

Table of Contents

- >Welcome
- Certificate of Title
- Offer Documents
- Comparable Sales
- Local Schools
- Piara Waters
- Joint Form of General Conditions
- Team Genesis
- Recent Sales in the Area

Welcome



106 Piara Drive, Piara Waters

FOR DEFINITE SALE

4  2  2  **Under Offer**

Under Offer by Ronnie Singh!

This beautifully presented family home offers the chance to live in the heart of the vibrant community of Piara Waters. Enjoy schools within walking distance, plenty of playgrounds and parks close by, and your pick of renowned kid friendly cafes in your neighbourhood for weekend family outings! Along with the convenient lifestyle, this home offers multiple living areas, a low maintenance backyard, and a flexible floor plan.

Make use of the additional living areas to suit your family's needs. Use the activity area as a study for working from home, or for a space that the kids can store their toys and spend hours playing. The separate theatre can be used for family movie nights, bringing the cinema experience home, or you can convert this to a fourth bedroom for guests! Spend time with the family in the bright and airy open plan living and dining areas. Prepare your meals in the light filled kitchen, complete with a large built-in pantry, 4 burner stove top, double sink, and breakfast bar. This flows into the open dining space, and onto the roomy lounge.

Fitted with a split system air conditioner, this space will be comfortable all year round. Cosy up and watch TV together in the evenings and start your days by relishing in the beautiful sunshine through the windows in the morning. In the summertime, take dinner outside under the covered alfresco dining area. Look over the lush green grass, and blooming flowerbeds, and let the kids have a play before dessert. The secondary paved area is perfect for a basketball ring, or any outdoor game.

Inside, the master suite offers a haven for relaxation at the end of the day. With its own split system air conditioning, you can enjoy

the luxury of temperature control. The spacious walk-in wardrobe, and master ensuite with generous vanity space and cabinetry offers comfort and practicality. All bedrooms are fitted with plush carpet flooring, and bedrooms 2 and 3 have built-in wardrobes, making them easy to keep tidy.

The common bathroom has a built-in bathtub perfect for families with young children. Sought-after storage space is provided in the laundry area with built-in shelving, and in the spacious double garage. Combining the bright and uplifting interior with the flexibility and practicality of the home design makes this an ideal home that can grow with your family. The exceptional location of this home allows you to take full advantage of the family-oriented lifestyle in Piara Waters. Take a picnic rug down to Cubby Caf[?] of the weekends with the kids, or head to Cockburn Gateway Shopping City for a destination of retailers and restaurants, followed by a trip to Cockburn ARC for a swim and waterslides!

SCHOOL CATCHMENT

Aspiri Primary School (900m)

Piara Waters Senior High School (1.3km)

