



provincial
REAL ESTATE

The NEW Provincial
Property Magazine

spring edition
issue 35 | 2022

new beginnings

MAGAZINE





insights & news

Turning a new leaf, with the same award-winning team



provincial
REAL ESTATE

It only felt like yesterday that we opened the doors to Provincial Real Estate some 13 years ago, a local team that had a vision of providing a new fresh boutique and personalised real estate experience to the city of Kalamunda and its residents. A team that was the first to be awarded in REIWA's and REIA's Best Small Agency both in WA and Nationally, and a team that has been the market leaders in sales for the last 8 years in the 6076 postcode.

Our formula for success has always been never to rest on our laurels and keep ahead of the game by continually growing outside our comfort zones, leaving old ways for new and better ones and the deep understanding of how selling a home is a

massive life transition for most people. Our new logo reflects all this with the Tree symbol still at the very core however with a refined symmetry illustrating how the older dark leaves transform into new brighter leaves. We call this Gratitude and Growth, Gratitude for the past and what lessons we have learned from it and the Growth of New Beginnings and new teachings.

Provincial Real Estate

'the home of new beginnings'

green with envy
Feature property

4 2 2 2269



ENCHANTING KENNEDY COTTAGE
6 Fletcher Road Lesmurdie
High \$900's to Low \$1m's

Welcome to Enchanting Kennedy Cottage. A whimsical step back in time. Over a century ago the journey started for this very special character home. Built in circa 1906 and transformed over the years to be what stands today a majestic and timeless showpiece. Character abounds with High ceilings, Jarrah flooring, Ornate cornices and Ceiling roses. Attention to detail is flawless throughout.

Joanne Pottinger | 0419 903 548
joanne@provincialrealestate.com.au



suburb spotlight & statistics

Named from an Aboriginal word meaning 'home in the forest', Kalamunda is a residential and parkland suburb only 20kms from Perth. What once was known as a quaint little village in the Perth Hills is now regarded as a hot spot for fresh food markets, cafes and restaurants, large shopping and medical hubs, Water Fun Park and the utopian family place to live only a 30 minute drive from the CBD. Kalamunda is also considered the heart hub of the 6076 postcode with its surrounding neighbours Lesmurdie, Gooseberry Hill, Walliston, Carmel, Bickley, Piesse Brook & Pickering Brook.

Key Facts

Population:
6,970

Median Age: 47

No. of dwellings:
2,936

Schools: Kalamunda Primary & Kalamunda Senior High School

Surrounding Schools: Mazenod College, St Brigids College, Kalamunda Christian Primary, Lesmurdie High School. Lesmurdie Primary, Falls Road Primary, Mary's Mount Primary, Gooseberry Hill Primary, Walliston Primary, Pickering Brook Primary

Source core Logic and Reiwa

Kalamunda



GROWTH RATES	YTD QTR	1YR	5YRS	10YRS
Kalamunda	-0.7%	17.5%	3.9%	2.6%
Perth Metro Region	0.3%	4.9%	0.6%	1.3%
CPI		5.2%	1.9%	1.8%

The Provincial Prediction for Kalamunda

Over the last two years Covid has awakened a new mindset in buyers locally, interstate and nationally. Our unique lifestyle here in Kalamunda and surrounding hills suburbs has been rediscovered by buyers that would not necessarily ever have considered a move to the hills before. More and more people are leaving the city burbs and shoulder to shoulder lifestyles for a spacious, natural and embracing new beginning for themselves and their families.

What isn't to love about Kalamunda we are only 30 minutes drive to Perth's CBD, we have just about all the amenities you could ask for in our adorable village, fantastic schooling, large lifestyle blocks, gorgeous bushland reserves, walking and wine trails on our door step, the new Forrestfield Train station minutes away and of course Kalamunda's close knit community.

Yes interest rates and inflation has increased however we must remember that Perth is still one of the lowest median house prices in Australia, coupled with low unemployment, mining is taking off and according to a recent West Australian survey 1 in 10 Australians are considering about moving to Perth. With all this in mind along with a yearning for people to change their families lives and head for the hills, our future looks bright.

Ben Ciocca

Director Provincial Real Estate





LUXE HILLS LIVING WITH SUBTLE MEDITERRANEAN ACCENTS

Inviting offers from \$1.4m
51 Lenori Road Gooseberry Hill
David Farrant 0455 155 021

 4	 2
 2	 1902



2 HOMES :: QUIRKY COTTAGE PLUS S/C COSMO CABIN

from \$749,000
56 Waterloo Crescent Lesmurdie
Pamela Abraham 0409 581 008

 6	 1
 3.5	 1062



'SUNSET RIDGE' - SPRAWLING INDULGENCE

Mid to High \$1m's
34 Holmes Road Maida Vale
Ben Ciocca 0411 113 117

 4	 5
 3	 7692



ARCHITECTURALLY ALLURING IN PRIME POSITION

From \$799k
20 Pruiti Crescent Lesmurdie
Ben Ciocca 0411 113 117

 4	 2
 2	 1902





FAMILIES IN THE FRONT ROW

\$1.2m +
3 Maxine Court Lesmurdie
Ben Ciocca 0411 113 117

3 3
 2 2038



THE HOLY GRAIL OF KALAMUNDA PROPERTY - PRIME RESIDENCE OR BUSINESS?

In the \$900k's
26 Central Road Kalamunda
Ben Ciocca 0411 113 117

3 1
 1 1176



PRIME LOCATION WITH TANTALIZING POTENTIAL

Offers from \$699k
11 Tregenna Place Gooseberry Hill
David Farrant 0455 155 021

4 2
 2 1930



THERE'S LOTS TO LOVE IN LESMURDIE!

Low to Mid \$500k's
190 Lesmurdie Road Lesmurdie
Joanne Pottinger 0419 903 548

3 1
 1 1047





MONUMENTAL MAKEOVER!

Offers from \$635k
 3 Watsonia Road Gooseberry Hill
 David Farrant 0455 155 021

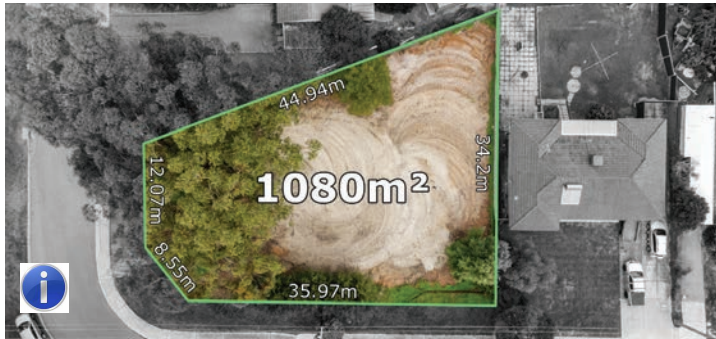
4 1
 2 1032



START ME UP (IN OUR GORGEOUS HILLS)

from \$490,000
 10 Anne Avenue Walliston
 Pamela Abraham 0409 581 008

3 2
 2 890



WHAT! A BLOCK LIKE THIS AVAILABLE IN KALAMUNDA - ARE YOU SERIOUS?

From \$449k
 9 Andrew Street Kalamunda
 Ben Ciocca 0411 113 117

1080



HILLS CHARMER WITH TOWNSHIP PROXIMITY AND SUBDIVISION POTENTIAL

Now from \$799k - Priced to sell!
 26 Traylen Road Kalamunda
 David Farrant 0455 155 021

3 2
 2 1910





HISTORIC ICON WITH EXCITING OPPORTUNITIES

Guide \$799K+
 6 Helena Street Midland
 Ben Ciocca 0411 113 117

 3	 2
 2	 384



RARE LAND ! 923SQM GREEN TITLE WITH WIDE 33M FRONTAGE !

low to mid \$400,000s
 29 Coral Road Kalamunda
 Pamela Abraham 0409 581 008

 923



HOT PRICE! INVESTORS, 1ST HOME BUYERS AND DOWNSIZERS - TAKE ACTION

NOW \$399k - \$449k
 211B Kalamunda Road Maida Vale
 Ben Ciocca 0411 113 117

 3	 1
 1	



LARGE FAMILY LUXURY

High \$600k's
 6 Norwich Way High Wycombe
 Ben Ciocca 0411 113 117

 4/5	 2
 2	 549



season sensations

Spring 22

Samantha's Bakewell Tart

ingredients

For the pastry

- 200g plain flour
- 1 tbsp icing sugar, plus extra to decorate
- 125g butter
- 1 egg yolk

For the filling

- 180g butter, softened
- 180g caster sugar
- 3 eggs
- 180g ground almonds
- 1 tsp almond extract
- 200g raspberry jam
- 25g flaked almonds

method

1. Sieve the flour and icing sugar into a bowl. Rub in the butter. Add the egg yolk and 2 tsp water and mix to a firm dough. Roll out onto a lightly floured board and use to line a deep 23cm loose-based, fluted tart tin. Chill for 15 mins.

2. Heat the oven to gas 4, 180°C, fan 160°C. Bake the pastry case 'blind' for 15 mins. Remove the paper and baking beans and cook for a further 10 mins until the pastry is dry and a light golden colour. Remove from the oven and leave to cool.

3. For the filling, beat together the butter and sugar. Beat in the eggs, one at a time, then stir in the ground almonds and almond extract. Spread the jam over the base of the pastry case. Spread the almond filling evenly on top, then sprinkle over the flaked almonds.

4. Bake for 35–40 mins until the frangipane filling is firm and golden brown on top. Allow to cool slightly and serve while just warm or cool completely in the tin. Carefully remove from the tin and dust with icing sugar just before serving.



Bakewell Tart - An English favourite. A variant of the Bakewell Pudding, closely associated with the town of Bakewell in Derbyshire (not far from my home town)



Samantha Lambert
Provincial Real Estate



what's on

Up and coming Events in the City of Kalamunda

KALAMUNDA NIGHT MARKETS

- 4th Friday of the month - This season commences Friday 28 October 2022
 - Food, Market Stalls, Local Business and Entertainment
-

KALAMUNDA FARMERS MARKET

- Every Sunday morning 8.00am to 12.00pm
-

MORNING MUSIC: THE BOY GEORGE SHOW

- 5 October, 10.00am
- Kalamunda Performing Arts Centre
- kalamunda.wa.gov.au/kpac

FREE WORKSHOP: HOUSING OPTIONS IN RETIREMENT

- 22 September & 12 October 2022
 - 10.00am to 11.00am
 - High Wycombe Library
-

EXHIBITION: NATURES COLLECTIVE

- 7 to 30 October 2022
 - 9.00am to 4.00pm weekdays
 - 10.00am to 4.00pm weekends
 - Zig Zag Gallery, Kalamunda
-

EXHIBITION: GEM CAMERA CLUB - SPRING IN THE HILLS

- 25 September to 2 October 2022
- 9.00am to 4.00pm weekdays
- 10.00am to 4.00pm weekends
- Zig Zag Gallery, Kalamunda

Visit: kalamunda.wa.gov.au for more information or kalamunda.wa.gov.au/events



our team



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Hayden Marijanich Public Relations
New Beginnings Magazine
Distributor

our recent awards



Kalamunda



Lesmurdie



Kalamunda



Gooseberry
Hill



Lesmurdie



our distributors

Kalamunda

Coffee Club Kalamunda Centro	9293 3308
Kalamunda Patisseri 37 Haynes St	9293 0329
Haynes St Larder 2a Haynes St	9293 0060
Golden Eagle Restaurant 1 Barber St	9293 2848
Mead Medical 37 Elizabeth St	9293 4455
Stirk Medical 8 Canning Rd	9293 3022
Kalamunda Newsgency & Lottery Centre 43 Haynes St	9293 1756
The Best Drop Tavern 18 Haynes St	9293 2993
Teamwork Hair Design Unit 4/3 Canning Rd	9257 1811
Jack & Jill 18B Haynes St	9293 3023
Old Mates Café 42 Haynes St	9293 3023

Maida Vale

Hills Family Medical Practice 266 Kalamunda Rd	9454 5544
Aqua Tots Swimming School 221 Gooseberry Hill Rd	9454 5440

Lesmurdie

Village Pizza Kitchen Sanderson Rd	9291 4444
King & Spoon Café Sanderson Rd	9291 5169
Crystal Brook Dental Health Centre Marri Cres	9291 9199
IGA Lesmurdie Road 241 Lesmurdie Road Shops	9291 6685

Gooseberry Hill

Embers 5 /169 Railway Road	9293 3663
Embers Wood Fired Pizza 169 Railway Rd	9293 3333
Pere Bakery 169 Railway Rd	9293 4345

Walliston

Wally Deli 55 Grove Rd	9291 8210
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kids spring colouring competition

We have 2 Kids Gift Baskets to give away one for each age group (2-7 Years & 8-12 years). Entries close Friday 23rd September 2022 and the winners will be selected and announced on Friday 30th September 2022 at the discretion of Provincial Real Estate on our facebook page. Simply colour in the attached page and cut out, scan or photograph it with completed contact details and email it through to:

sales@provincialrealestate.com.au or drop it into our office at Shop2/3 Canning Road, Kalamunda. (Next to Red Rooster). A copy is also available on our website at provincialrealestate.com.au

Name _____ Age _____ Phone _____

complimentary appraisal & gift pack

To celebrate our new look we are inviting you to find out what your home's value is and receive a complimentary Provincial Promo Pack for the first 50 people.

No obligations just a free, friendly comprehensive property appraisal from the Provincial Team!

Call 9293 2200 to book your appointment



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