

Table of Contents

- | Welcome
- | Floor Plan
- | Certificate of Title
- | Comparable Sales
- | Local Schools
- | Harrisdale
- | Joint Form of General Conditions
- | Team Genesis
- | Recent Sales in the Area

Welcome



14 Basalt Road, Harrisdale

Experience the ultimate family lifestyle!!

4  2  2 

**End Date
Process**

All offers presented on or before 6pm Tuesday 19th of November 2024.
(The sellers reserve the right to accept offer before the end date).

Get ready to be dazzled by this incredible 4-bedroom, 2-bathroom family haven! This spacious gem features a sophisticated layout designed for modern living, all nestled in a prime location near sought-after schools, shops, and parks—what more could you dream of?

Perfect for entertainers, the heart of this home is the expansive open-plan kitchen, dining, and living area. Bathed in natural light, it seamlessly connects to an outdoor alfresco space, making it the ultimate gathering spot. The stunning chef's kitchen is a culinary paradise, complete with ample built-in storage, top-of-the-line stainless steel appliances, luxurious stone benchtops, and a generous breakfast bar—ensuring you'll never miss a moment of the action!

Designed for both togetherness and personal space, the home boasts a sizable home theatre room, perfect for cozy movie nights or a peaceful retreat when you need a break. Tucked away for ultimate privacy, the king-sized master suite is a tranquil sanctuary featuring a massive walk-in robe and a stylish ensuite with elegant floor-to-ceiling tiles, a spacious walk-in shower, double vanity with stone tops, and a separate toilet. Bedrooms two, three, and four are equally generous, easily accommodating queen beds, each with built-in wardrobes and ceiling fans.

The modern family bathroom continues the elegance with its floor-to-ceiling tiling, walk-in shower, double sink vanity, and a relaxing bathtub. The well-appointed laundry is as functional as it is stylish, offering plenty of storage and convenient external access.

Step outside to discover a low-maintenance backyard that feels like your own private retreat. Whether hosting a lively Sunday feast under the spacious alfresco area or watching the kids and

pets frolic in safety, this outdoor oasis complete with a cozy fire pit zone has everything you need for unforgettable gatherings. And with ample space, why not envision adding your own pool? The possibilities are endless!

SCHOOL CATCHMENT

- * Riva Primary School (950m)
- * Harrisdale Senior High School (900m)

RATES

Council: \$

Water: \$

Features:

Total Year:2014

Total Built Area: 275Sqm

- *Open plan Living
- *High Ceilings Throughout
- *Pristine Porcelain Floor Tiles and LED Downlights throughout
- *Ducted Reverse Cycle Air Conditioning
- *Kitchen, and dining space with a ceiling fan and dual access to the backyard
- *Theatre room with Downlights and Starlight, and a Ceiling Fan
- *Minor Bedrooms With Premium Carpets, Blinds, and all with Ceiling Fans
- *Minor Bedrooms with BIR
- *Main Bathroom Vanity With Stone Benchtops and a Bathtub

Master Suite:

- *Dual Vanity with Stone Benchtop
- *Dual Shower
- *Heating Lights
- *Massive WIR With Double Sliding Doors

Kitchen:

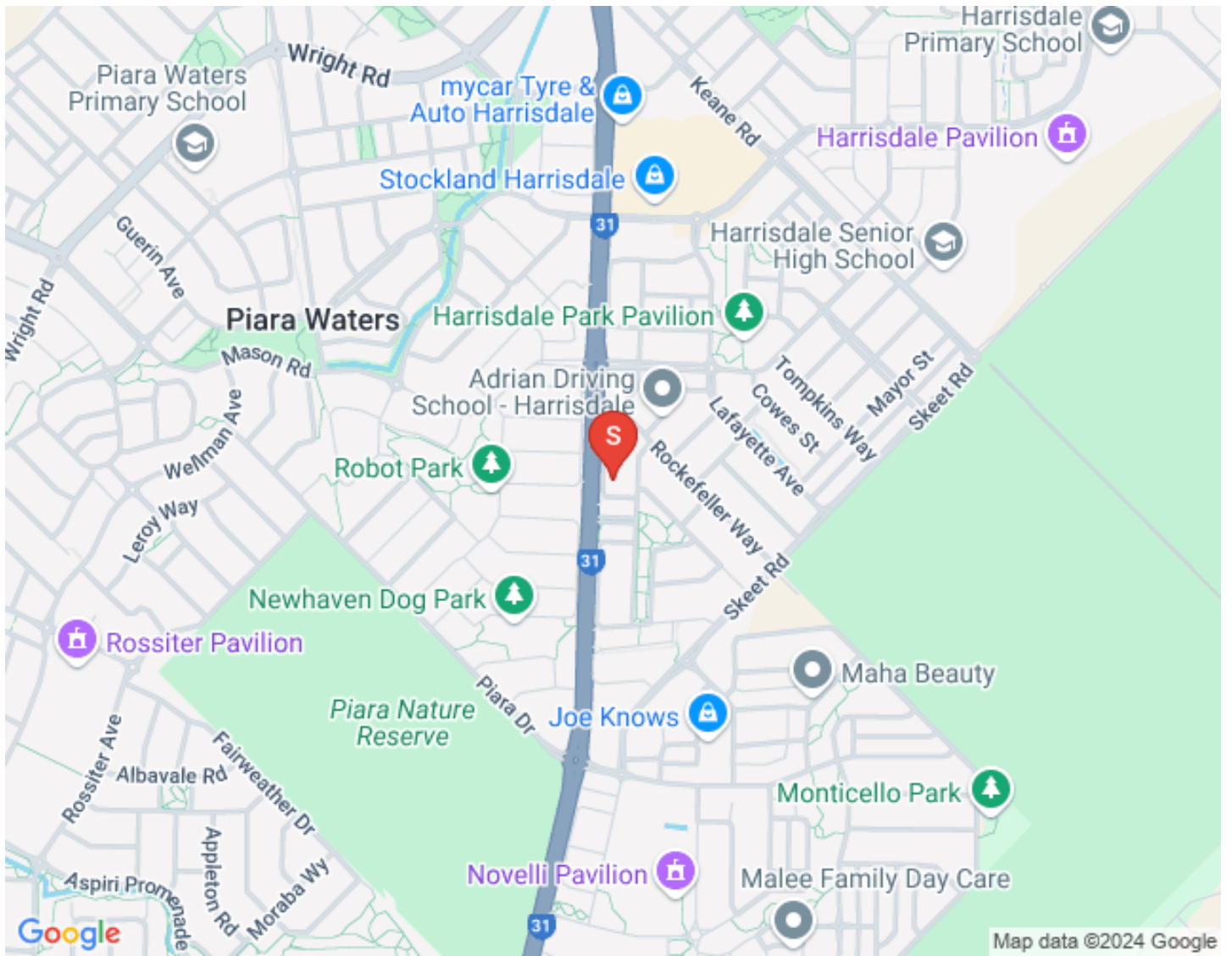
- *900mm Gas Cooktop
- *Stone Benchtop
- * Large Island With Breakfast Bar
- *Walk-in Pantry

Outside:

- *Alfresco With Raised Flat Colourbond Patio equipped with Fire Pit Zone, Cafe blinds, Wall Mounted Fans
- *Garden Shed
- *Timber Decking and Low Maintenance Gardens
- *Security Alarm System and CCTV system
- *Convenient side access for a boat or caravan, plus plenty of parking options
- * Double Garage
- *Solar Panel

LIFESTYLE

- 300m 📍 Piara Central Estate Park
- 400m 📍 Harrisdale Park Pavilion
- 500m 📍 Robot Park
- 600m 📍 Newhaven Dog Park
- 900m 📍 Stockland Harrisdale Shopping Centre
- 900m 📍 Harrisdale Medical Centre
- 2.3km 📍 Piara Village Shopping Centre
- 2.4km 📍 CY O'Connor Village Tavern
- 3.2km 📍 Carey Baptist College Harrisdale
- 3.2km 📍 Timber Cafe
- 3.7km 📍 Primewest Southern River
- 6.1km 📍 Brooklands Tavern
- 9.3km 📍 Cockburn Central Train Station
- 9.5km 📍 Cockburn ARC
- 10.5km 📍 Cockburn Gateway Shopping Centre
- 10.9km 📍 Armadale Fitness and Aquatic Centre
- 13.2km 📍 Murdoch University
- 16km 📍 Deepwater Point



Floor Plan

Certificate of Title

[Click to Download the Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Covenant](#)

[Click to Download the Transfer](#)

Comparable Sales



7 BIRMINGHAM PARADE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$970,000
Sold ons: 16/07/2024
Days on Market: 33

Land size: 560



4 COLUMBIA PARKWAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,000,000
Sold ons: 28/08/2024
Days on Market: 24

Land size: 683



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



4 WESTVILLE MEWS, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,030,000
Sold ons: 30/06/2024
Days on Market: 82

Land size: 612



6 CHATHAM WAY, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$1,035,000
Sold on: 10/10/2024
Days on Market: 23

Land size: 544



7 DIAMOND WAY, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$1,045,000
Sold ons: 15/07/2024
Days on Market: -2

Land size: 608



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



22 TURTLEDOVE ROAD, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$1,070,000
Sold ons: 18/10/2024
Days on Market: 17

Land size: 576



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



24 SHELDUCK BEND, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$1,100,000
Sold ons: 23/10/2024
Days on Market: 62

Land size: 620



7 KOBUK STREET, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,100,000
Sold ons: 29/07/2024
Days on Market: 57

Land size: 674



39 BIRMINGHAM PARADE, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 3 Car
\$1,140,000
Sold ons: 29/09/2024
Days on Market: 5

Land size: 749



54 BAYONNE CORNER, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,182,000
Sold ons: 02/07/2024
Days on Market: 9



63 ARCHDALE LOOP, PIARA WATERS, WA 6112, PIARA WATERS

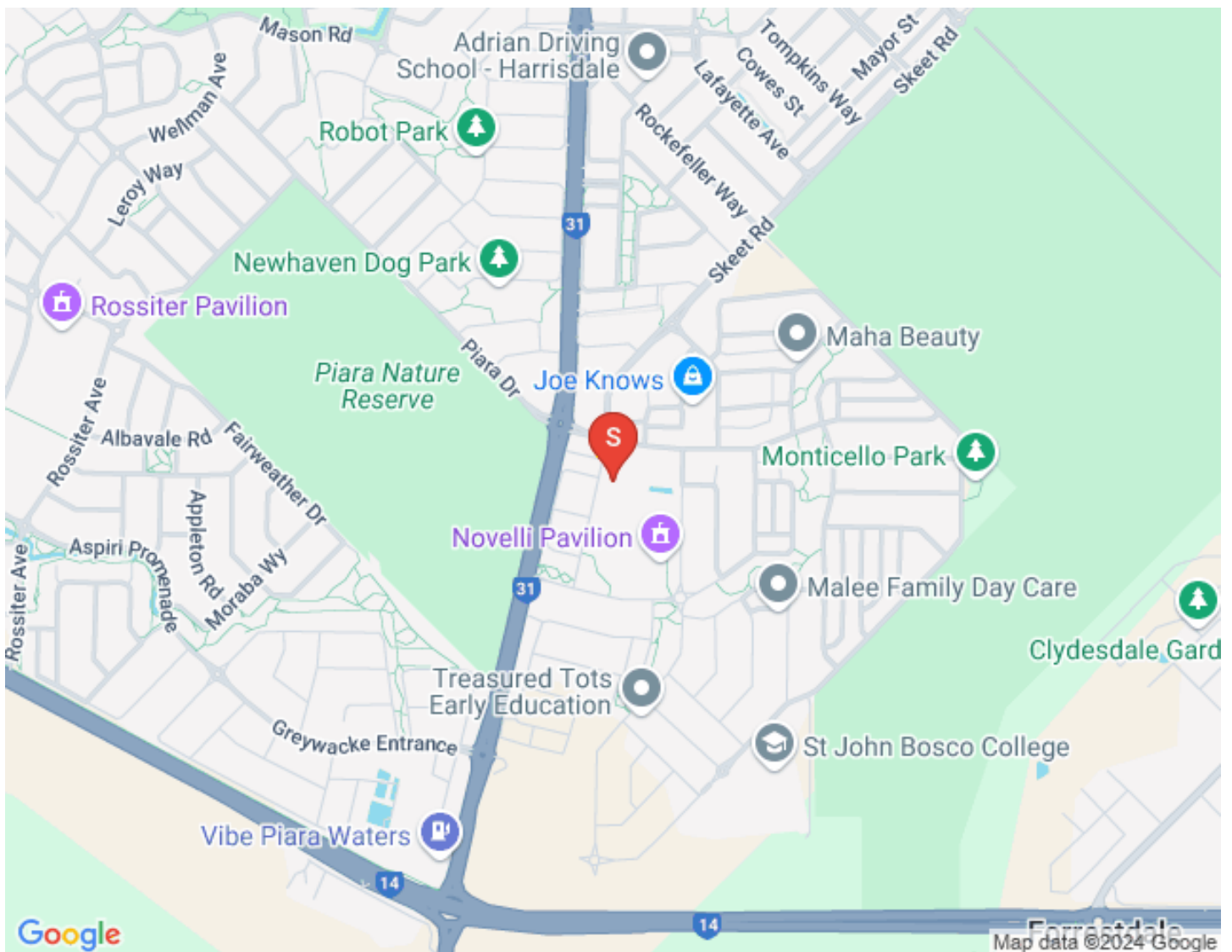
5 Bed | 2 Bath | 2 Car
\$1,185,000
Sold ons: 09/08/2024
Days on Market: 7

Land size: 659

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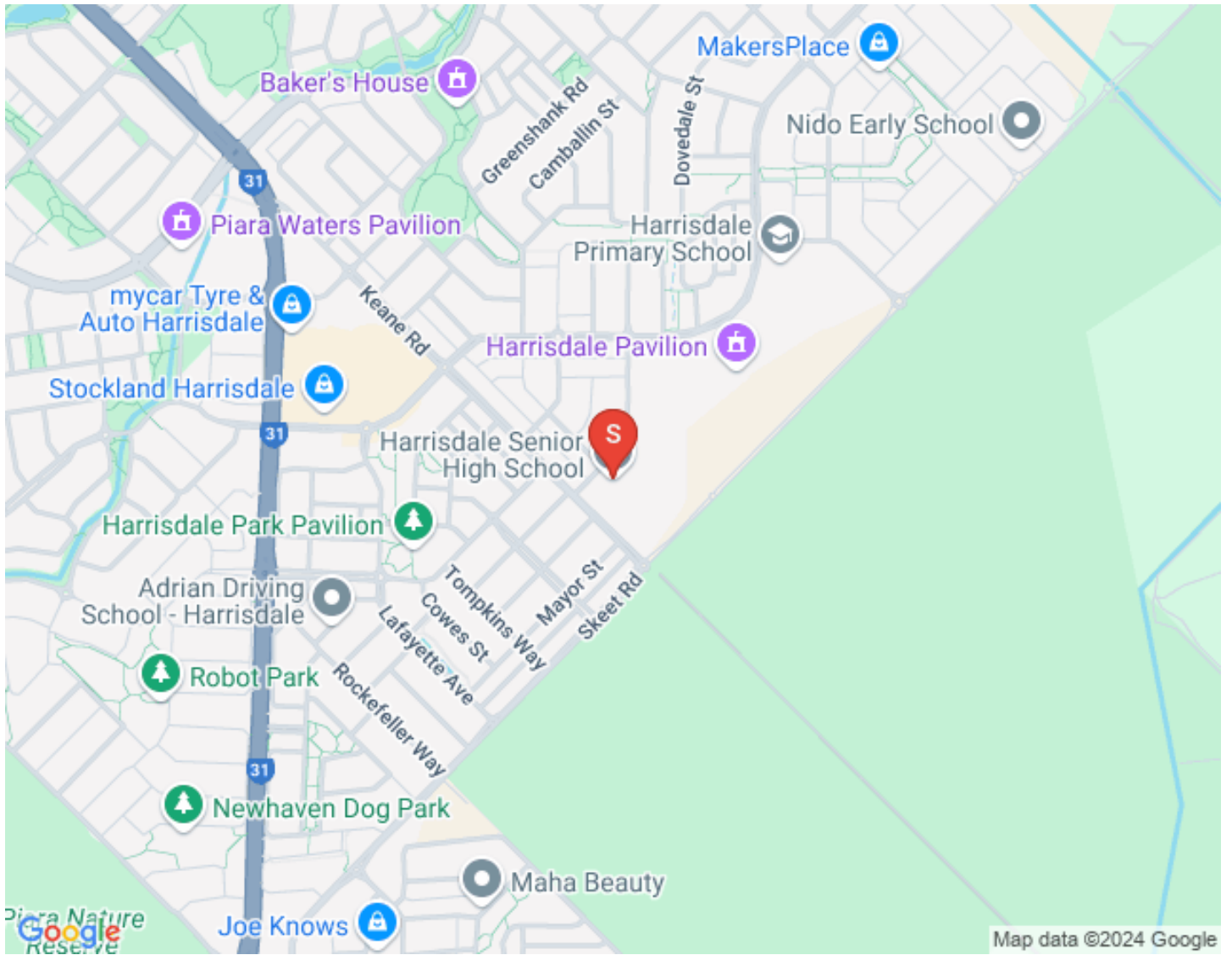
Local Schools

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



HARRISDALE
Senior High School

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

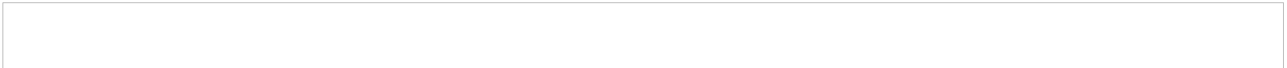


Harrisdale

Northerly Park



Stockland Harrisdale Shopping Centre



Mason Green Park



Harrisdale Park & Pavillion



Greenlink Park



Wyoming Park



Harrisdale Youth Park



Harrisdale Sensory Park



Coles Southern River





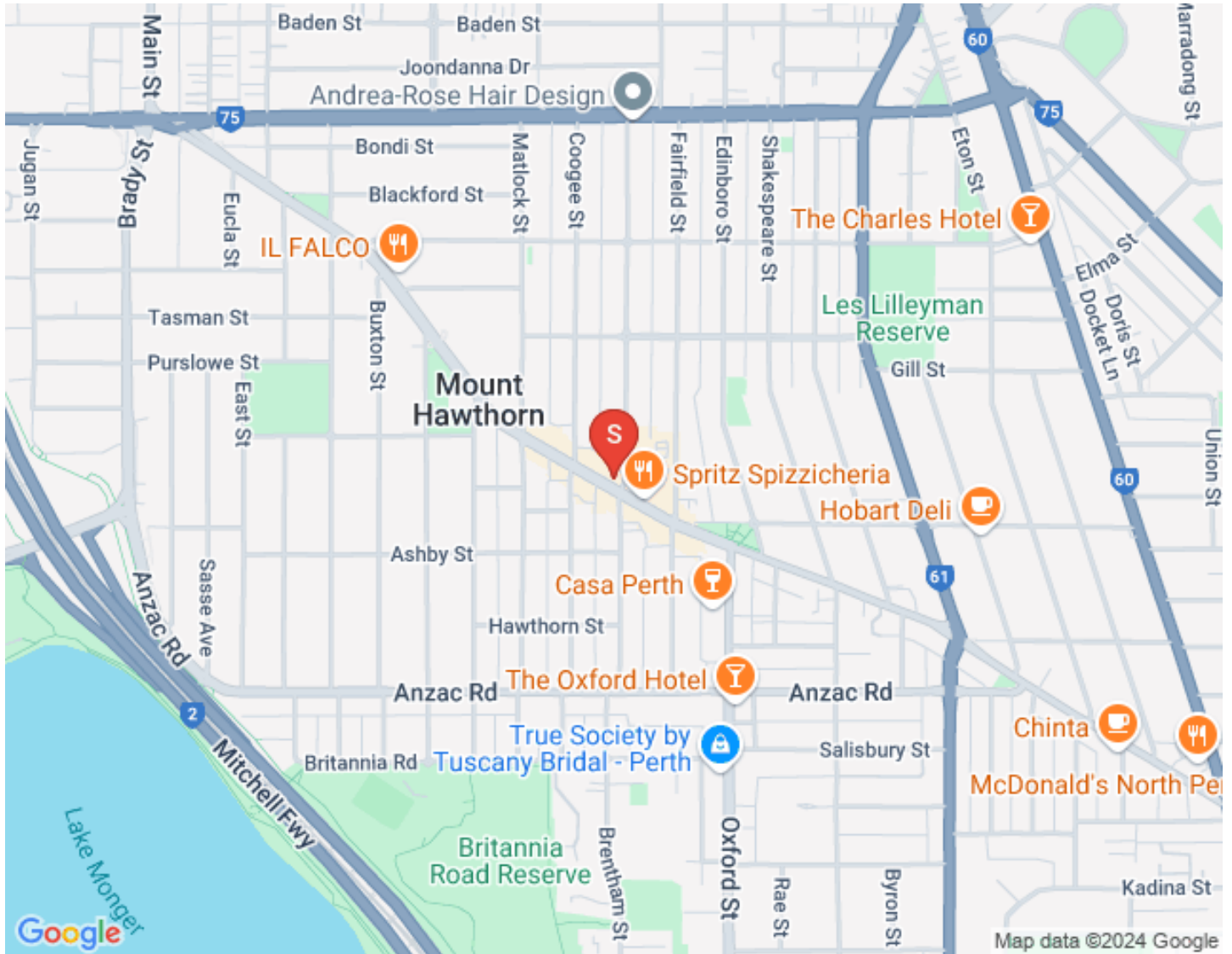
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

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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

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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jclover@fngenesisis.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

0432 269 444

dmartin@fngenesisis.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.



GUY KING

SALES CONSULTANT

0417900315

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.



GARY SINGH

SALES CONSULTANT

0435473500

gsingh@fn genesis.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

0416304650

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.



ILENA GECAN

ASSISTANT PROPERTY MANAGER

0412 175 528

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

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.

Recent Sales in the Area



11 Glenora Way, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer



1 Ingot Lane, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 446sqm

Under Offer



17 Gregson Street, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



155 Gracefield Boulevard, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 438sqm

Under Offer



3 Counihan Bend, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 575sqm

Under Offer



56 Abercrombie Entrance, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



7 Gladalan Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 510sqm

\$710,000



38 Kellogg Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



11 Southampton Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



6 Limestone Rise, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 426sqm

Under Offer



2 Bayonne Corner, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



22 Apatite Street, Treeby

3 Bed | 2 Bath | 2 Car

Land size: 250sqm

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



3B Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

UNDER OFFER



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



19 Sheldon Street, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 571sqm

UNDER OFFER



21 Sheldon Street, Piara Waters

4 Bed | 2 Bath | 4 Car

Land size: 628sqm

End Date Process



49 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 500sqm

Under Offer



3 Kitley Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 497sqm

Under Offer