RATES

Council: \$

Water: \$1232 approx

FEATURES

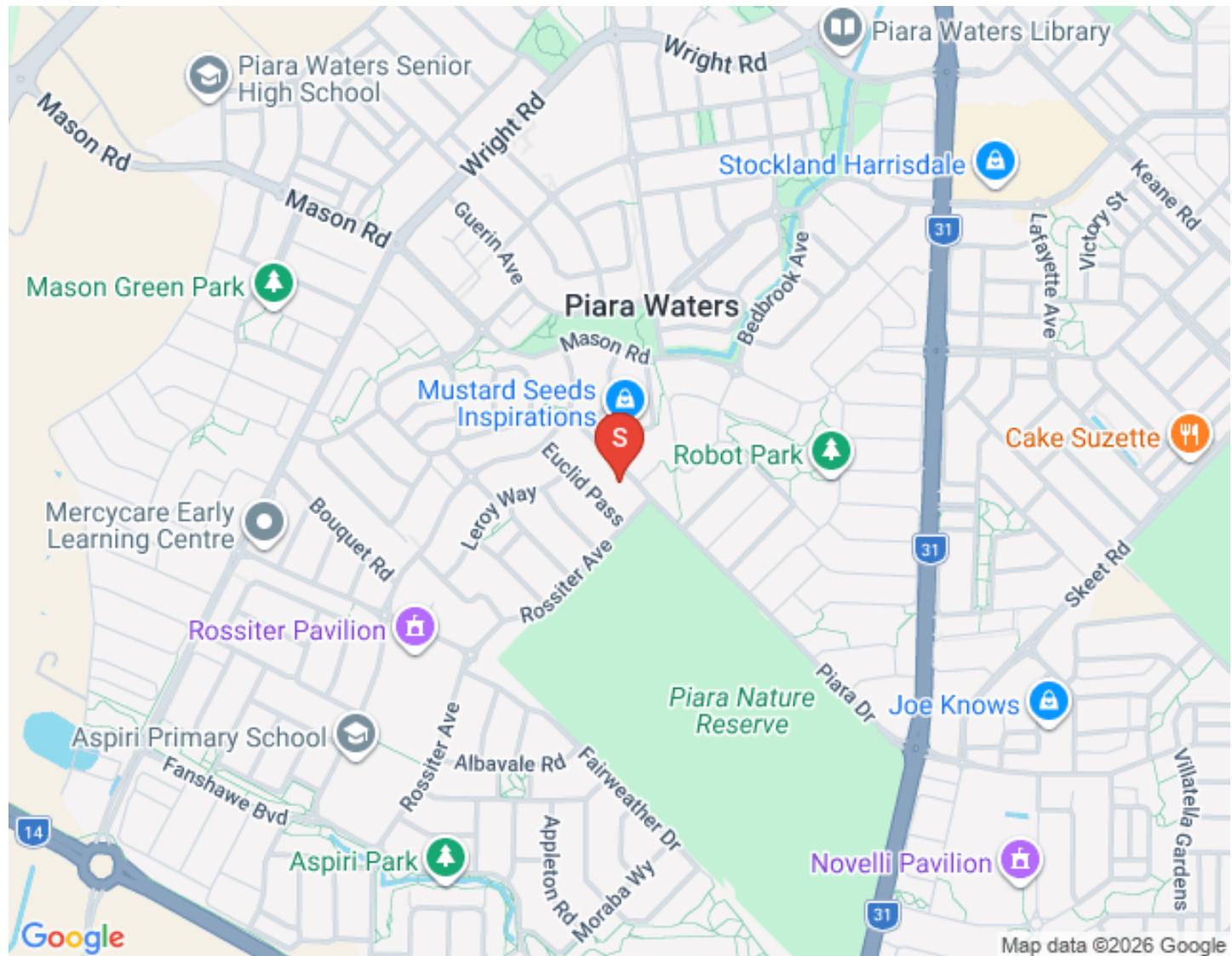
- * Build Year: 2011 Circa
- * 4 Bedrooms and 2 Bathrooms
- * Open Plan Living and Lounge Areas
- * Separate Theatre Room
- * Study/Activity Area
- * Tiled Flooring Throughout
- * Split System Air Conditioning in Living Area (Hisense)
- * Master Suite with Walk-in Wardrobes and Split System Air Conditioning (Fujitsu)
- * Master Ensuite with Single Vanity
- * Built-in Wardrobes in Bedrooms 2 and 3
- * Carpet Flooring in All Bedrooms
- * 600mm Oven (Technika)
- * 4 Burner Gas Stove
- * Built-in Pantry
- * Laundry Area with Storage
- * Double Garage
- * Outdoor Alfresco Area
- * Low Maintenance Backyard with Garden Beds

LIFESTYLE

400m  Piara Waters Park

600m  Robot Park 650m  Newhaven Dog Park

1.0km ♀ Piara Waters Medical Centre
1.1km ♀ MercyCare Early Learning
1.6km ♀ Stockland Harrisdale Shopping Centre
2.0 ♀ Piara Village Shopping Centre
2.5km ♀ Cubby Caf♀
3.3km ♀ Banjup Local Caf♀
3.5km ♀ Carey Baptist College Harrisdale
4.7km ♀ Forrestdale Lake Nature Reserve
7.1km ♀ Cockburn Gateway Shopping City
7.1km ♀ Cockburn Central Train Station
7.7km ♀ Cockburn ARC



Certificate of Title

[Click here to download Certificate of Title](#)

[Click Here to Download the Deposited Plan](#)

[Please Download Document Covenant Plan](#)

Offer Documents

[Click to Download the Offer Pack](#)

[Click to Download the Multiple Offers Form](#)

