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## Welcome



### 12 Syon Way, Piara Waters

Stunning Family Home


3  2  2 



**End Date**  
**Process**

All offer presented on before 6pm Tuesday 3rd of December.  
The seller reserves the right to accept offers before the end date.

Perfectly positioned with direct access to beautiful parkland, this beautifully designed 3-bedroom, 2-bathroom home (plus office) is an exceptional find. Ideal for families who love to entertain, the property features spacious open-plan living areas and a large alfresco area that seamlessly extends into the low-maintenance gardens and roughly one acre of lush, well-maintained parkland. Your children will have a playground right at their doorstep, with ample space to run and ride freely without the worry of crossing a road.

At the heart of the home is a stylish, functional kitchen with stainless steel appliances, plenty of bench space, and a perfect vantage point overlooking the family and dining rooms. Whether you're hosting a dinner party or enjoying a quiet meal, this space is sure to impress.

With an enviable location in the highly sought-after Piara Waters, you'll have easy access to Armadale Road, nearby shopping centres, and some of the best schools in the district. This is a home that offers both convenience and a peaceful lifestyle  a brilliant place to call home.

Words alone can't capture the full charm and functionality of this exceptional home  an inspection is the only way to truly appreciate everything it has to offer. With its ideal location, spacious layout, and stunning parkland views, properties like this don't come around often and tend to get snapped up quickly. Don't wait too long to arrange a viewing  this could be the dream home you've been waiting for!

Contact Ronnie Singh to arrange an inspection!!

## SCHOOL CATCHMENT

Aspiri Primary School - 600m

Piara Waters Senior High School - 2.2km

## RATES

Council: \$2527.25 approx.

Water: \$1074.48 approx.

## Features:

\*Built Year: 2018 Circa

\*3 Bedrooms and 2 Bathrooms

\*Open Living Plan

\*Living Area With Tile Flooring

\*All Bedrooms With Ceiling Fan

\*All Bedrooms With Carpet Flooring

\*Seperate Laundry

\*Mastersuite With WIR

\*Study

\*Ducted Reverse Cycle Air-Conditioning

## Kitchen ?:

\*Gas Burner Stove

\*Oven

\*Overhead Cabinets

\*Pantry

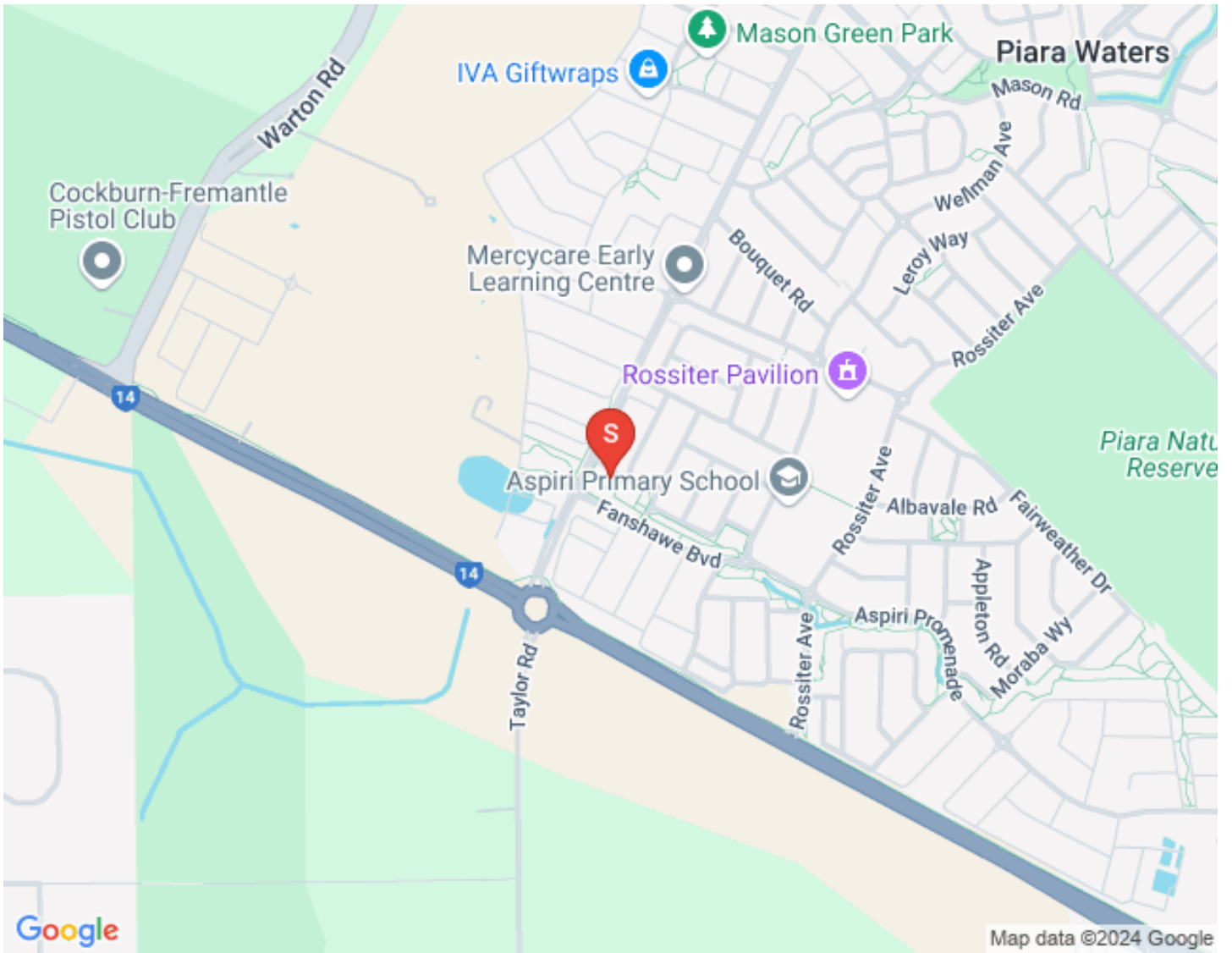
\*Dishwasher Recess

## Outside:

\* Alfresco with pull down shutters

\* Easy to maintain backyard

\*Double Garage



## Floor Plan

## Comparable Sales



### 7B FANSHAWE BOULEVARD, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$680,500  
Sold ons: 27/05/2024  
Days on Market: 6

Land size: 180  
**sale - sold**



### 14 WORCESTER BEND, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$690,000  
Sold on: 16/10/2024  
Days on Market: 41

Land size: 280  
**sale - sold**



### 15 DONNELLY STREET, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$700,000  
Sold ons: 19/07/2024  
Days on Market: 72

Land size: 300  
**sale - sold**



### 11 WADHAM LINK, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$720,000  
Sold ons: 18/07/2024  
Days on Market: 22

Land size: 346  
**sale - sold**



### 25 BORANUP RISE, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$730,000  
Sold ons: 12/05/2024  
Days on Market: 25

Land size: 300  
**sale - sold**



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

3 Bed | 2 Bath | 2 Car

\$740,000

Sold ons: 07/08/2024

Days on Market: 27

Land size: 300

**sale - sold**



### 5 NORITE ROAD, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car

\$795,000

Sold ons: 10/10/2024

Days on Market: 42

Land size: 313

**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](#)

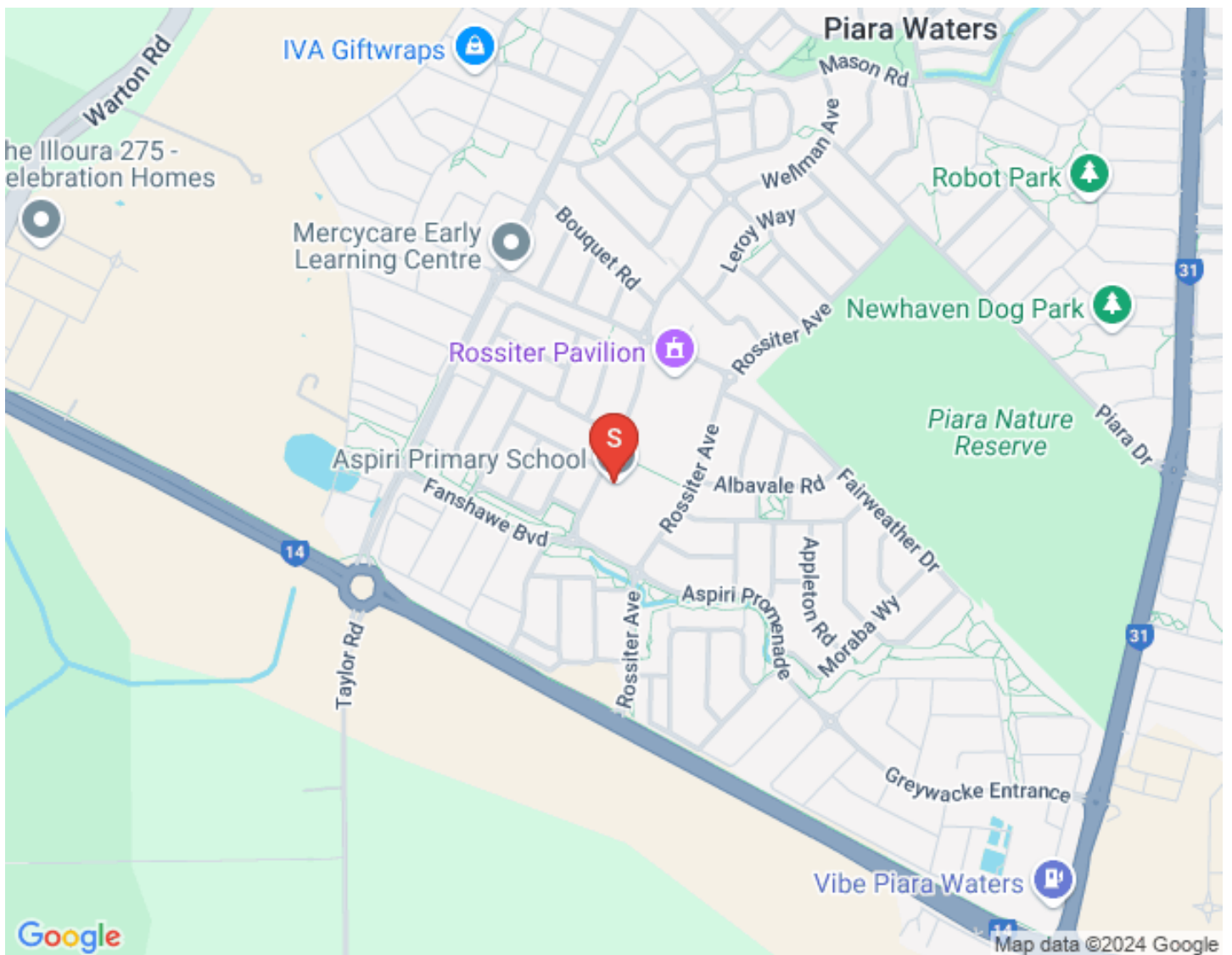
[Click to Download the Easement](#)

[Click to Download the Transfer](#)

## Local Schools



[Click Here to View Aspiri Primary School](#)





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



## Piara Waters

### Bayonne Park



### Piara Waters Pavillion

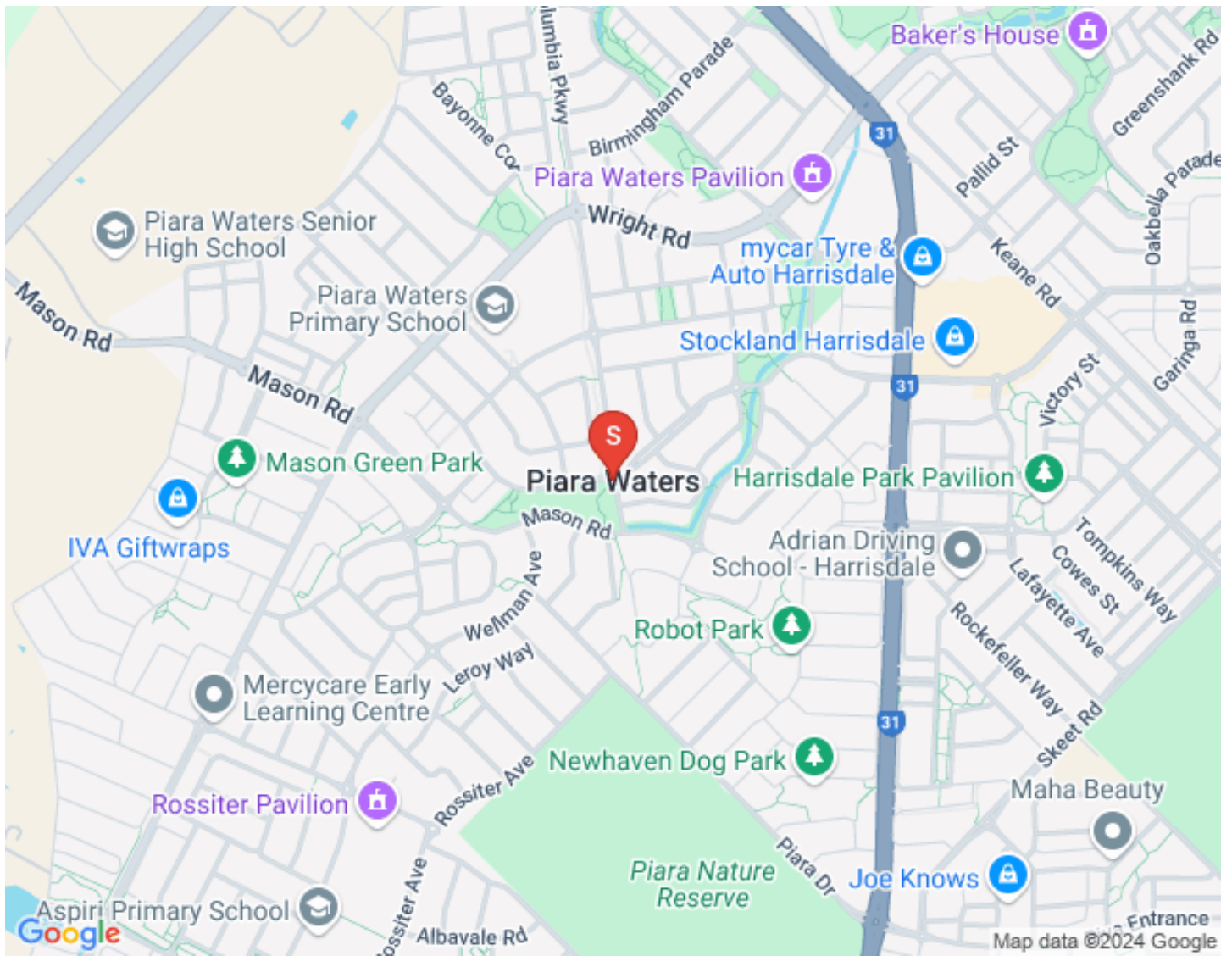


**Robot Park**



**Harrisdale Shopping Centre**





# Joint Form of General Conditions

## 2022 General Conditions

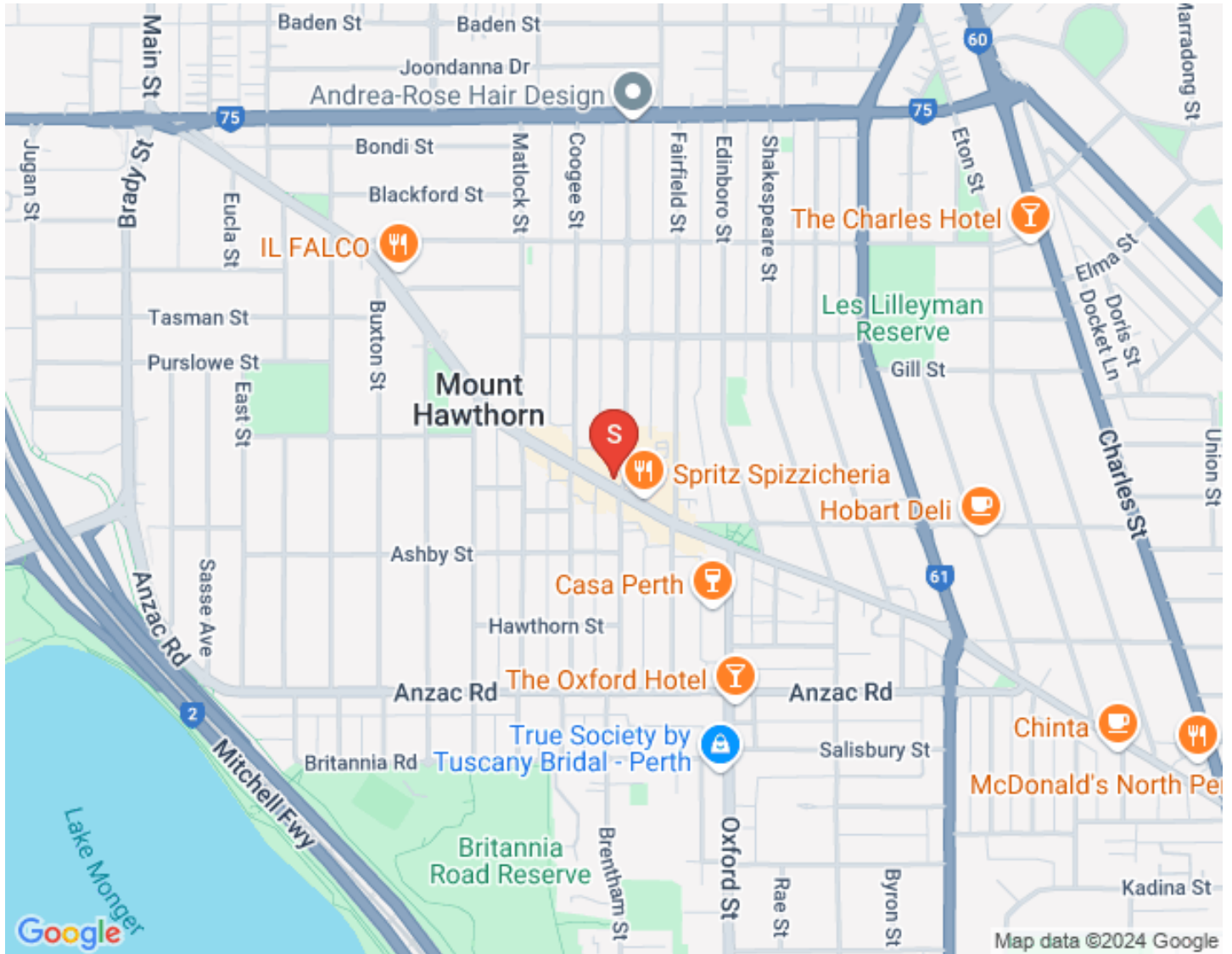
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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



## Team Genesis



### **RONNIE SINGH**

SALES CONSULTANT

0430161765

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



## **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@fngenesis.com.au](mailto:gking@fngenesis.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**

**ASSISTANT PROPERTY MANAGER**

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0412 175 528

[rentals@fngenesis.com.au](mailto:rentals@fngenesis.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**

**RECEPTIONIST/MARKETING OFFICER**

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

Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.

## 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

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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

---

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

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3 Bed | 2 Bath | 2 Car

Land size: 300sqm

UNDER OFFER



## 47 Millstream Drive, Southern River

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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