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Welcome



28 Woodland Loop, Edgewater

Under Offer

6 2 2

UNDER OFFER

All offer presented on before 6pm Tuesday 27th of January.
The seller reserves the right to accept offers before the end date.

Set at the very top of Edgewater, this home enjoys panoramic views across Lake Joondalup from what is truly one of the best vantage points in the suburb. With beautiful character, from the stained glass in the wide double front doors to the ceiling roses and beautiful timber trims, it feels warm and welcoming the moment you step inside. The spacious kitchen is a modern country style and looks over Lake Joondalup, so cooking dinner comes with sweeping views you'll never get tired of. Multiple living areas give everyone room to spread out, and the home has been freshly painted with new carpet throughout, so it's move-in ready while keeping its charm.
With six bedrooms and two bathrooms, this home is designed for practical living. Whether it's a growing family, guests staying over, or multi-generational living, there's space for everyone. The gardens are lush and established but easy to care for, meaning more time enjoying the outdoor areas and less time maintaining them. Add in reverse cycle air conditioning, plenty of storage, sheds, security alarm, and energy-efficient hot water, and it's a home that's as functional as it is beautiful. Close to schools, shops, cafes, and stunning parks, and with Mullaloo Beach just a short drive away, this is relaxed, family-friendly living in one of Edgewater's most sought-after pockets.

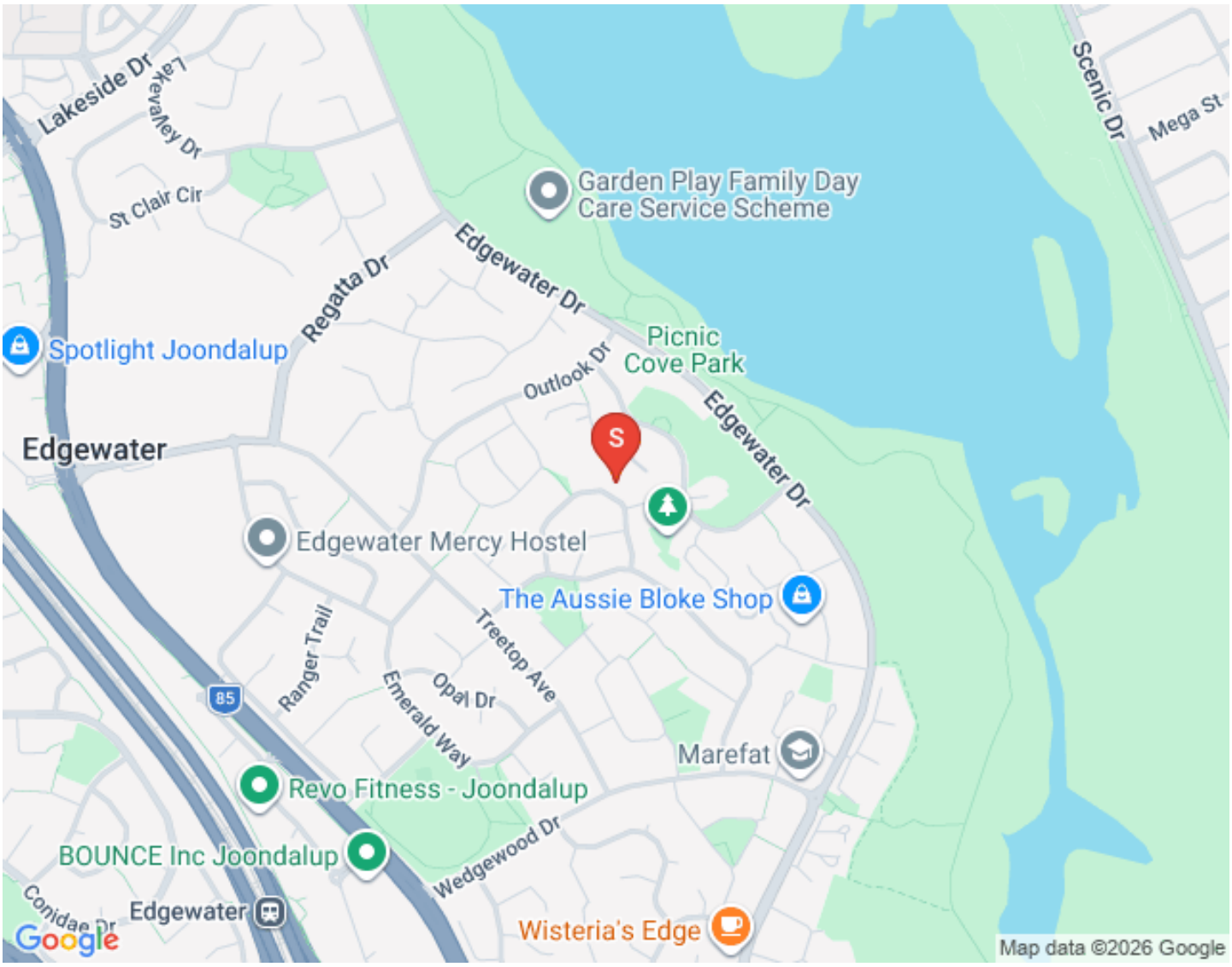
SCHOOL CATCHMENT
Edgewater Primary School (950m)
Belridge Secondary College (3.7km)

RATES
Council: $1370 approx
Water: $

Built up area: 304m2
Build year: 1981

FEATURES
* 6 bedrooms
* 2 bathrooms
* Multiple Living spaces
* Premier views of Lake Joondalup
* Situated high on the cliff in one of the most desired pockets of Edgewater
* Newly installed carpet flooring
* Freshly painted interior
* Beautiful fixtures throughout the home
* Wide Double Door Entry
* Hisense reverse cycle air conditioning (installed November 2024)
* Solar panels
* Tinted Windows
* Established trees
* Security alarm
* New iStore hot water unit with 6 star energy rating
* Low maintenance yards
* Gardens are all reticulated, including water to bird bath
* Sheds
* Plenty of storage throughout

LIFESTYLE
550m • Lake View Park
900m • Picnic Cove Park
1.2km • Wisteria's Edge Caf•
1.2km • Edgewater Shopping Centre
1.6km • Edgewater Train Station
2.2km • Edith Cowan University
3.8km • Lakeside Joondalup Shopping Centre
3.8km • Joondalup Health Campus
5.4km • Arena Joondalup
6.5km • Mullaloo Beach


Lakeside Dr
Lakevalley Dr
St Clair Cir
Regatta Dr
Edgewater Dr
Garden Play Family Day Care Service Scheme
Scenic Dr
Mega St
Spotlight Joondalup
Outlook Dr
Picnic Cove Park
Edgewater Dr
Edgewater
S
Edgewater Mercy Hostel
The Aussie Bloke Shop
Ranger Trail
Treetop Ave
Opal Dr
Emerald Way
85
Marefat
Revo Fitness - Joondalup
BOUNCE Inc Joondalup
Wedgewood Dr
Conidae Dr
Edgewater
Wisteria's Edge
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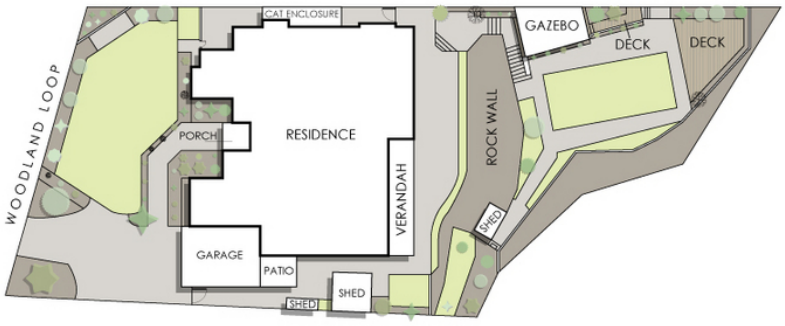
Floor Plan





28 Woodland Loop, Edgewater

Residence 230m² | Porch 4m² | Garage 25m² | Verandah 17m² | Patio 6m² | Gazebo 15m² | Cat Enclosure 7m²

Total Area 304m²

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. Orb 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.orbcreative.com.au

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Certificate of Title

Please Download Certificate of Title Here
Please Download Sketch Here
Please Download Plan Here
Please Download Title Plan List Here

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Offer Documents

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

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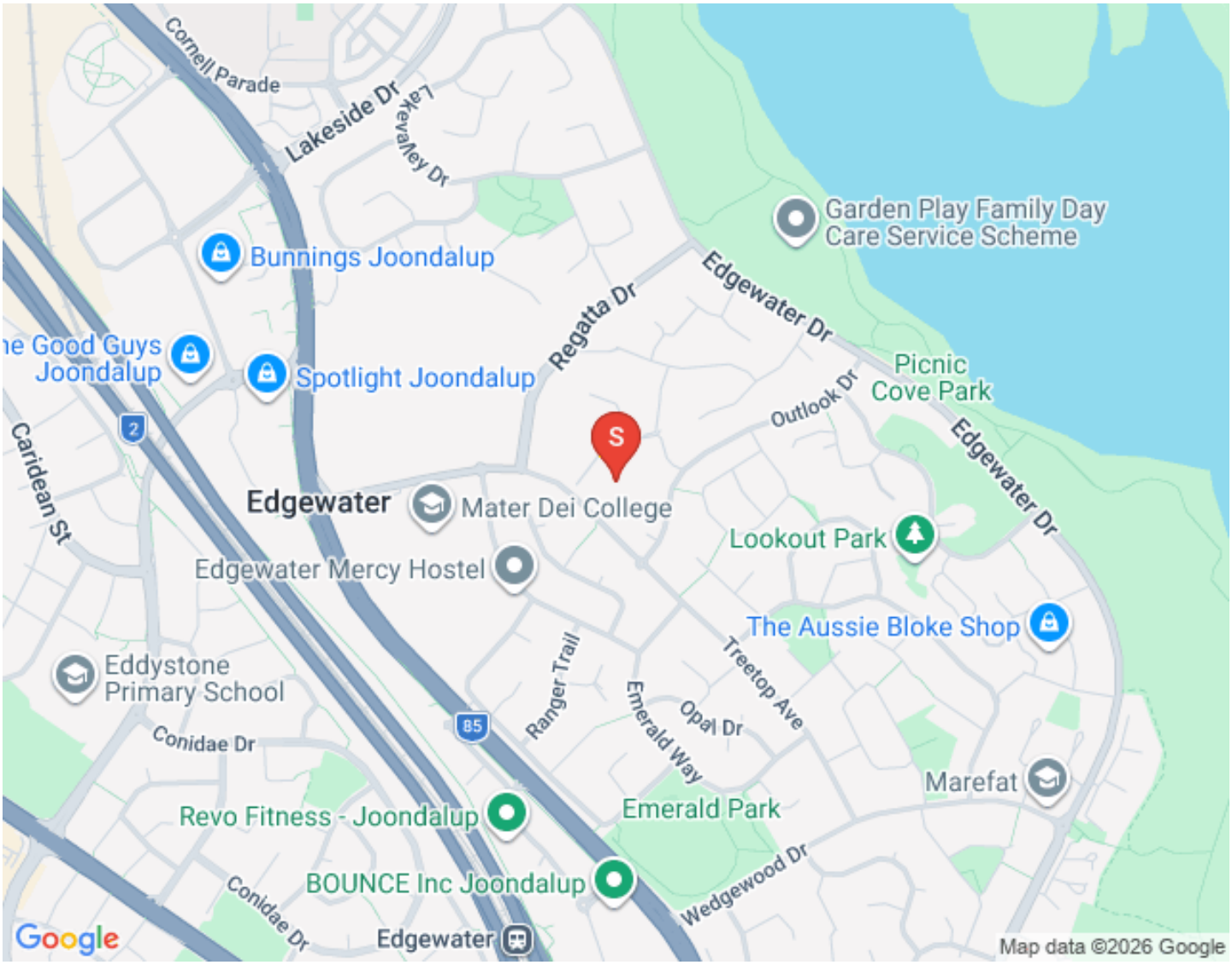
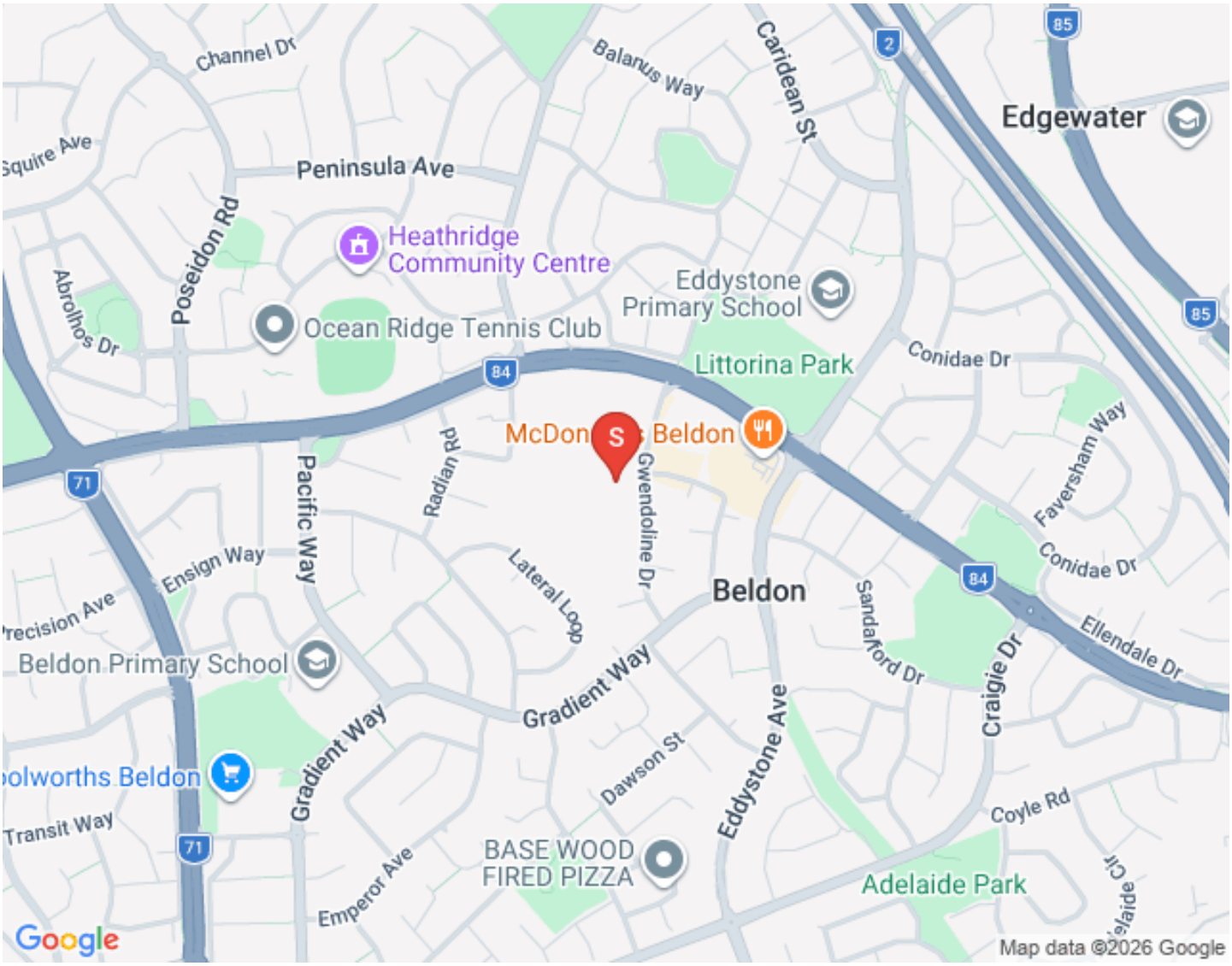
Local Schools

Click to view intake information



Click to view intake Information



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Comparable Sales



8 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

6 Bed | 3 Bath | 4 Car
$1,330,000
Sold ons: 22/04/2025
Days on Market: 54

Land size: 781
sale - sold



40 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,350,000
Sold ons: 21/02/2025
Days on Market: 23

Land size: 818
sale - sold



16 QUARRY RAMBLE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,355,000
Sold ons: 02/09/2025
Days on Market: 6

Land size: 956
sale - sold



24 WOODLAND LOOP, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 3 Bath | 3 Car
$1,400,000
Sold ons: 10/02/2025
Days on Market: 12

Land size: 771
sale - sold



5 OSPREY GROVE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,420,000
Sold ons: 16/09/2025
Days on Market: 6

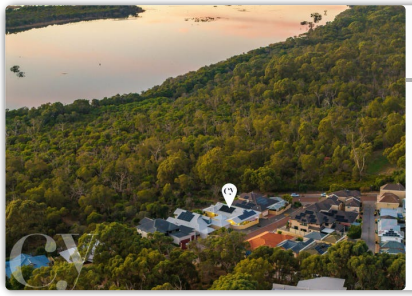
Land size: 756
sale - sold



149 EDGEWATER DRIVE, EDGEWATER, WA 6027, EDGEWATER

5 Bed | 2 Bath | 2 Car
$1,450,000
Sold ons: 14/08/2025
Days on Market: 8

Land size: 1168
sale - sold



40 COCKATOO RIDGE, JOONDALUP, WA 6027, JOONDALUP

4 Bed | 2 Bath | 2 Car
$1,525,000
Sold ons: 07/07/2025
Days on Market: 33

Land size: 623
sale - sold



32 QUARRY RAMBLE, EDGEWATER, WA 6027, EDGEWATER

4 Bed | 2 Bath | 2 Car
$1,550,000
Sold ons: 18/11/2025
Days on Market: 6

Land size: 1073
sale - sold



6 BUVELOT PLACE, WOODVALE, WA 6026, WOODVALE

4 Bed | 2 Bath | 2 Car
$1,675,000
Sold ons: 07/07/2025
Days on Market: 6

Land size: 880
sale - sold

Powered by PropTrack

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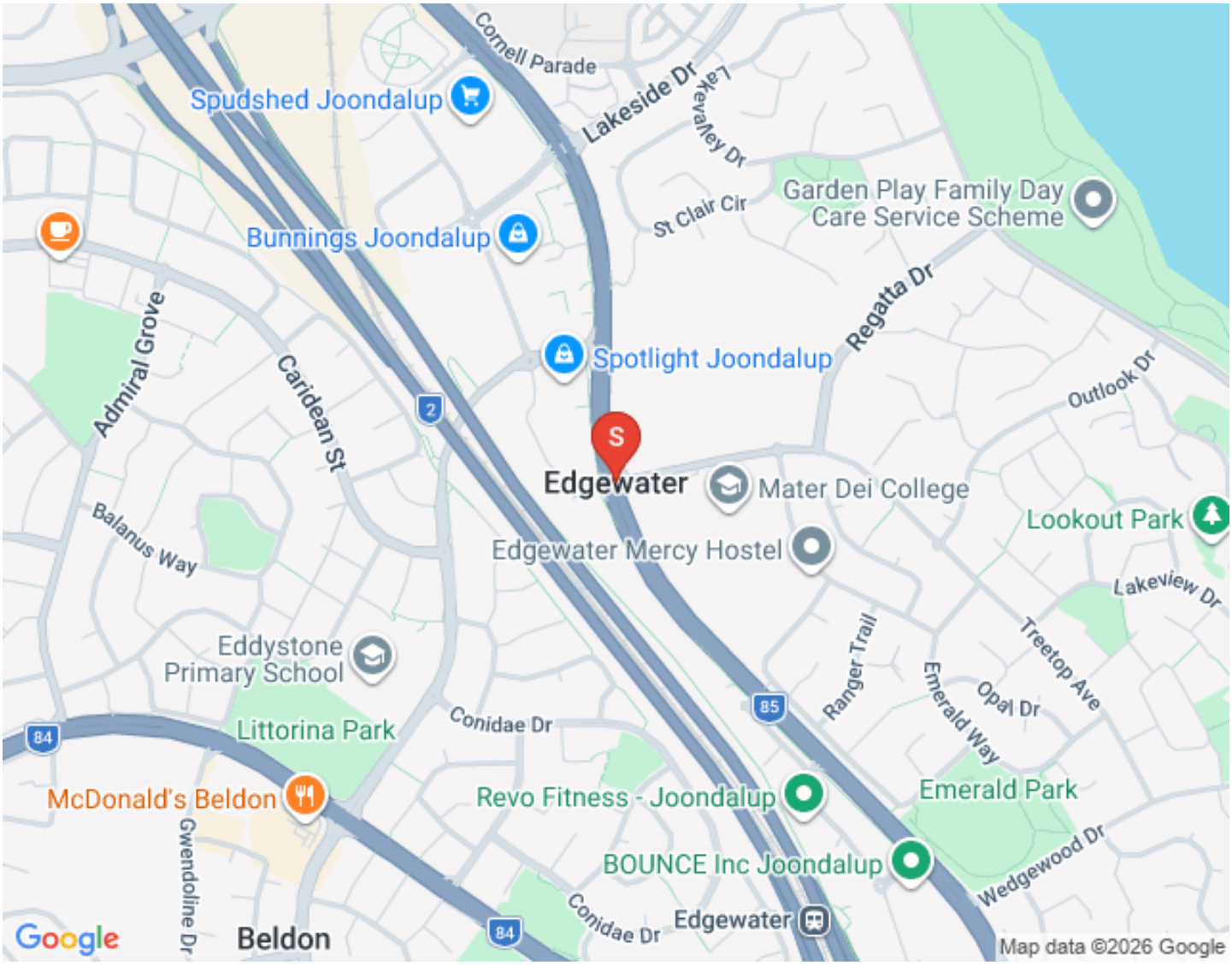
Edgewater



Edgewater Quarry Park



Lake Joondalup Walking Trail



Picnic Cove Park



Picnic Cove Park



Lakeside Joondalup



Joondalup Square



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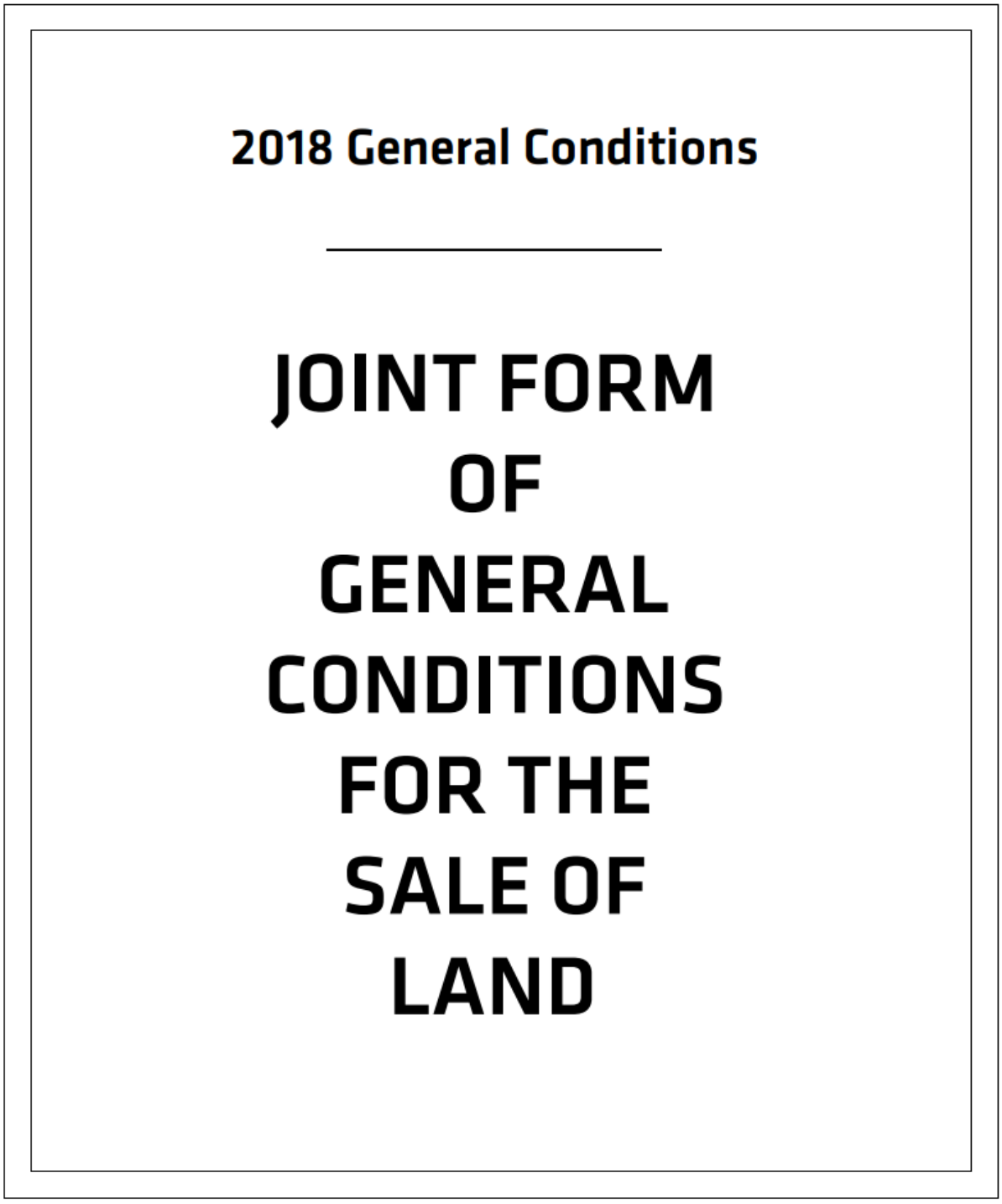
Joint Form of General Conditions

View Joint Form Here



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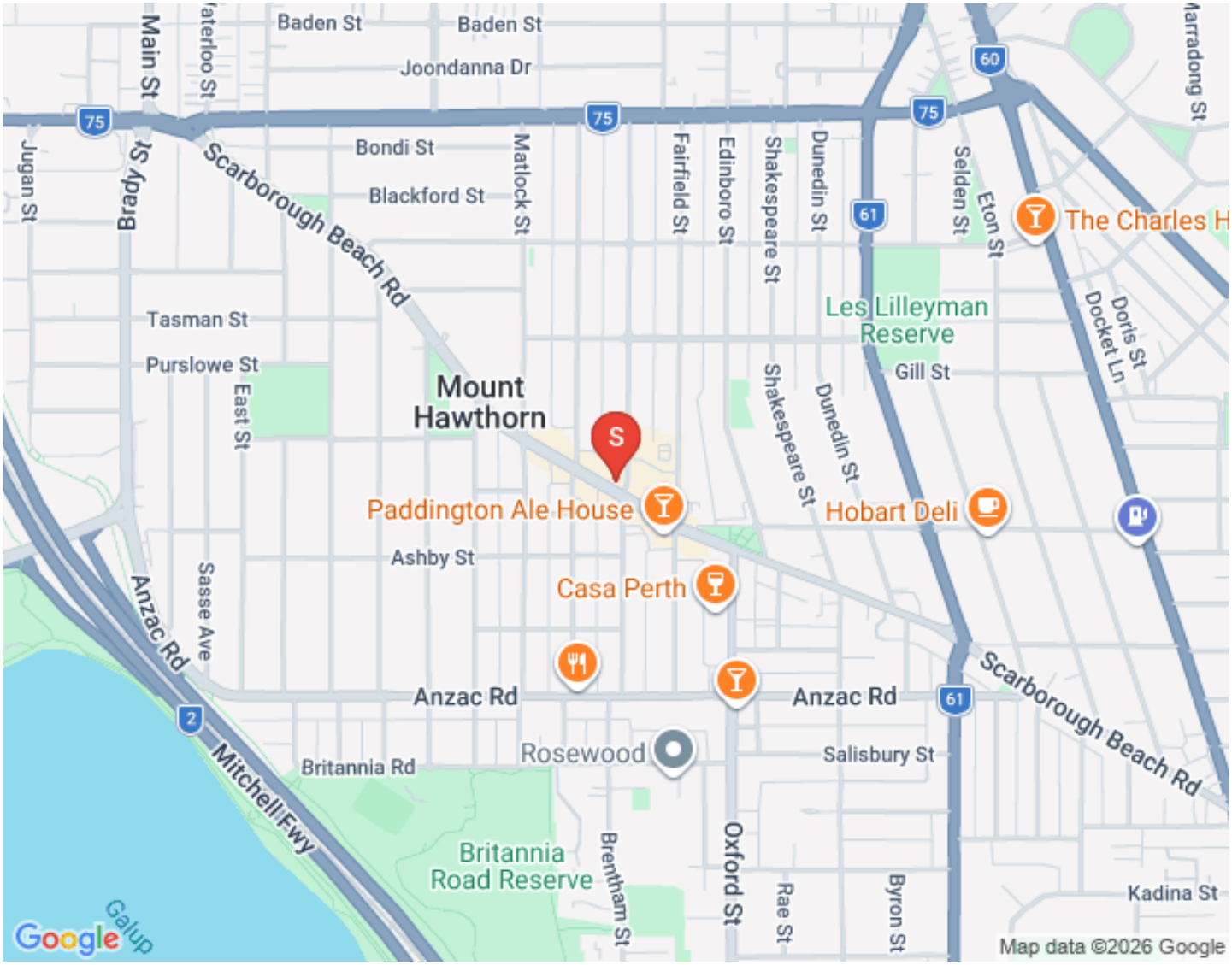
Team Genesis





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.



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

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.



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.



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.

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Our Recent Local Sales



10 Lake Vista, Edgewater

4 Bed | 2 Bath | 2 Car

UNDER OFFER



22 Michigan Court, Edgewater

4 Bed | 2 Bath | 0 Car

Land size: 800sqm

Offers



4B Shadyglen Mews, Edgewater

3 Bed | 1 Bath | 1 Car

Land size: 577sqm

From 349,000



20 Ridge Close, Edgewater

6 Bed | 3 Bath | 2 Car

Land size: 901sqm

High $700,000's



33 Settler Way, Edgewater

5 Bed | 2 Bath | 2 Car

Land size: 1086sqm

End Date Process



4 Quarry Ramble, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 710sqm

End Date Process



2 Horizon Place, Edgewater

4 Bed | 2 Bath | 3 Car

Land size: 772sqm

End Date Process

97 Edgewater Drive, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 855sqm

End Date Process



75/6 Walsh Loop, Joondalup

2 Bed | 2 Bath | 0 Car

From $249,000



83/6 Walsh Loop, Joondalup

2 Bed | 2 Bath | 0 Car

Under Offer



83/6 Walsh Loop, Joondalup

2 Bed | 2 Bath | 0 Car

Under Offer



18 Glensanda Way, Mindarie

5 Bed | 5 Bath | 3 Car

Land size: 604sqm

UNDER OFFER



18 Glensanda Way, Mindarie

5 Bed | 5 Bath | 3 Car

Land size: 604sqm

UNDER OFFER



29 Norwood Loop, Tapping

4 Bed | 2 Bath | 2 Car

Land size: 751sqm

End Date Process



29 Norwood Loop, Tapping

4 Bed | 2 Bath | 2 Car

Land size: 751sqm

End Date Process



30 Woodland Loop, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 755sqm

UNDER OFFER



30 Woodland Loop, Edgewater

4 Bed | 2 Bath | 2 Car

Land size: 755sqm

UNDER OFFER



31/5 Calabrese Avenue, Wanneroo

3 Bed | 2 Bath | 2 Car

Land size: 312sqm

UNDER OFFER



31/5 Calabrese Avenue, Wanneroo

3 Bed | 2 Bath | 2 Car

Land size: 312sqm

UNDER OFFER