Comparable Sales



59 WELLMAN AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 416

\$790,000

sale - sold

Sold ons: 08/04/2024

Days on Market: 8



33 LEROY WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 416

\$805,000

sale - sold

Sold ons: 18/11/2024

Days on Market: 130



43 ROTHERY LOOP, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 400

\$810,000

sale - sold

Sold ons: 24/12/2024

Days on Market: 7



3 MEDAWAR LOOP, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 403

\$830,000

sale - sold

Sold ons: 02/09/2024

Days on Market: 39



7 ROSSITER AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 407

\$835,000

sale - sold

Sold ons: 22/11/2024

Days on Market: 9



17 WYCLIFFE TURN, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 416

\$856,000

sale - sold

Sold ons: 18/10/2024

Days on Market: 33



7 HOLYWELL STREET, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 480

\$875,000

sale - sold

Sold ons: 10/05/2024

Days on Market: 10



141 MONTICELLO PARKWAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 450

\$880,000

sale - sold

Sold ons: 11/11/2024

Days on Market: 42



15 ROTHERY LOOP, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 400

\$880,000

sale - sold

Sold ons: 11/07/2024

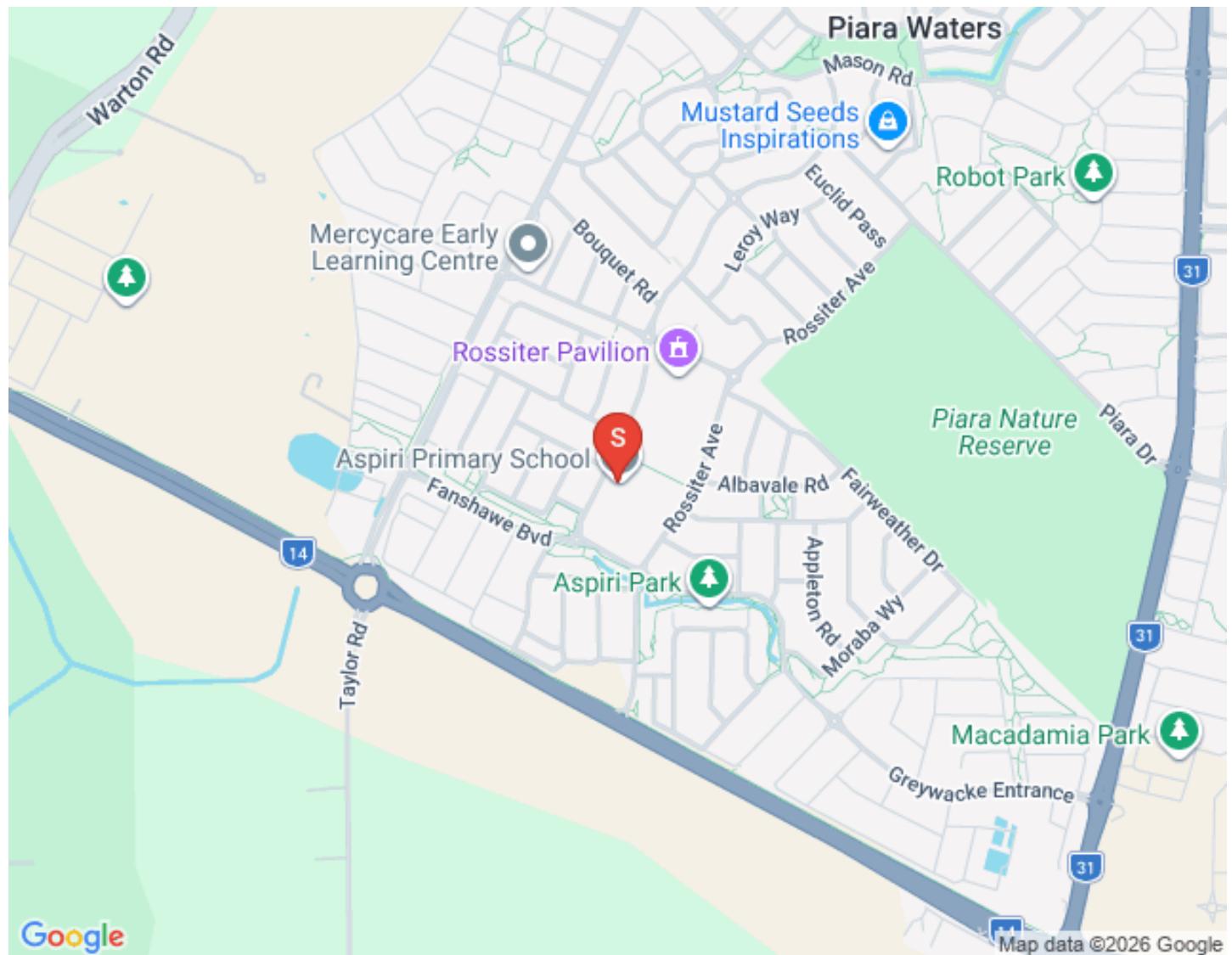
Days on Market: 45

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data](#).

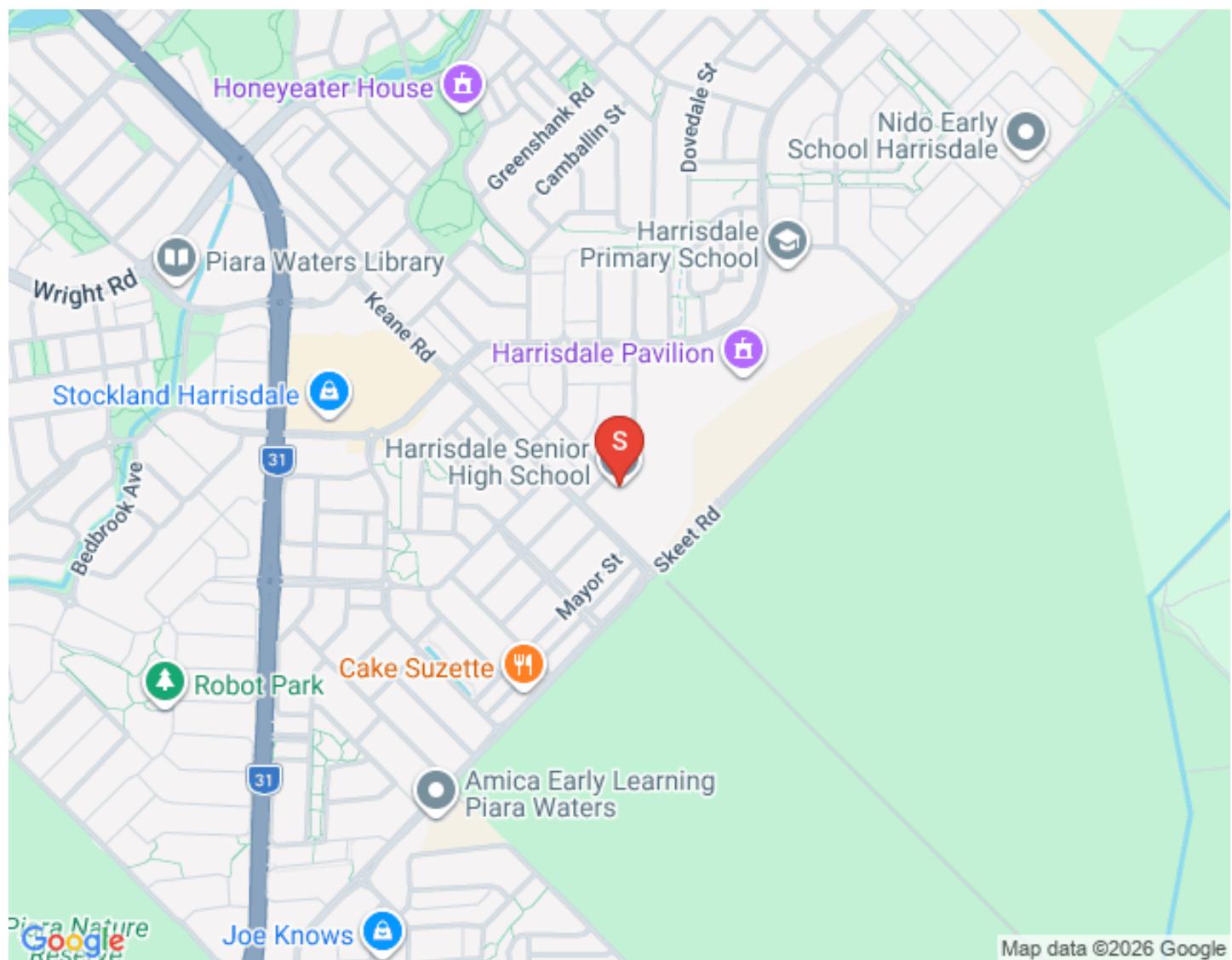
Local Schools



[Click Here to View INTAKE AREA](#)



