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## Welcome



### 15 Laperla Street, Piara Waters

**Beautifully Finished Family Home with a Pool**

4  2  2  **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

Experience luxury living in this elegant and spacious family home. With contemporary colour palettes and chic design selections inside and a sparkling swimming pool outside, this opulent home is a dream come true for any family looking for a showstopper in a convenient location. Nestled in the sought after family minded community of Piara Waters, you have both primary and high schools within walking distance, and plenty of beautiful parks less than a kilometre from home.

The kids will be happy to stay home and play when they see what this clever floorplan has on offer. Just outside the carpeted secondary bedrooms is an additional games or activity area. Perfect for a sofa and TV, or a toy area, this offers the kids a space of their own to unwind or play. Conveniently next to their bedrooms, all carpeted for ultra comfort, and cleverly positioned near their contemporary common bathroom. With a built-in bath, and generous shower recess, this bathroom is both practical and aesthetically pleasing. From the kids wing of the house, you are welcomed into the multiple living areas.

Starting with the theatre room. Plush carpet underneath, and a recessed ceiling with LED downlighting, you can enjoy the latest Netflix hit in true cinema style. The home then opens out into the spacious kitchen, living and lounge area. The kitchen is one to impress with the addition of sleek overhead cabinetry and an undermounted rangehood giving the look of modern clean lines. The grey tiled splashback marries well with the black hardware on the under bench soft closing cabinetry. The stone benchtop offers the option of breakfast bar style dining, while also providing ample space for meal preparation. Along with the extensive kitchen cabinetry, you also have a scullery with a built-in pantry, microwave recess, and even more cabinetry for that

sought after storage. The lounge room features a wall recess for the TV, as well as bordering windows that fill the space with the warmth of natural light. The large double sliding doors lead you out to the beautiful backyard. A great space for entertaining, the large alfresco area offers space for a dining and lounge seating option, all overlooking the gorgeous pool and waterfall feature. Listen to the water flowing into the pool while you dine outside on those balmy summer evenings, watching the sunset. There is plenty of space for poolside seating to relax on, as well as real grass for that soft play surface. This low maintenance backyard really does have it all!

The level of luxury extends to the master suite, a generous bedroom, with a walk-in wardrobe, and beautifully designed ensuite. The dual vanity offers plenty of bench space, as well as a huge amount of cabinetry. Following the same colour scheme as the kitchen and common bathroom, the ensuite offers floor to ceiling tiling for that added finishing touch. The laundry follows suit with overhead cabinetry and separate linen storage with the statement black hardware making even folding the washing look stylish. Finished with a double garage featuring a storage nook, and a reticulated front yard, this home really packs a punch!

#### SCHOOL CATCHMENT

Aspiri Primary School (700m)

Piara Waters Senior High School (1.1km)

#### RATES

Council:

Water: \$1281 approx

#### FEATURES

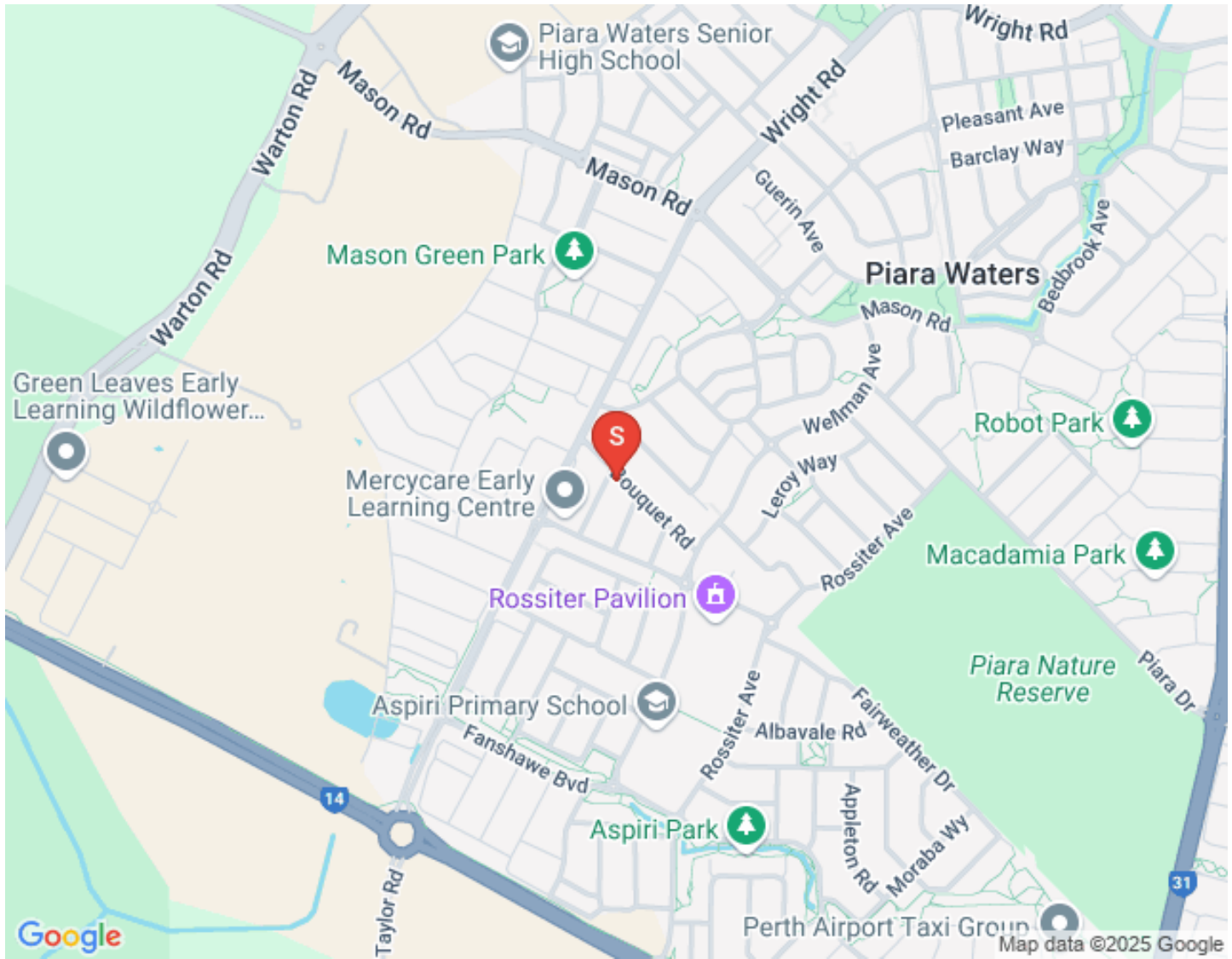
- \* Built Year: 2020 Circa
- \* Total Built Area: 254 Sqm
- \* Total Land Area: 483 Spm
- \* Wide Door Entrance
- \* High Ceilings
- \* Separate Theatre Room
- \* Additional Study/Activity Area
- \* LED Lighting
- \* Open Plan Dining and Lounge
- \* Ducted Reverse-Cycle Air-Conditioning (Fujitsu)
- \* Carpet in Secondary Bedrooms and Theatre
- \* Laundry with Cabinetry and Additional Linen Storage
- \* Master Bedroom with large spacious Walk-in Wardrobe
- \* Master Ensuite with Double Vanity
- \* Stone Benchtops in Kitchen with Breakfast Bar
- \* 900mm Oven (Westinghouse)
- \* 5 Burner Gas Stovetop (Westinghouse)
- \* Scullery
- \* Overhead Cabinets with Undermounted Rangehood
- \* Microwave Recess
- \* Soft Closing Doors on Kitchen Cabinetry

- \* Swimming Pool (Salt Chlorinated)
- \* Waterfall Feature Flowing into Pool
- \* Spacious Alfresco Area
- \* Low Maintenance Backyard
- \* 160Ltr Hot Water System (Rheem)
- \* Double Garage with Storage Nook
- \* Paved Driveway
- \* Reticulated Front Yard

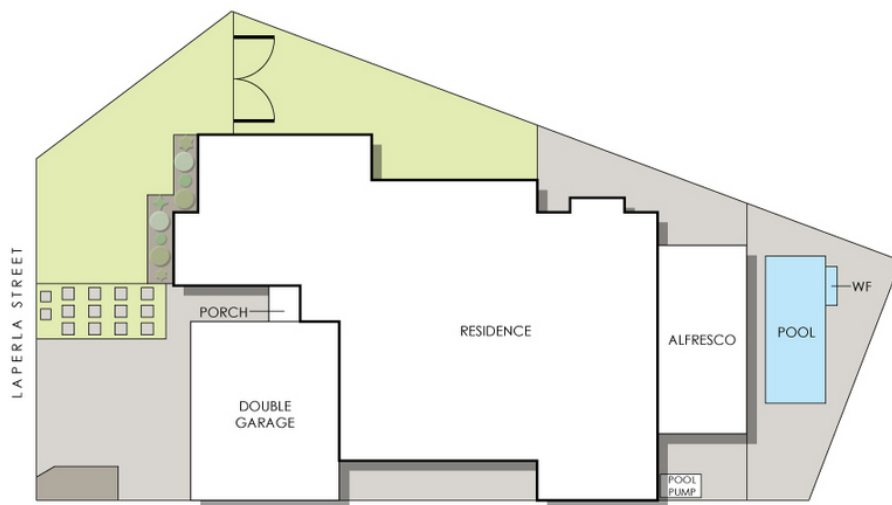
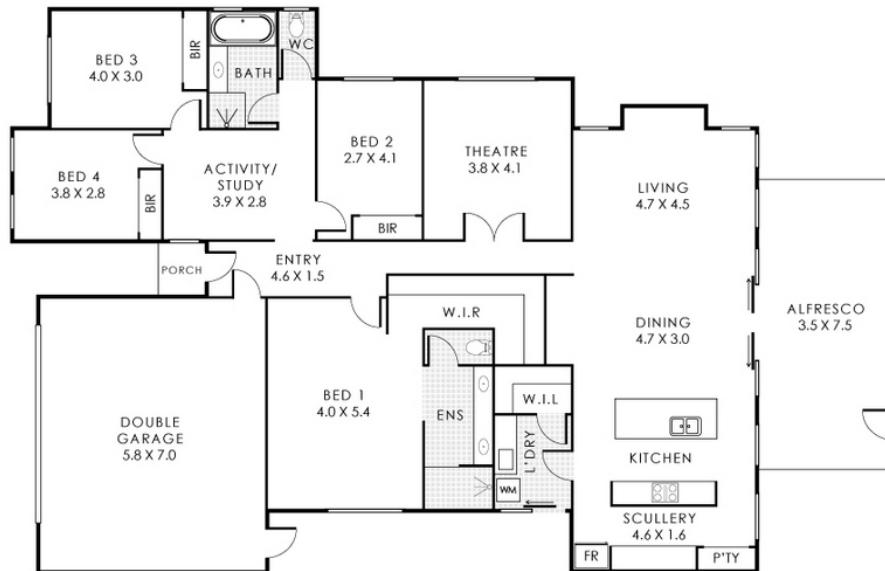
#### LIFESTYLE

- 240m  Mercy Care Early Learning Centre
- 500m  Rossiter Pavilion
- 550m  Mason Green Outdoor Ping Pong & Park
- 700m  Peregrine Park
- 850m  Piara Waters Park
- 1.5km  Piara Nature Reserve
- 1.6km  Newhaven Dog Park
- 1.6km  Robot Park
- 1.9km  Piara Waters Medical Centre
- 2.1km  Caf  De Paris
- 2.1km  C Y O'Connor Pub
- 2.2km  Jetts Harrisdale
- 2.3km  Once for All Caf 
- 2.3km  Charlie's Paddock Restaurant
- 2.3km  Stockland Harrisdale Shopping Centre
- 2.3km  Piara Village Shopping Centre
- 3.8km  Carey Baptist College Harrisdale
- 3.9km  Kara Basketball Court
- 6.2km  Cockburn Central Train Station
- 6.2km  Cockburn Gateway Shopping Centre
- 6.3km  Armadale Golf Club
- 6.8km  Cockburn ARC
- 7.7km  Last Drop Beeliar
- 11.1km  Adventure World
- 12.5km  Murdoch University
- 12.8km  Fiona Stanley Hospital
- 16.1km  Coogee Beach





## Floor Plan



### 15 Laperla Street, Piara Waters

Residence 185m<sup>2</sup> | Porch 2m<sup>2</sup> | Double Garage 41m<sup>2</sup> | Alfresco 26m<sup>2</sup>  
Total Area 254m<sup>2</sup>



This floor plan 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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. This floor plan is not to be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.cdnrealestate.com.au

## Comparable Sales



### 15 APPLETON ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 4 Car  
\$1,005,000  
Sold ons: 19/08/2024  
Days on Market: 22

Land size: 540  
**sale - sold**



### 25 WYCLIFFE TURN, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$1,060,106  
Sold ons: 06/05/2024  
Days on Market: 7

Land size: 480  
**sale - sold**



### 21 LIGNITE AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$1,100,000  
Sold on: 02/07/2024  
Days on Market: 54

Land size: 545  
**sale - sold**



### 16 ESTELA AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 3 Bath | 4 Car  
\$1,180,000  
Sold ons: 16/04/2024  
Days on Market: 60

Land size: 510  
**sale - sold**



### 5 RUFFLE APPROACH, PIARA WATERS, WA 6112, PIARA WATERS

5 Bed | 2 Bath | 2 Car  
\$1,060,000  
Sold ons: 26/07/2024  
Days on Market: 24

**sale - sold**



**29 BOUQUET ROAD, PIARA WATERS, WA 6112, PIARA WATERS**

6 Bed | 2 Bath | 2 Car  
\$1,150,000  
Sold ons: 05/06/2024  
Days on Market: 36

Land size: 544  
**sale - sold**

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

## Offer Documents

[Click to Download the Offer Pack](#)

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

## Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Transfer](#)

## Local Schools



[Click Here to View Piara Waters Primary School](#)







[Click Here to View Piara Waters Senior High School](#)





## Piara Waters

### Bayonne Park



### Piara Waters Pavillion

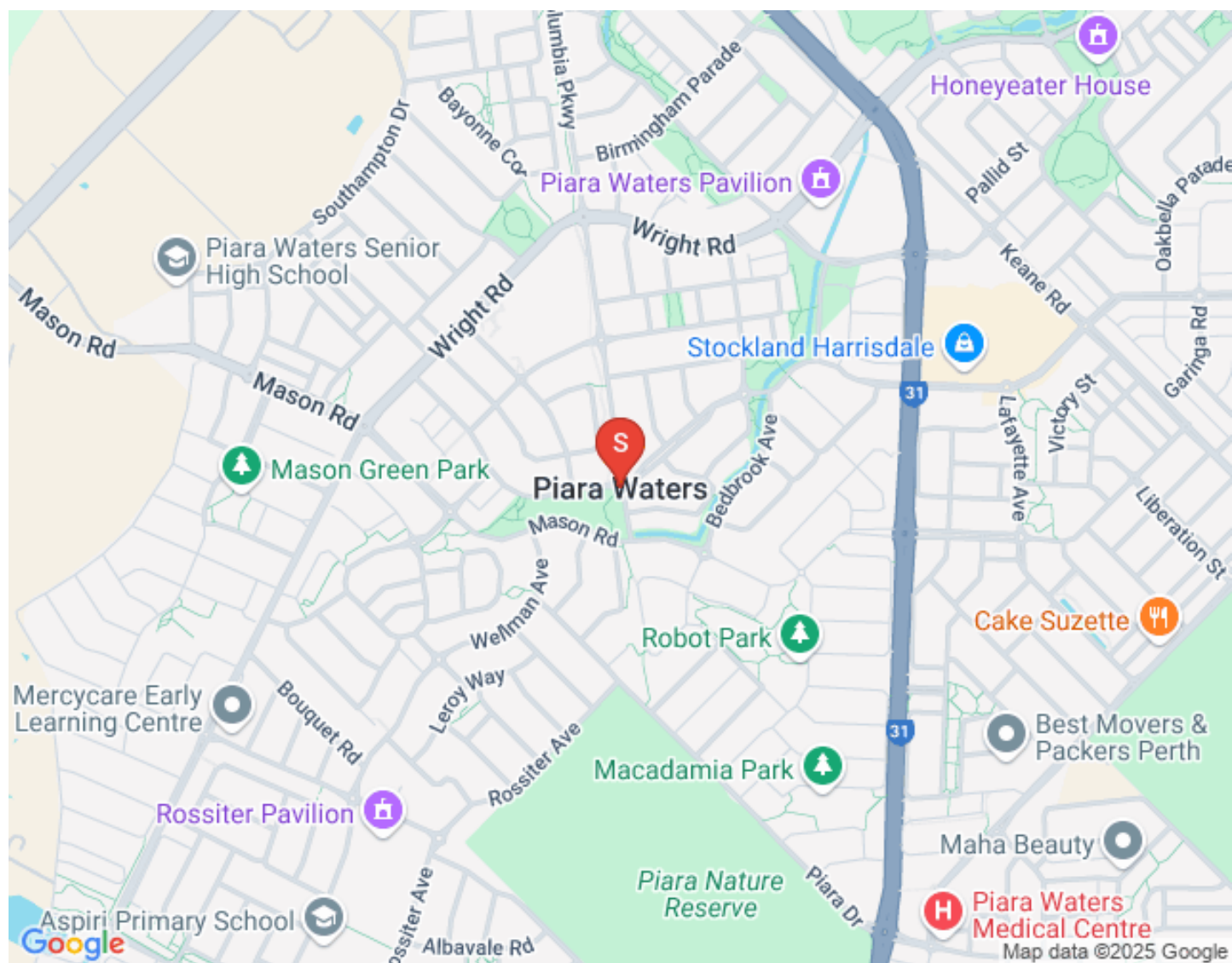


**Robot Park**

## **Harrisdale Shopping Centre**







## Joint Form of General Conditions

## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



**first  
national**  
REAL ESTATE

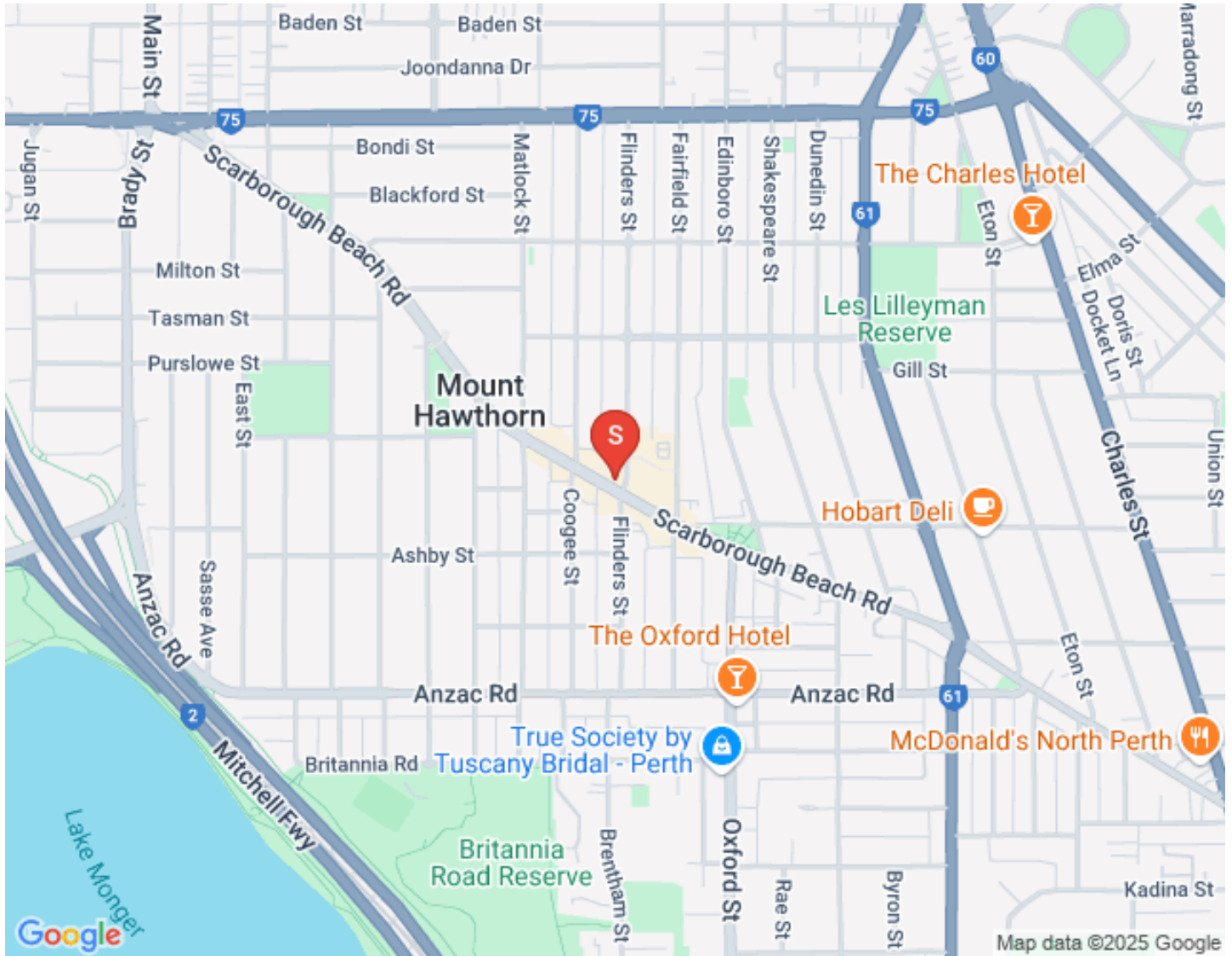
Genesis

**Ronnie Singh**

0430161765

[rsingh@fngenesis.com.au](mailto:rsingh@fngenesis.com.au)

## Team Genesis



**RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesis.com.au](mailto:rsingh@fngenesis.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.



## **NISTHA JAYANT**

PERSONAL ASSISTANT

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[njayant@fngenesisis.com.au](mailto:njayant@fngenesisis.com.au)

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



## **JONATHAN CLOVER**

**DIRECTOR / SALES COACH / AUCTIONEER**

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0439 688 075

[jclover@fngenesis.com.au](mailto:jclover@fngenesis.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.



## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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.

## **GARY SINGH**

SALES CONSULTANT

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[gsingh@fngenesis.com.au](mailto:gsingh@fngenesis.com.au)

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset – welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



## **MARK HUTCHINGS**

SALES CONSULTANT

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0416304650

[mhutchings@fngenesis.com.au](mailto:mhutchings@fngenesis.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.



## **GUY KING**

**SALES CONSULTANT**

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0417900315

[gking@fn genesis.com.au](mailto:gking@fn genesis.com.au)

Guy brings more than ten 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.



## **ILENA GECAN**

**PROPERTY MANAGER**

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0412 175 528

[rentals@fn genesis.com.au](mailto:rentals@fn genesis.com.au)

Ilena found her true calling in the real estate industry in 2019, transitioning from a background in administration, reception, and real estate marketing. Now, as a dedicated Assistant Property Manager at First National Genesis, she thrives in the dynamic world of real estate. She brings a willingness to listen, understand, and work alongside you to achieve your real estate goals. Her strong ties to the local community inspire her commitment to delivering exceptional service. Whether you're a tenant or property owner, Ilena invites you to our Mount Hawthorn office for a friendly chat and valuable insights into the Genesis approach to property management. Outside of the office, Ilena enjoys her time spent in nature, hiking, photography, and the outdoors, moments of tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.



## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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[admin@fn genesis.com.au](mailto:admin@fn genesis.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.

## Team Genesis Recent Sales



### 38 Kellogg Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



### 11 Southamption Drive, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



### 60 Archdale Loop, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer





## 141 Huntingdale Road, Huntingdale

---

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

Under Offer



## 40 Firefalls Close, Huntingdale

---

4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



## 14 Calamocha Way, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 12 Hambly Crescent, Canning Vale

---

4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



## 2 Kelpie Way, Southern River

---

4 Bed | 2 Bath | 2 Car

Land size: 342sqm

Under Offer



## 6 Kelpie Way, Southern River

---

3 Bed | 2 Bath | 2 Car

Land size: 300sqm

UNDER OFFER





## 47 Millstream Drive, Southern River

---

4 Bed | 2 Bath | 2 Car

Land size: 510sqm

End Date Process



## 58 Archdale Loop, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



## 15 Dortmund Gardens, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



## 14 Marseille Gardens, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD



## 17 Leroy Way, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



## 11 Isla Place, Piara Waters

---

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer





## 16 Hickman Drive, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



## 1D Basalt Road, Harrisdale

---

4 Bed | 2 Bath | 1 Car

Land size: 260sqm

Under Offer



## 6 Carbeen View, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 396sqm

Under Offer



## 3A Fanshawe Boulevard, Piara Waters

---

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



## 21 Lignite Avenue, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



## 51 Yellowwood Avenue, Piara Waters

---

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer