinky Lizard Café



Fiend Merchants



Our Ruby Girl



Nasi Lemak Korner



The Karalee on Preston



Como Baptist Church Hall

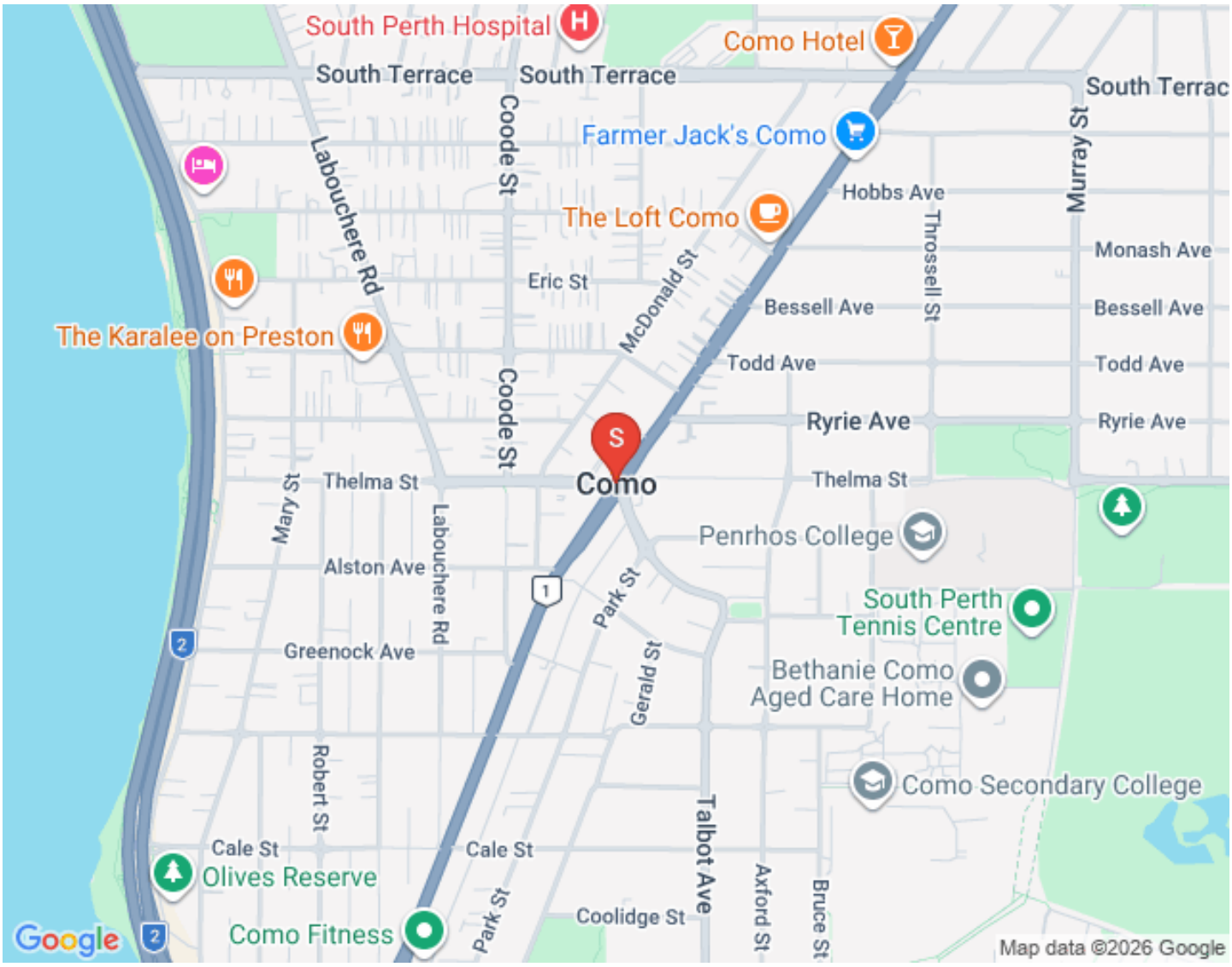


Neil McDougall Park



Como Beach




South Perth Hospital
Como Hotel
South Terrace
South Terrace
South Terrac
Farmer Jack's Como
Coode St
Labouchere Rd
Murray St
Hobbs Ave
The Loft Como
Throssell St
Monash Ave
Eric St
McDonald St
Bessell Ave
Bessell Ave
The Karalee on Preston
Todd Ave
Todd Ave
Ryrie Ave
Ryrie Ave
Coode St
Como
Thelma St
Thelma St
Mary St
Penrhos College
Labouchere Rd
Alston Ave
Park St
South Perth
Tennis Centre
Greenock Ave
Gerald St
Bethanie Como
Aged Care Home
Robert St
Como Secondary College
Talbot Ave
Cale St
Cale St
Olives Reserve
Axford St
Bruce St
Park St
Coolidge St
Como Fitness
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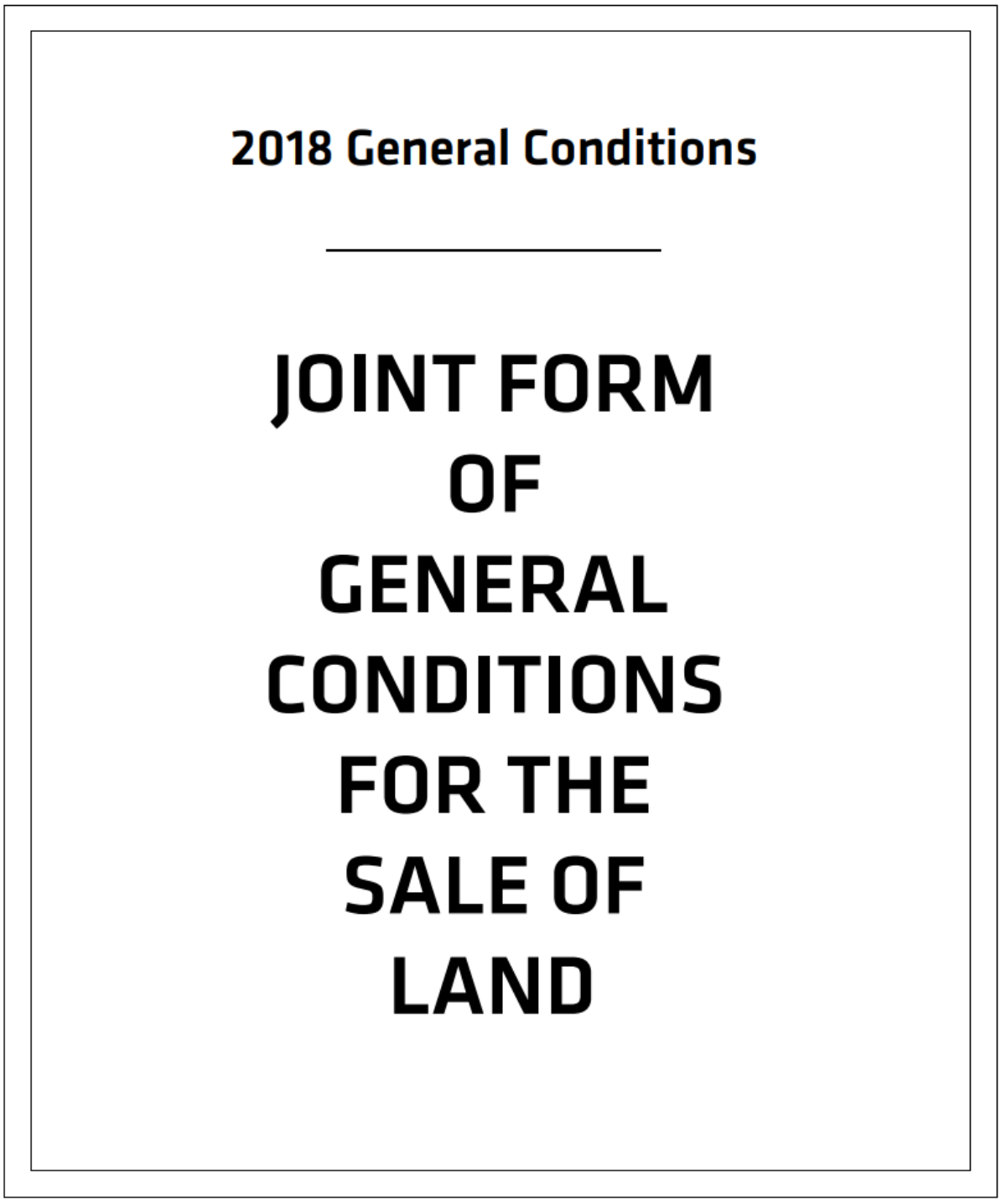
Joint Form of General Conditions



View Joint Form Here

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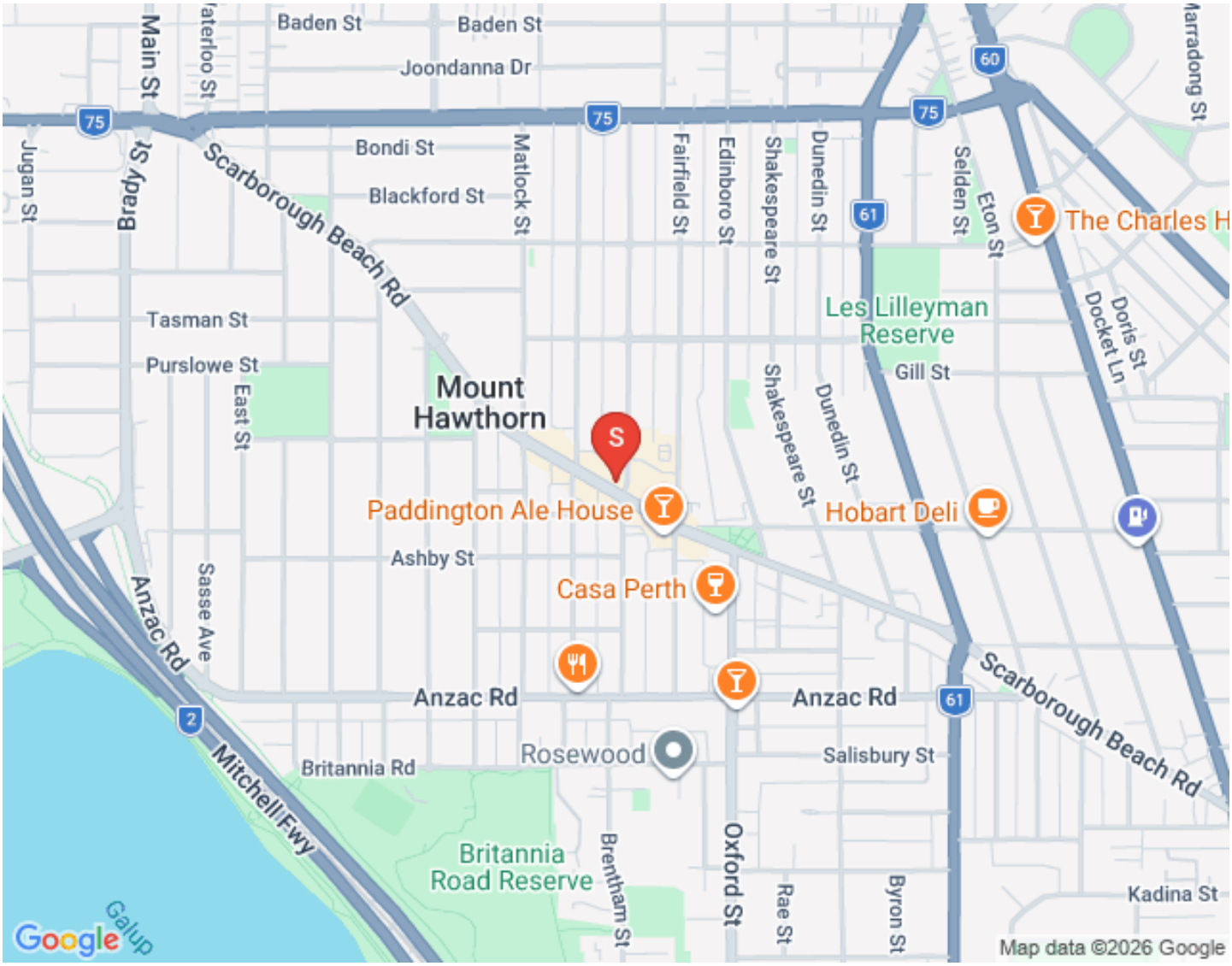
Team Genesis





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.



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

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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

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.



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.