

Realmark®

10C Pollard Street Glendalough



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10C POLLARD STREET
GLENDALOUGH

WELCOME

On behalf of the seller and myself, welcome to our home open and sale of 10C Pollard Street Glendalough.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you as a matter of priority.

SALE DETAILS

Method of sale: Set Date Sale

Time: All offers presented by 4pm Tuesday 9th June 2026

How to register: Speak with Darcy or text "your full name 10C Pollard Street" to 0431 009 495

GLENDALOUGH

Nestled between the vibrancy of Scarborough and the convenience of the CBD, Glendalough is a suburb that quietly punches above its weight. It's an area defined by practicality and liveability — the kind of place where everything you need is close at hand and the pace of life feels genuinely manageable.

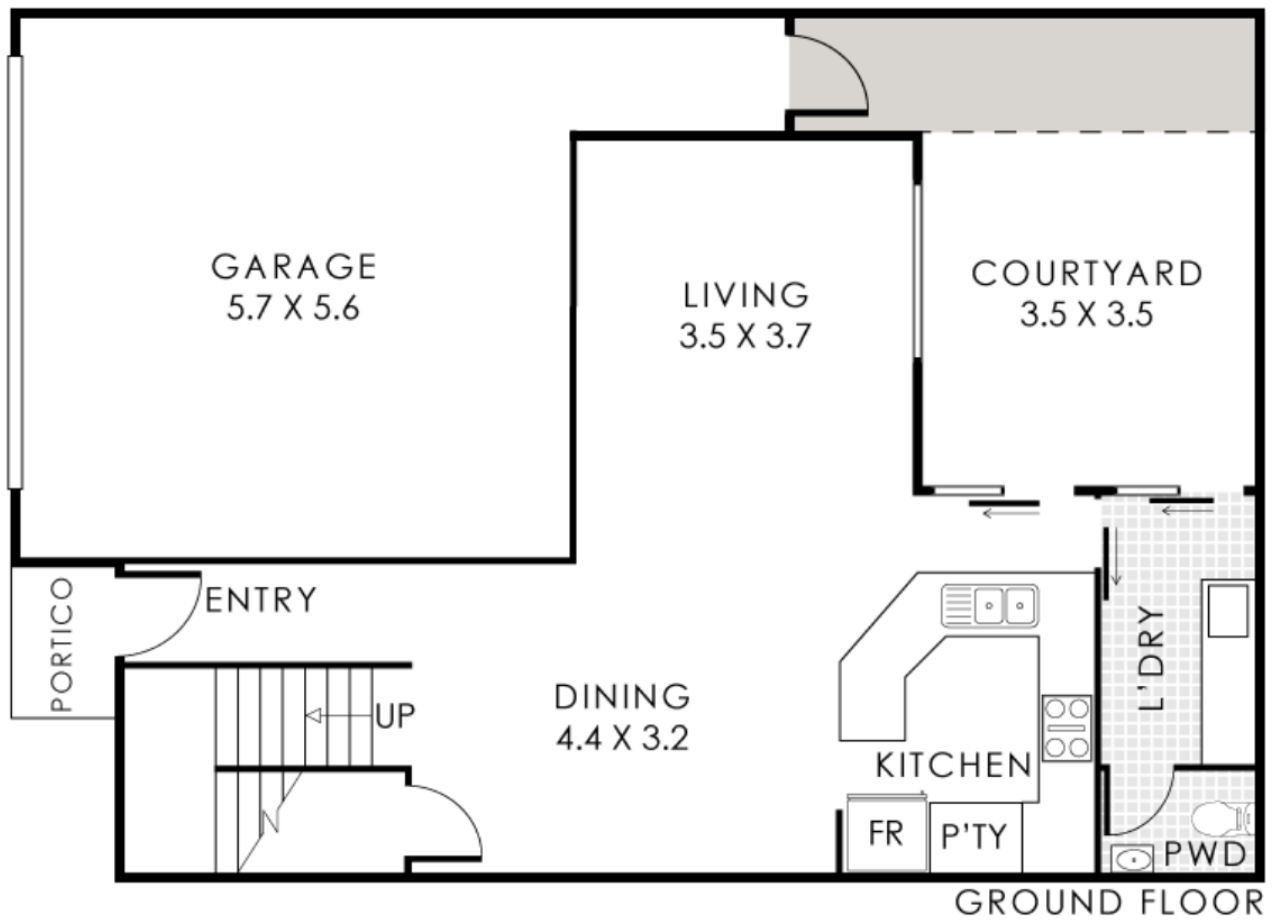
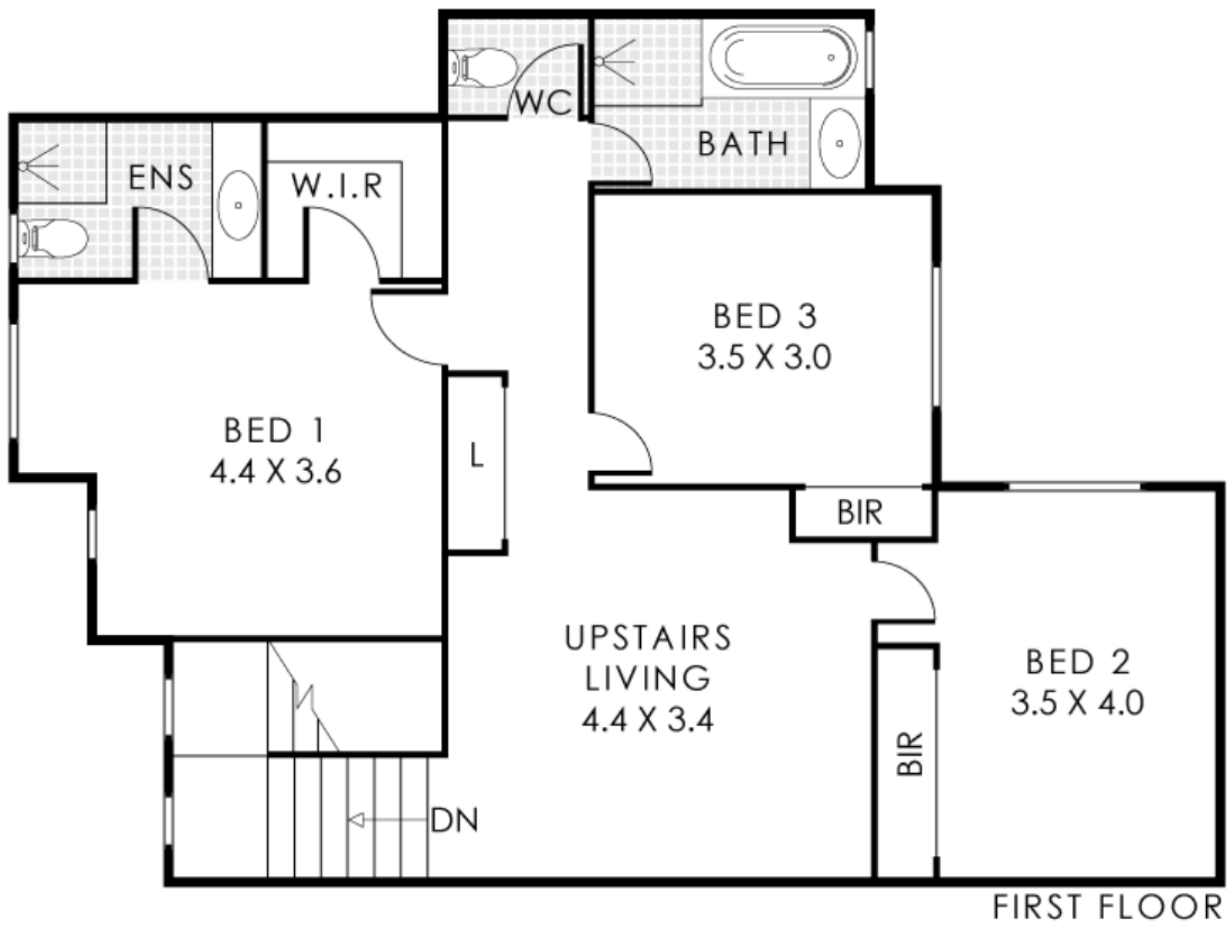
The suburb sits alongside the sprawling bushland and wetlands of Lake Monger Reserve, offering residents a natural escape that feels a world away from the city despite being just minutes from it. Morning walkers, cyclists and families with young children all find their corner of the reserve, and the presence of that green space gives Glendalough a calm, unhurried quality that sets it apart from many of its inner-ring neighbours.

Everyday convenience is where Glendalough truly delivers. Main roads shopping precinct is moments away, providing a full range of retail, dining and services without the need to venture far. Public transport is equally well served, with the Glendalough train station offering a direct and easy connection to the Perth CBD — a genuine drawcard for commuters and those who prefer to leave the car at home.

Families are well catered for, with quality schools, local parks and community facilities all within easy reach. The suburb attracts a diverse mix of residents — young families, professionals and upsizers alike — drawn by its central location, strong amenity and the sense that this is a neighbourhood that simply works.







10C Pollard Street, Glendalough

Residence 158m² | External 79m² | Courtyard 22m² | Garage 32m²
Total Area 291m²



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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10C POLLARD STREET
GLENDALOUGH

WHAT TO LOVE

There is a lot to appreciate about this well-presented townhouse in the heart of Glendalough - and for families or those ready to upsize into something with genuine space and functionality, it ticks the boxes that matter most.

Across two levels you'll find three bedrooms, two bathrooms, a powder room downstairs and two separate living areas - a layout that gives everyone room to spread out without stepping on each other's toes. The master bedroom is a proper retreat, complete with a walk-in robe and enough space to comfortably furnish without compromise. The minor bedrooms are equally generous in size, each fitted with mirrored built-in robes - rooms that will genuinely appeal to kids and teenagers who need a space to call their own.

The home has been refreshed throughout - brand new carpet upstairs, fresh internal paint and a clean, cohesive feel from top to bottom. Tiles run through the entry, dining, kitchen, laundry and powder areas, while carpet in the downstairs living area keeps things warm and comfortable underfoot. Under-stair storage and a large upstairs linen adds the kind of practical bonus that growing families will quietly love.

Climate comfort is well catered for, with split systems to the downstairs living area, master bedroom and one minor bedroom and evaporative air conditioning serving the upper level. A ceiling fan in the master rounds things out for those warm Perth nights.

Outside, a shaded north facing courtyard offers a low-maintenance outdoor escape - perfect for an afternoon in the shade without the burden of a large garden to maintain. This is a home that has been well loved, well cared for and is ready for its next chapter.

WHAT TO KNOW

- 291m2 Total strata area
- 158m2 Build area
- Year of build 2006
- Council Rates: Approx. \$2,181.62 p/a
- Water Rates: Approx. \$1,493.74 p/a
- Strata fees: NIL
- 3 bedrooms
- WIR to master bedroom
- Mirrored robes to minor bedrooms
- 2 Bathrooms
- Laundry
- Downstairs powder room
- 2 Living areas
- Under stair storage room
- Upstairs built-in linen
- Shaded courtyard
- Brand new carpets upstairs
- Freshly painted internally
- Tiles to dining and wet areas
- Carpet to downstairs living
- 3 Split system A/C's
- Evaporative aircon to upstairs
- Fan to master bedroom
- Heated towel rail in ensuite
- Lake Monger Primary School & Bob Hawke College catchments



PURCHASING

PROCESS



STEP ONE

Confirm your interest with the agent. They will then help you get on to the online platform where the offers are collected. This can be done during or after your inspection of the property.



STEP TWO

Once you are on the RESO platform and ready to make your initial offer, you simply enter your offer details, including price, settlement period, finance conditions and any special conditions you would like included in your offer.



STEP THREE

When you have entered your initial offers details the agent will reach out to you to discuss the current state of the campaign and will answer any questions you have about the process.



STEP FOUR

If the property receives multiple offers to purchase, there will be a ranking of the offers based purely on price. This is done to give you some feedback on your offer in relation to the other offers and you will have an opportunity to revise your offer if you wish.



STEP FIVE

At the Set Date, should your offer be competitive, the agent will prepare an offer and acceptance contract for you to sign. This offer and acceptance will be presented to the Seller for them to make their decision.

Recent Sales

	Address	Bed	Bath	Car	Size	Date	Price
1	15B Leeder Street	3	2	2	242m2	05/2026	\$1,020,000
2	5/145 Herdsman Parade Wembley	3	1	1	198m2	21/02/26	\$920,000
3	2C Anderson Street Mount Hawthorn	3	2	2	182m2	13/01/26	\$1,180,000
4	1/60 Waterloo Street Joondanna	3	1	1	215m2	06/05/26	\$1,000,000
5	4/28 Waterloo Street Joondanna	3	2	2	176m2	06/04/26	\$915,000
6	316C Harborne Street	4	2	2	231m2	19/02/26	\$1,250,000



Wednesday, May 20, 2026

To Whom it May Concern,

Rental Appraisal for: 10C Pollard Street Glendalough

This letter is to provide you with a rental appraisal for the above-mentioned property in Scarborough.

Due care has been taken to provide you with the most accurate estimate possible, based on our professional knowledge of the area, prevailing market conditions and recent letting of comparable properties in the area.

We would estimate the abovementioned property would rent for approximately \$900 - \$1000 per week.

Although every care has been taken in arriving at this figure, we emphasise that it is an opinion only and should not be taken as a formal valuation.

Please do not hesitate to contact me if I can be of further assistance.

Kind Regards,



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Residential Sales Consultant

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