[Click Here to View INTAKE AREA](#)



Piara Waters

Piara Waters Pavillion

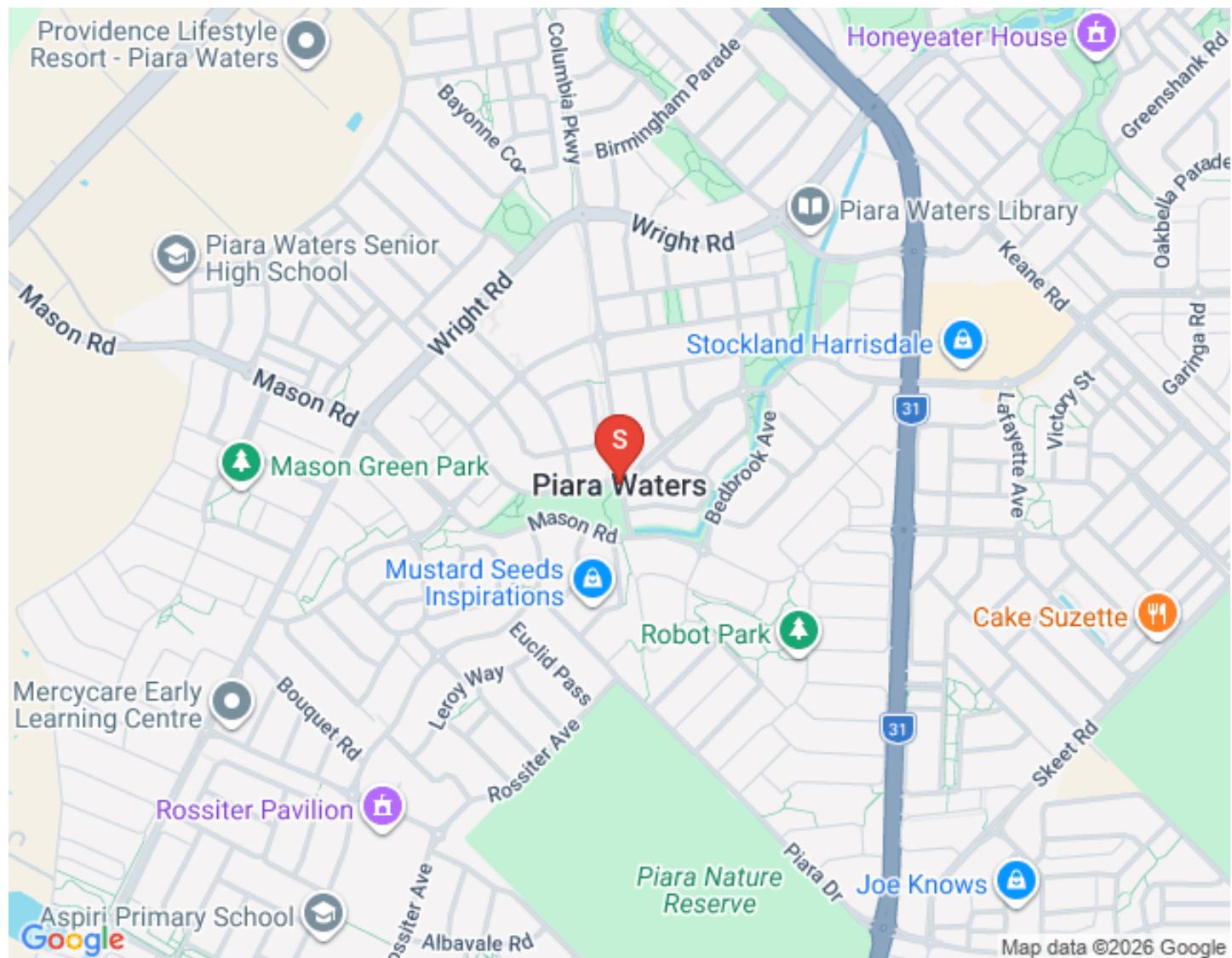


Robot Park

Image result for Robot Park piara waters

Harrisdale Shopping Centre



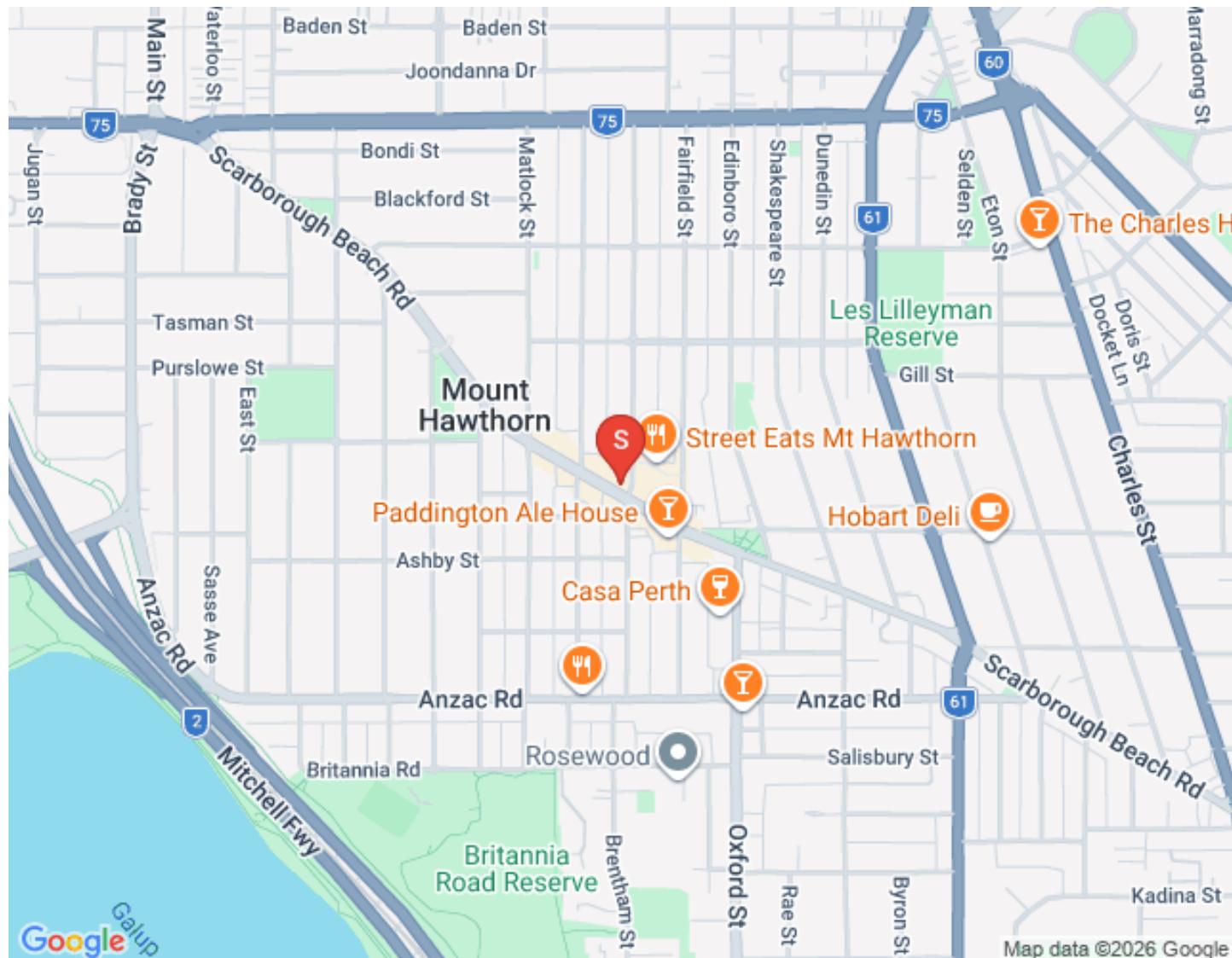


Joint Form of General Conditions

2018 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngensis.com.au

Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fn genesis.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@fn genesis.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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.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@fn genesis.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.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fnogenesis.com.au

Meet Kahla, residing in Heathridge, 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.

Recent Sales in the Area



5 Wellman Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 480sqm

Under Offer



14/314 Wright Road, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 161sqm

Under Offer



29 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 3 Car

Land size: 641sqm

UNDER OFFER



6 Minette Road, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer



31 Magdalen Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



33 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 416sqm

Under Offer



15 Laperla Street, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 483sqm

Under Offer



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



14 Gossan Chase, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 452sqm

End Date Process



45 Fernleaf Loop, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 313sqm

Under Offer



3A Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer