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## Welcome



### 8 Padua Road, Piara Waters

**Cherished & Charming Low Maintenance Home**

3  2  2 

**Offers from**  
**\$599,000**

\*\*\* Walking distance to Piara Waters Primary School \*\*\*

\*\*\* Walking distance to Piara Waters Senior High School \*\*\*

\*\* Very well presented property \*\*

Immerse yourself in the perfect suburban lifestyle with this charming Piara Waters home, located on a street where pride of ownership shines through.

Enjoy the convenience of nearby Gateways Shopping Centre, public transport, and top-rated schools, all within a short walking distance. Plus, indulge in a variety of shopping and dining options at Livingston Marketplace and Southern River Shopping Centre, with Spud Shed in Jandakot just a short drive away. This is your chance to experience the perfect balance of comfort and convenience in an idyllic neighbourhood.

This stunning home offers all the essentials for a comfortable and practical lifestyle, perfect for families and professionals. Boasting a bright open-plan living area, this beautiful and functional property is the perfect place to call home.

About Piara Waters Senior High School - Piara Waters Senior High School is situated in the beautifully landscaped suburb of Piara Waters, approximately 25kms south of Perth. The school is surrounded by luscious greenery and will form part of the vibrant, multicultural community of Piara Waters. The school will commence with Year 7 students in 2023, adding each year to its growing cohort, until it reaches Year 12 in 2028.

Construction of Stage One commenced in April 2021 with school set to open in time for the 2023 school year. Stage One of the school comprises state of the art facilities, including Education Support, Student Services, an Information Resource Centre, a Cafeteria, Food and Technology areas, Science Laboratories, Humanities and Social Science Learning Areas, AFL/Soccer/Cricket oval and hard courts for Basketball, Netball and Tennis.

Our students are living in a rapidly changing world, and they need the skills to adapt and change with it. A diverse curriculum offering traditional and innovative programs of study, combined with innovative approaches to learning and teaching, will equip students to develop the skills they need to confront, adapt and thrive in a competitive and dynamic future world. Specialist staff will provide our students with individual support with a strong focus on wellbeing and education of the 'whole child'. Piara Waters Secondary School is an inclusive place of learning, and our highly skilled staff are dedicated to ensuring that every young person in our care will exceed expectations and achieve at their highest level.

Prepare to be wowed by the stunning curb appeal of this beautiful home. The neat front yard, with its manicured lawn and a wide paved footpath, sets the stage for what's to come.

As you step inside, the grand entrance welcomes you with a quality fixtures and fittings throughout. Step inside and be drawn in by the wide entrance open-plan kitchen, lounge and dining area, featuring beautiful large white floor tiles and a large stone L-Shape kitchen bench, perfect for entertaining guests. The central island invites family and friends to come together for casual dining, while the top-of-the-line 900mm oven and dishwasher add a touch of luxury to the space. Stay cool and comfortable all year round with ducted air-conditioning throughout the home.

The tiled floors add a modern touch, and the space is well-lit with natural light that fills the room, creating a warm and inviting atmosphere while staying cool or warm with ducted evaporative air conditioning throughout the home.

This property features 4 carpeted bedrooms, including a versatile room that can serve as a study or theatre. The generous master bedroom boasts built-in robes, a large window that floods the room with natural light, and a well-appointed ensuite with a large stone vanity, decorative tiles, and plenty of cupboard space. The additional 3 minor bedrooms with built-in robes are bright and airy, while the family bathroom features a dark wood vanity, an impressive shower with decorative tiles, and a bath.

Step out to the inviting paved alfresco area, which offers the perfect setting for year-round entertaining. Adjoining the lounge, it overlooks the low-maintenance yard with an artificial lawn, creating an ideal space for easy living. The entertainment back patio is an excellent spot to enjoy the good times with family and friends.

Don't miss the opportunity to claim this house as your own and relish the perks of its stunning and practical property!

## SCHOOL CATCHMENT

Piara Waters Primary School (500m)  
Piara Waters Senior High School (400m)

#### RATES

Council:\$

Water: \$

#### FEATURES

- \* Tenanted in a Fixed Term Lease until May, 2024 at \$590 per week
- \* High-quality main entrance door with a good size entrance
- \* Large master bedroom with walk-in wardrobe
- \* Minor bedrooms with built-in wardrobes
- \* Open plan kitchen/lounge/dining area with rectified floor tiling
- \* Stone L-Shape kitchen bench, 900mm oven and dishwasher
- \* Ducted air-conditioning throughout
- \* Artificial lawn in front and back
- \* Good entertainment back patio
- \* Double garage

#### LIFESTYLE

- 600m - Mason Green Park
- 1.8km - Piara Waters Pavillion
- 1.8km - Piara Nature Reserve
- 2km - Upcoming new shopping centre
- 2.1km - Harrisdale Shopping Centre
- 6km - Cockburn Central
- 7.4km - Jandakot Airport
- 11.7km - Fiona Stanley Hospital
- 14.5km  Armadale Health Service
- 16.4 - Coogee Beach
- 25km - Perth CBD





## Floor Plan

## Comparable Sales



### 1 SADDLE LANE, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car  
\$720,000  
Sold ons: 04/07/2024  
Days on Market: 52

Land size: 354  
**sale - sold**



### 10 SACHEM BEND, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$762,828  
Sold ons: 11/07/2024  
Days on Market: 59

Land size: 385  
**sale - sold**



### 1B RANDWICK BEND, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car  
\$767,000  
Sold ons: 19/08/2024  
Days on Market: 15

Land size: 378  
**sale - sold**



### 21 BINOMIAL WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$770,000  
Sold ons: 12/09/2024  
Days on Market: 50

Land size: 384  
**sale - sold**



### 8 GOLDFINCH BEND, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car  
\$775,000  
Sold ons: 16/05/2024  
Days on Market: 14

Land size: 406  
**sale - sold**



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

4 Bed | 2 Bath | 2 Car  
\$790,000  
Sold ons: 08/04/2024  
Days on Market: 8

Land size: 416  
**sale - sold**



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

4 Bed | 2 Bath | 2 Car  
\$830,000  
Sold ons: 02/09/2024  
Days on Market: 39

Land size: 403  
**sale - sold**



### 8 LUCKNOW STREET, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$815,000  
Sold ons: 16/04/2024  
Days on Market: 40

Land size: 375  
**sale - sold**



### 28 ADDINGTON LOOP, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$828,000  
Sold ons: 02/05/2024  
Days on Market: 15

Land size: 389  
**sale - sold**



### 13 WILDFLOWER VIEW, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$830,000  
Sold ons: 27/03/2024  
Days on Market: -19

Land size: 375  
**sale - sold**



### 272 MASON ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$845,000  
Sold ons: 06/05/2024  
Days on Market: 13

Land size: 375  
**sale - sold**



## 5 PLAVIN STREET, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

\$858,000

Sold ons: 03/09/2024

Days on Market: 41

Land size: 414

**sale - sold**

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## 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](#)



## 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



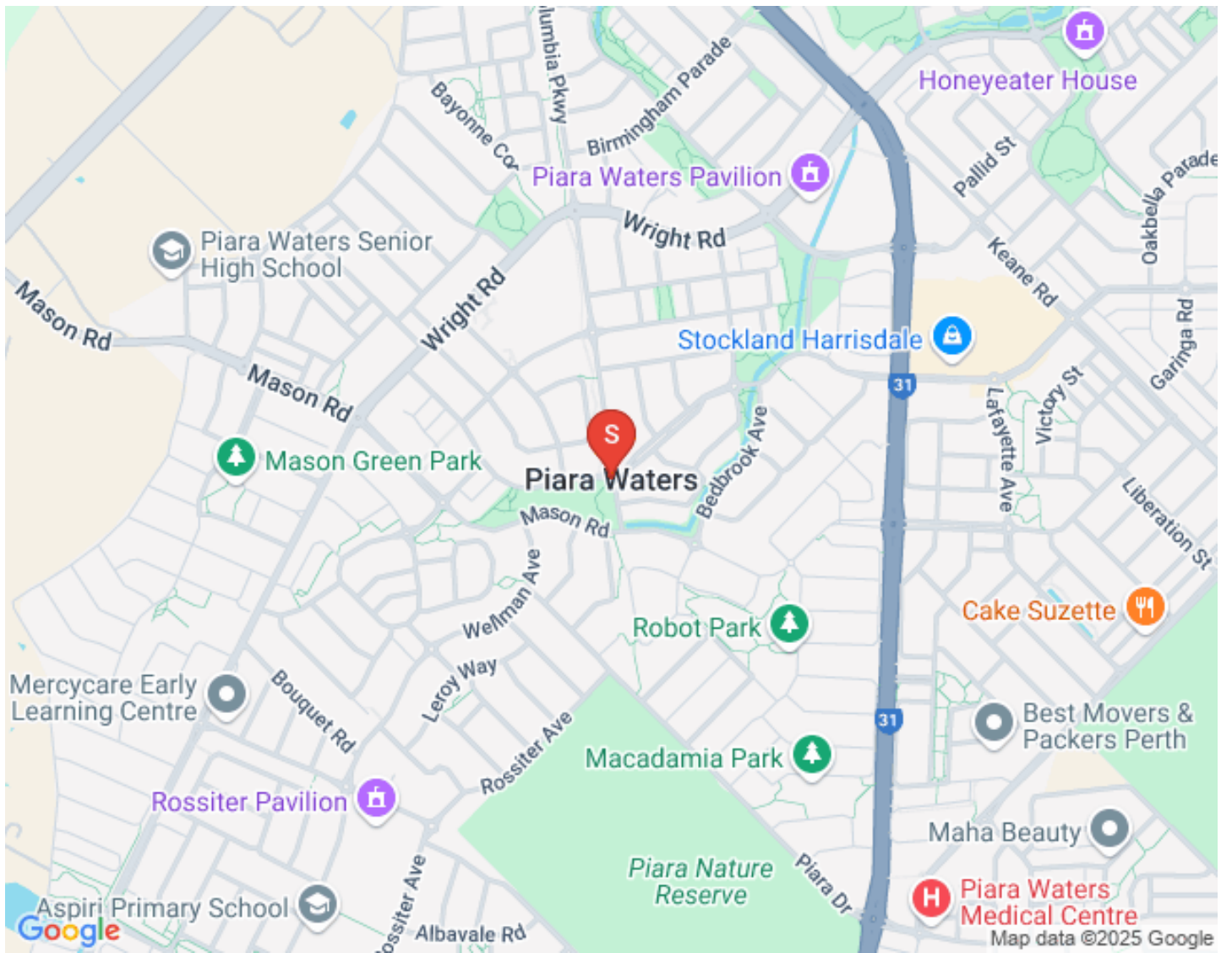
## Robot Park

Image result for Robot Park piara waters

Harrisdale Shopping Centre







# Joint Form of General Conditions

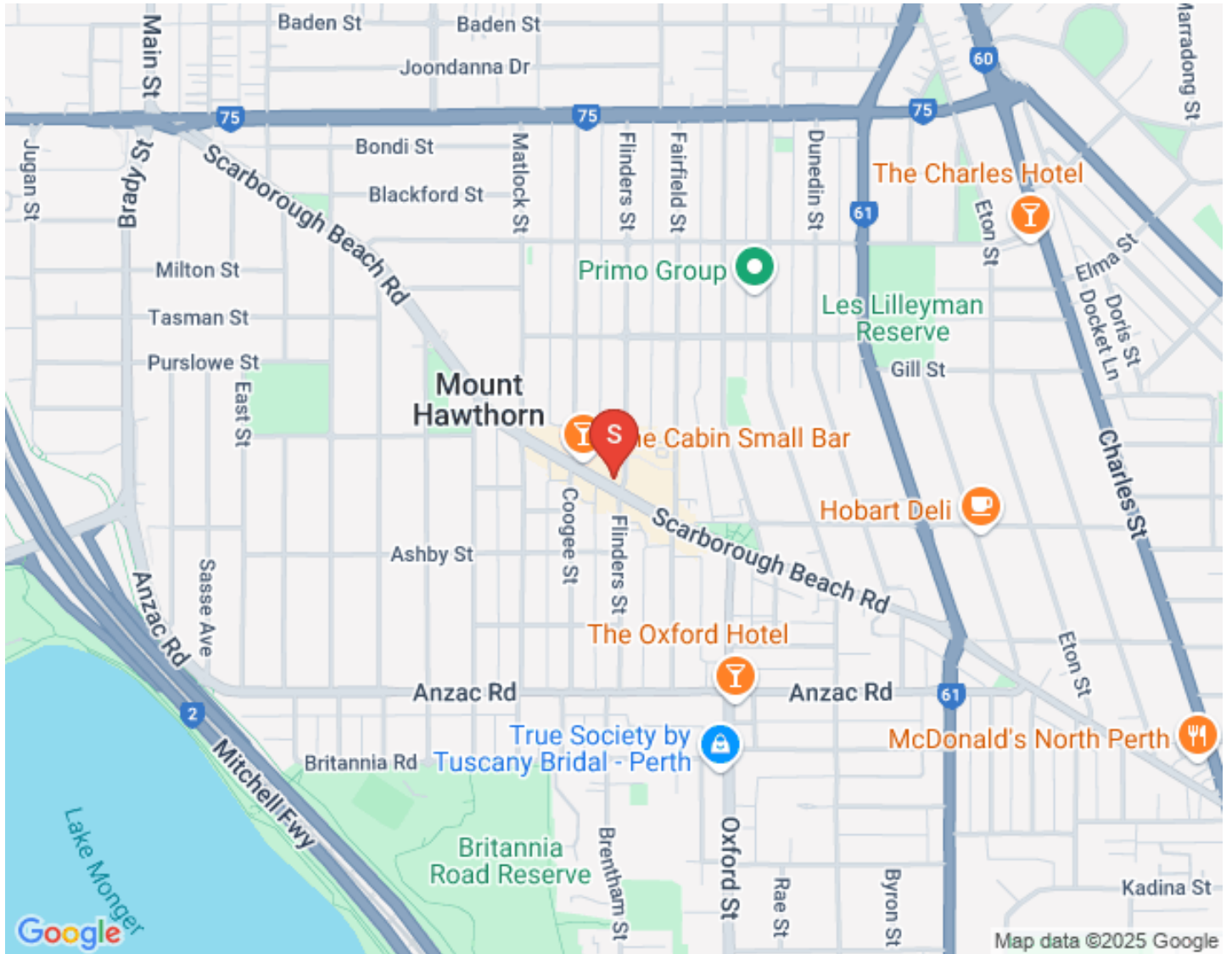
**2022 General Conditions**

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**JOINT FORM  
OF  
GENERAL  
CONDITIONS  
FOR THE  
SALE OF  
LAND**

[View Joint Form Here](#)

## Team Genesis



### **RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesिस.com.au](mailto:rsingh@fngenesिस.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@fngenesisis.com.au](mailto:gking@fngenesisis.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@fngenesisis.com.au](mailto:rentals@fngenesisis.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 tranquility 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 Southampton Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



### 60 Archdale Loop, Piara Waters

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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

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4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



## 14 Calamocha Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer





## 12 Hambly Crescent, Canning Vale

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4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



## 2 Kelpie Way, Southern River

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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

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4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



## 15 Dortmund Gardens, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER





## 14 Marseille Gardens, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD



## 17 Leroy Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



## 11 Isla Place, Piara Waters

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3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



## 16 Hickman Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



## 1D Basalt Road, Harrisdale

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4 Bed | 2 Bath | 1 Car

Land size: 260sqm

Under Offer



## 6 Carbeen View, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 396sqm

Under Offer





## 3A Fanshawe Boulevard, Piara Waters

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3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



## 21 Lignite Avenue, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



## 51 Yellowwood Avenue, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer