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Table of Contents

- Welcome
- Floor Plan
- Offer Documents
- Supporting Documents
- Heritage Information
- Subdivision 9 Yates Street
- Bushfire Management Plan
- Local Schools
- Bakers Hill Lifestyle
- Joint Form of General Conditions
- Team Genesis

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Welcome



Lot B/9 Yates Street, Bakers Hill

COTTAGE, RESTAURANT, BREWERY, 27 ACRES.

4 2 1 **$1,500,000**

RATES
Council: $1,600
Water:

Schools
1.9km Bakers Hill Primary School
25.8km Northam Senior High School
29.7km Eastern Hills Senior High School

General
* Land Size: 11.26ha
* Prime Undulating Land
* Town Centre Location
* Pasture & Light tree vegetation
* Workshop/Brewery/Restaurant (Closed June 2026)
* Worksop/Machinery Shed (180 sqm)
* Hoopers Winery (Heritage Listed)
* Titles Expected December 2026
* Kep Trail (Neighbouring)

Residence
* Circa 1900 (Heritage Listed)
* Internal Living Area: 185 sqm
* Timber Framed
* Weatherboard Cladding

* Tin Roof
* Verandahs
* Flooring - Original Jarrah, tiles, carpets.

Services
* HWS: Instant Gas (TAKAGI)
* Evaporative A/C
* 3 Original Fireplaces
* Scheme Water
* Septic System

Kitchen:
* Laminate Bench-ops & Cabinets
* Gas oven
* Wood Stove/Oven (Meters)

Wash House Laundry
-Shower
-Toilet

Outbuildings
* Hoopers Historical Winery - Original Stone (Heritage Listed Structure)
* Workshop 1 (Powered)
- 10 x 9 Enclosed
- 10 x 9 Machinery/feed.,
- Hardstand 180sqm

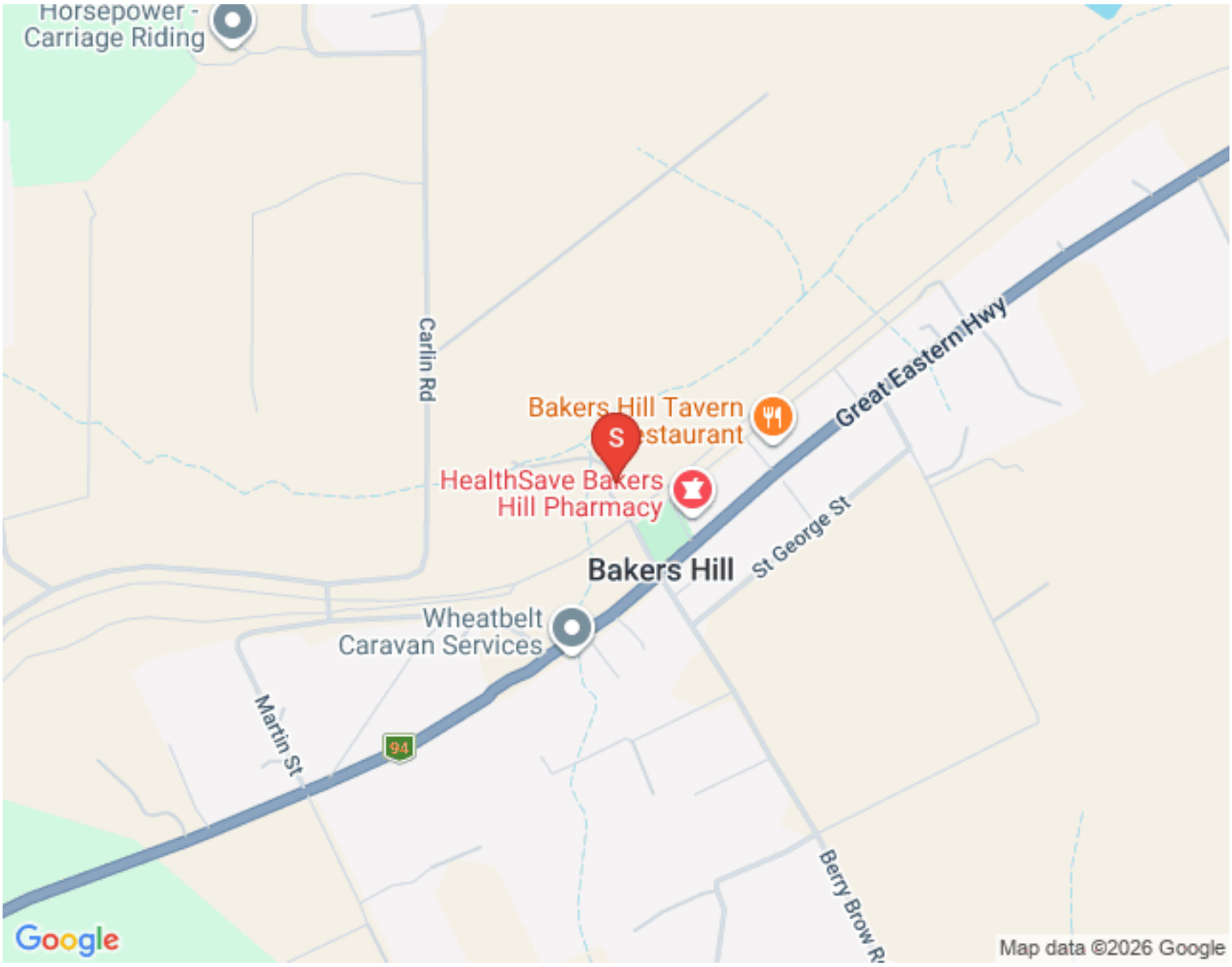
Workshop 2: (Restaurant/Brewery)
Services
* Scheme Water
* Mains Power Connected
* Gas Bottles
* 2 x Toilets

* 71 Solar Panels (3 Phase System)
* 3 x 6kW Inverters (SMA)
* Battery Storage
- 40 Batteries (YANGTZE SOLAR)
- (12V 200Ah/10H?)

Lifestyle
*Bakers Hill Townsite <1km.
-Bakers Hill Pie Shop
-Mrs Sippy BBQ
-Bakers Hill Vet
-Bakers Hill Pharmacy

-Route 94 Bakers Hill Servo
-Bakers Hill Recreation Centre
-Post Office 6062
-Golf Club
-Tennis Club
9.1km - Wundowie
24.3km - Northam
38.1km - Mundaring
53km - Midland
72.1km - CBD Perth

Summer Creek Heritage
Summer Creek is situated on a heritage property just 40 minutes east of Midland. The farm was originally taken up by Edward Keane, an engineer, in 1884 as part of payment for building the railway from Chidlow to York. The lines have since been removed, but is now known as The Kep Track which runs past the front gate of the Brewery.
Keane became the biggest employer in the state with his many ventures such as, building the Fremantle Town Hall & the St Georges Cathedral. During these projects he was still building about 500 miles of rails in various parts of the state. The Midland railway yards, which nearly disappeared, have now been redeveloped.
Keane went on to become Lord Mayor of Perth and a member if the WA Parliament. He died later in 1904.


Horsepower -
Carriage Riding
Carlin Rd
Bakers Hill Tavern
Restaurant
Great Eastern Hwy
HealthSave Bakers
Hill Pharmacy
St George St
Bakers Hill
Wheatbelt
Caravan Services
Martin St
94
Berry Brow
Google
Map data ©2026 Google

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Floor Plan



Yates Street, Bakers Hill

Residence 185m² | Carport 57m² | Pergola 93m² | Workshop 350 m² | Studio 59m² | Wash House 20m²

Total Area 764 m²

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.
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Offer Documents

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

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Supporting Documents

Click to Download PL B Plans & Approvals
Click here to download the Subdivision Approval

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Heritage Information

Click to dowload the Heritage Information

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Subdivision 9 Yates Street

Click to Download the Subdivision of 9 Yates Street

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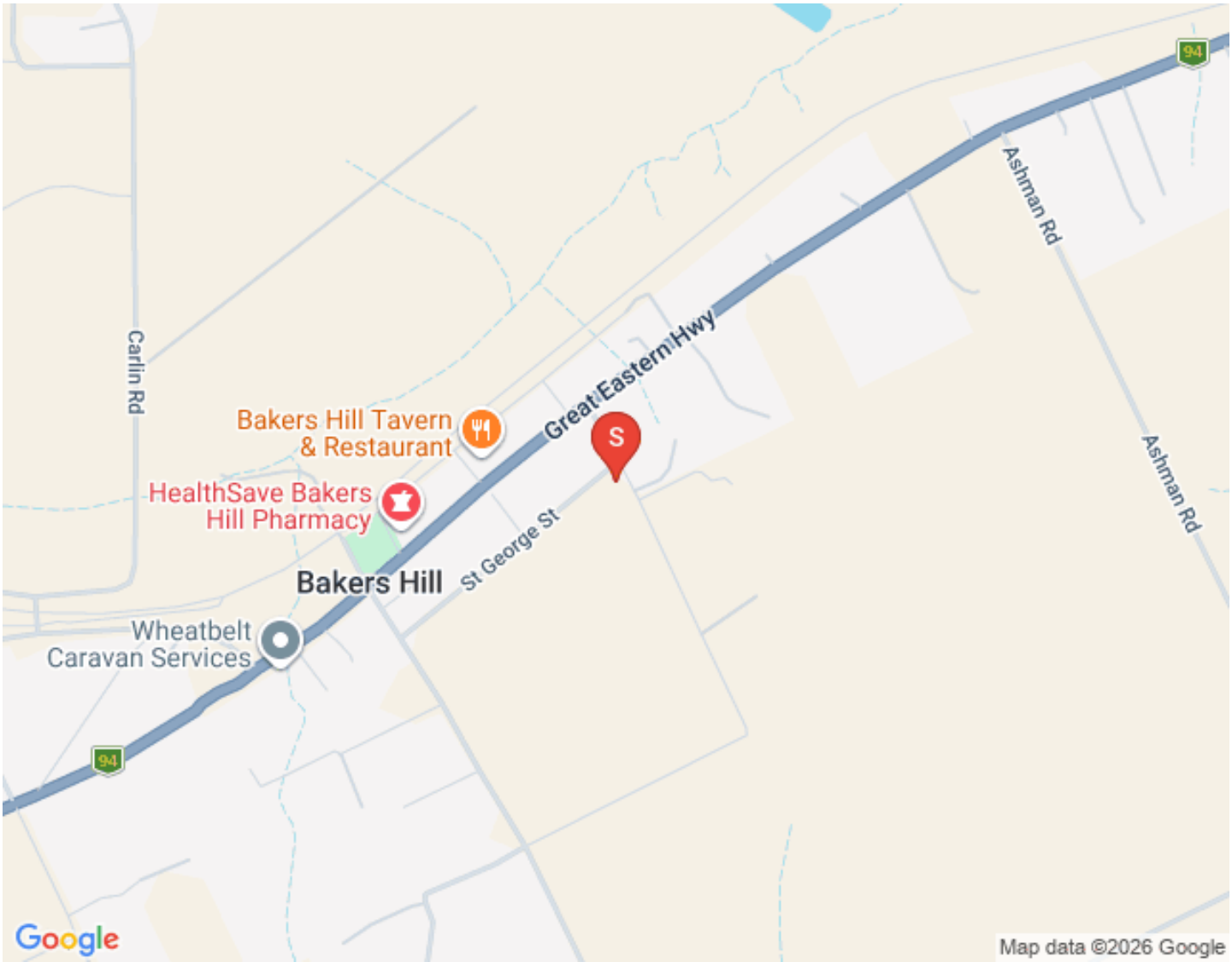
Bushfire Management Plan

Click here to view the Bushfire Management Plan

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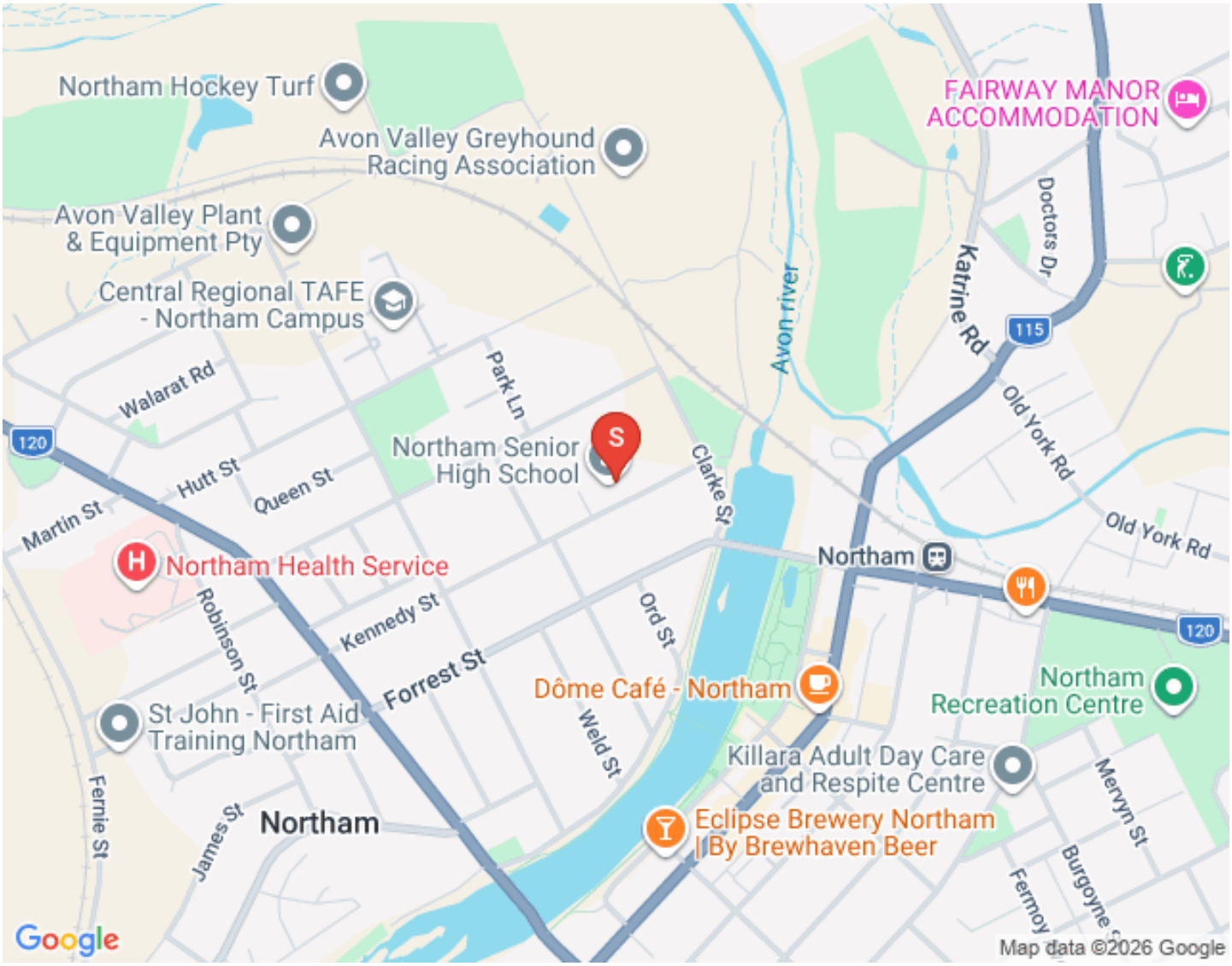
Local Schools

Click to View School Website



NORTHAM
SENIOR HIGH SCHOOL
A COMMUNITY UNITED

[Click to View School Website]



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Bakers Hill Lifestyle

Bakers Hill Memorial Park

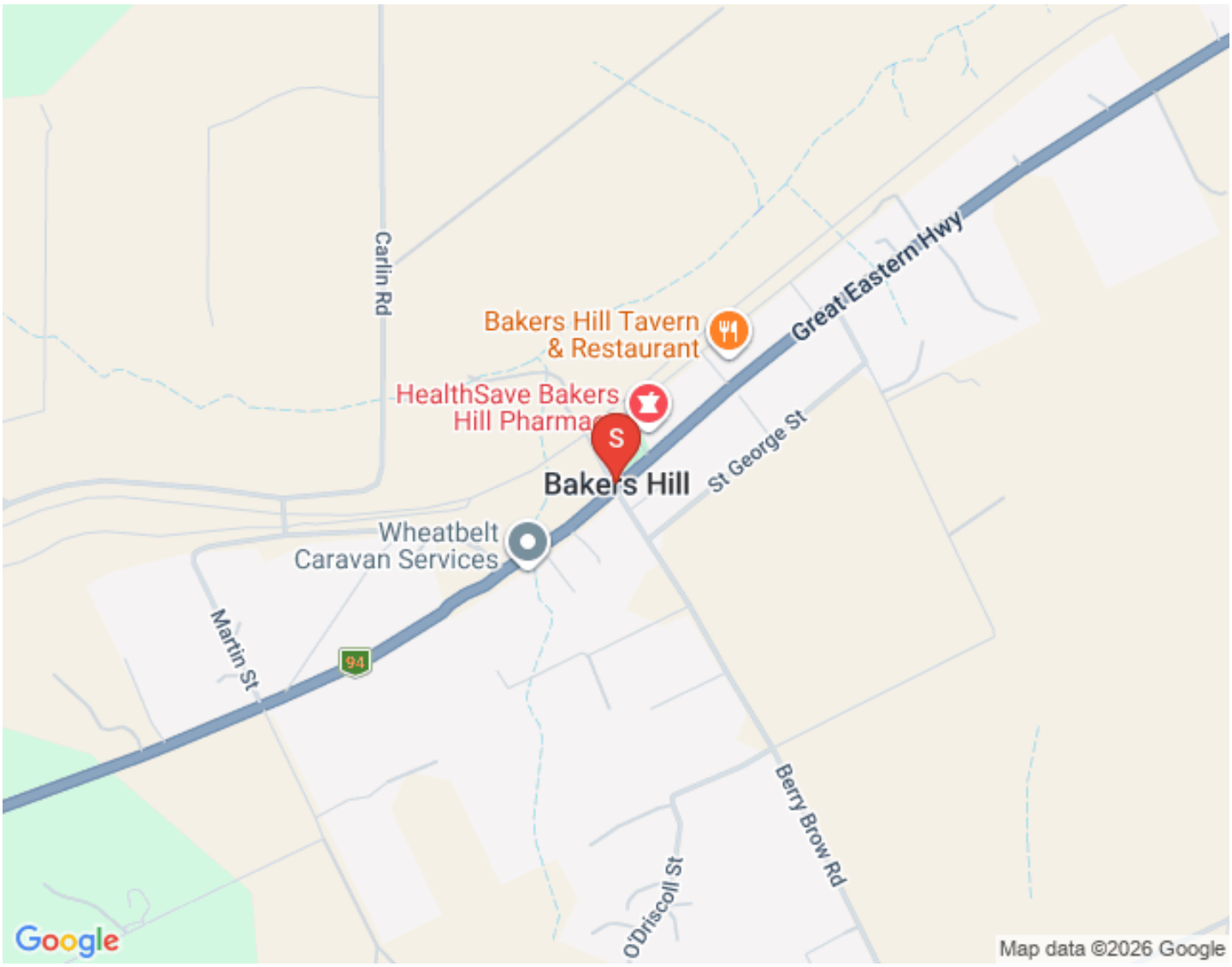


Bakers Hill Park and Recreation Centre

Bakers Hill Tavern & Pie Shop

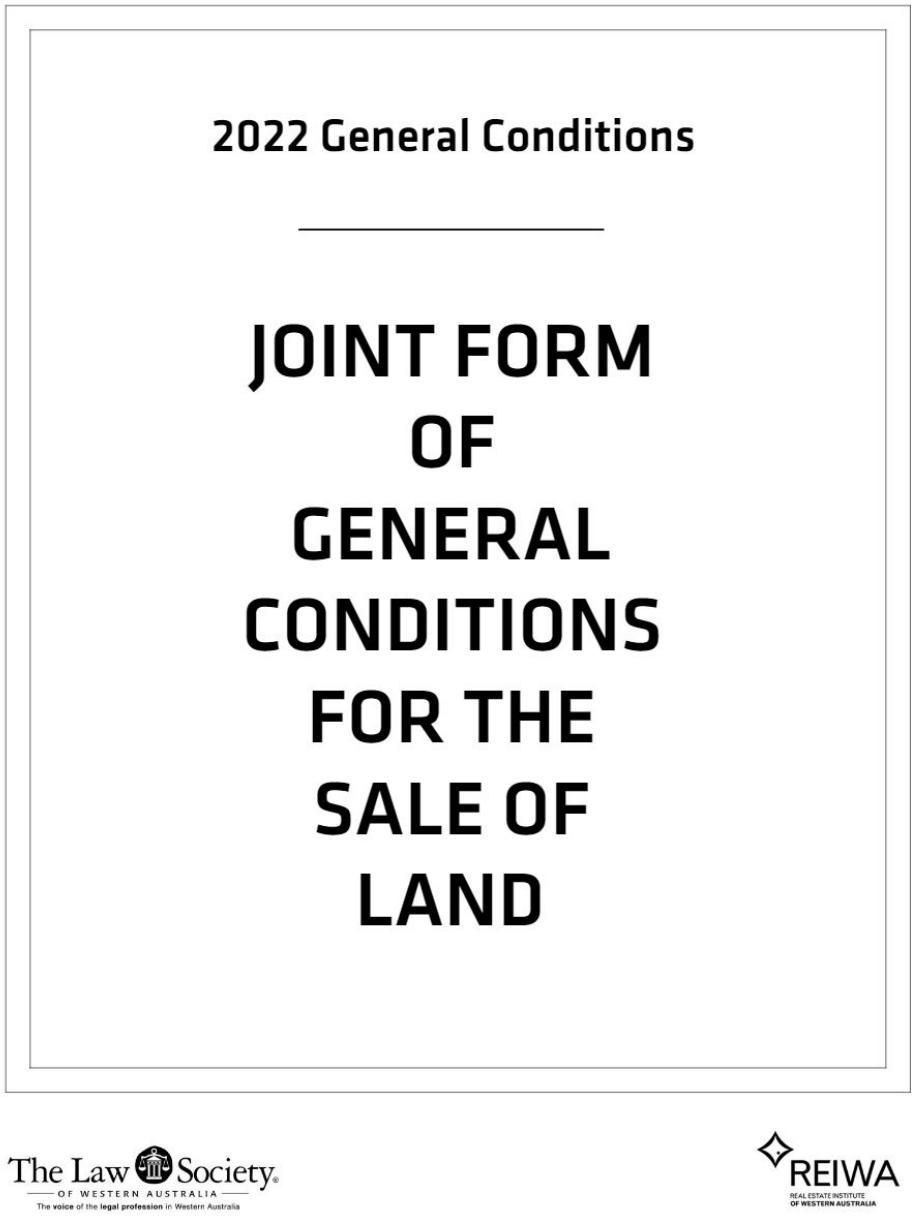

BAKERS HILL TAVERN


THE FAMOUS
BAKERS HILL PIE SHOP
BAKERS HILL PIE SHOP


Carlin Rd
Great Eastern Hwy
Bakers Hill Tavern & Restaurant
HealthSave Bakers Hill Pharma
S
Bakers Hill
St George St
Wheatbelt Caravan Services
Martin St
94
O'Driscoll St
Berry Brow Rd
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

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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.



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.



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.



SAM WILLESEE

SALES CONSULTANT

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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.

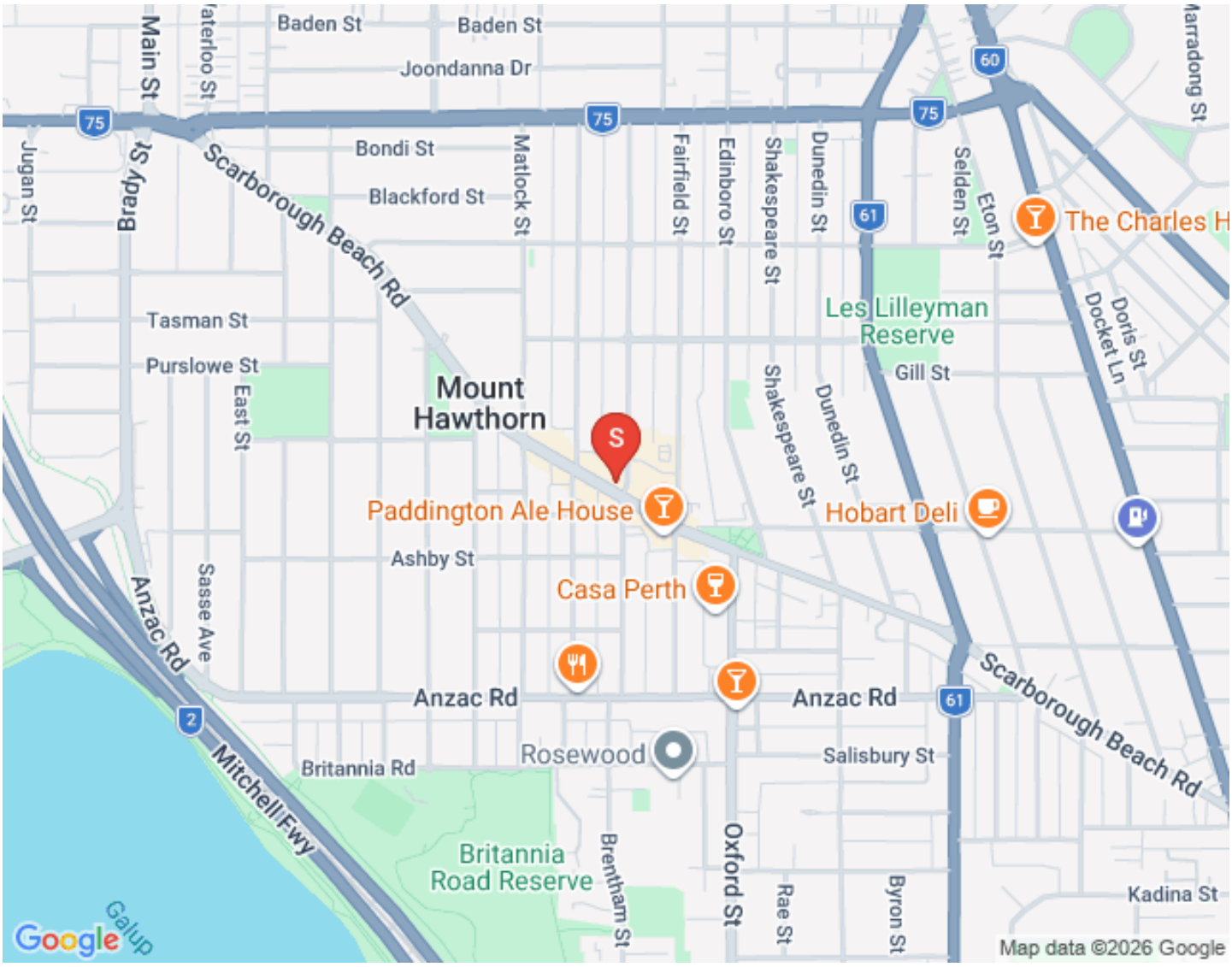


KAHLA PURVIS

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.


Baden St
Baden St
Joondanna Dr
Main St
Waterloo St
Jugan St
Brady St
Bondi St
Blackford St
Matlock St
Fairfield St
Edinboro St
Shakespeare St
Dunedin St
Selden St
Eton St
Marradong St
Scarborough Beach Rd
Tasman St
Purslowe St
East St
Mount Hawthorn
Les Lilleyman Reserve
Gill St
Doris St
Docket Ln
The Charles H
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
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