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## Welcome



### 45 Fernleaf Loop, Piara Waters

**Luxurious Family Home in Fantastic Location**

3  2  2  **Under Offer**

Under Offer by Ronnie Singh!!

Experience the elegance of this home as soon as you set foot on the stunning vinyl plank flooring. Its character adds charm to the incredible interior, which is accentuated even further in the large light filled living areas of the home. The open plan kitchen, living and dining areas are lined with large windows to allow the natural sunlight to come streaming in. Complete with a wallpaper brick feature wall, and a high-end contemporary kitchen, the heart of this home is sophisticated and stylish.

The kitchen comes finished with sleek overhead cabinetry, a crisp white tiled splashback, and the luxury of stone benchtops. The breakfast bar adds another option for a more casual style of dining, while the built-in pantry and large fridge and microwave recesses ensure the modern clean lines are maintained throughout the kitchen. When you aren't dining, or unwinding in the living area, you can experience the home theatre. With plush carpet, and a large sliding barn door for added polish, this room is a generous size and can be converted into a playroom or activity area.

The master suite is a true treat for parents. A large window at the front overlooking the lovely manicured front gardens fills the room with natural light so you can start your day the right way. Getting ready is a breeze with the large walk-in wardrobe with built-in shelving for ease of organisation. The hero of this master is the huge ensuite bathroom. With luxury floor to ceiling tiling, this ensuite has a dual vanity with plenty of space both on the benchtop, and in the under-bench cabinetry. The large his and hers shower also features a recessed shelf for body products. More natural light illuminates the bathroom with the large window, and the generous floor space makes it seamless for 2 people to be in the ensuite at once.

The secondary bedrooms have the same bright and calm feel, with plush carpeting and built-in robes in all of them. The common bathroom boasts a built-in bath and well-appointed shower recess. The final wet area of the home is the laundry. Offering both under bench and overhead cabinetry, as well as built-in linen storage, this cleverly designed space will keep you organised and maybe even enjoying the washing! This home also boasts a lovely outdoor area. The extended decked alfresco is a beautiful space to relax on weekends. Bordered by natural grass and established flowerbeds, there is shade in the afternoons, and space for the kids to play. At the end of the street, you have Robot Park Playground, once of the iconic parklands of Piara Waters, so the kids will always have ample space to play. The double garage offers extra room for storage of bikes and scooters, and everything remains safe with the fitted security system. With medical centres, schools, and shopping centres close by, this home offers luxury living as well as a convenient lifestyle.

#### SCHOOL CATCHMENT

Piara Waters Primary School (1.5km)

Piara Waters Senior High School (2.0km)

#### RATES

Council: \$2652 approx

Water: \$1275 approx

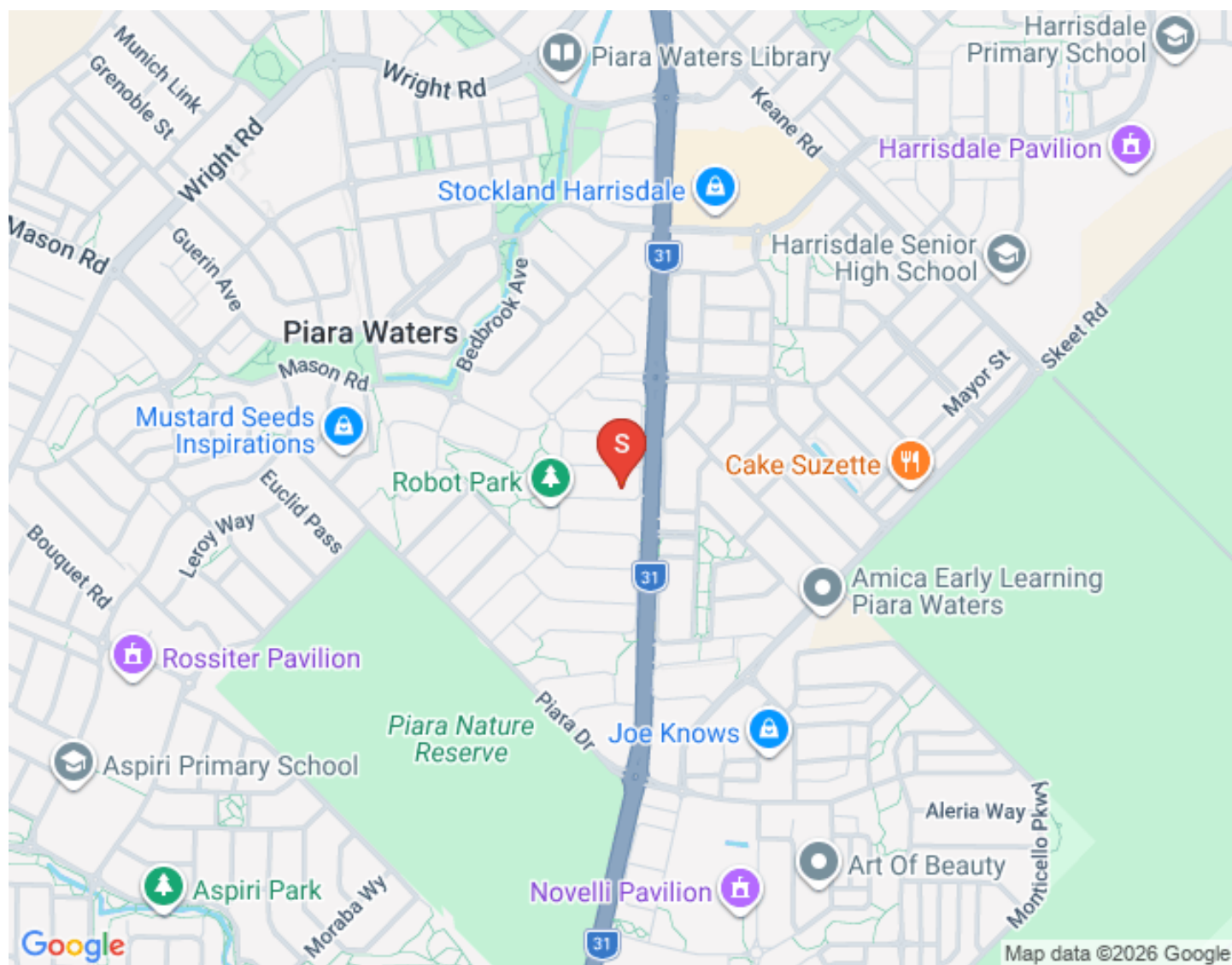
#### FEATURES

- \* Built Year: 2017 Circa
- \* Total Built Area: 193.32 Sqm
- \* Vinyl Plank Flooring
- \* Open Plan Living and Lounge
- \* Theatre Room
- \* Kitchen Stone Benchtops with Breakfast Bar
- \* Cabinetry
- \* 900mm Oven (Westinghouse)
- \* 5 Burner Gas Stove Top (Westinghouse)
- \* Pantry
- \* Master Suite with Walk-in Robe
- \* Master Ensuite with Dual Vanity and His & Hers Shower
- \* Built-in Wardrobes in Secondary Bedrooms
- \* Carpet Flooring in all Secondary Bedrooms
- \* LED Downlights
- \* Laundry Area
- \* Linen Storage
- \* Ducted Reverse Cycle Air-Conditioning (Panasonic)
- \* Alfresco Area
- \* Flower Beds
- \* Double Garage
- \* Security System
- \* Solar Panels (3.9kW)

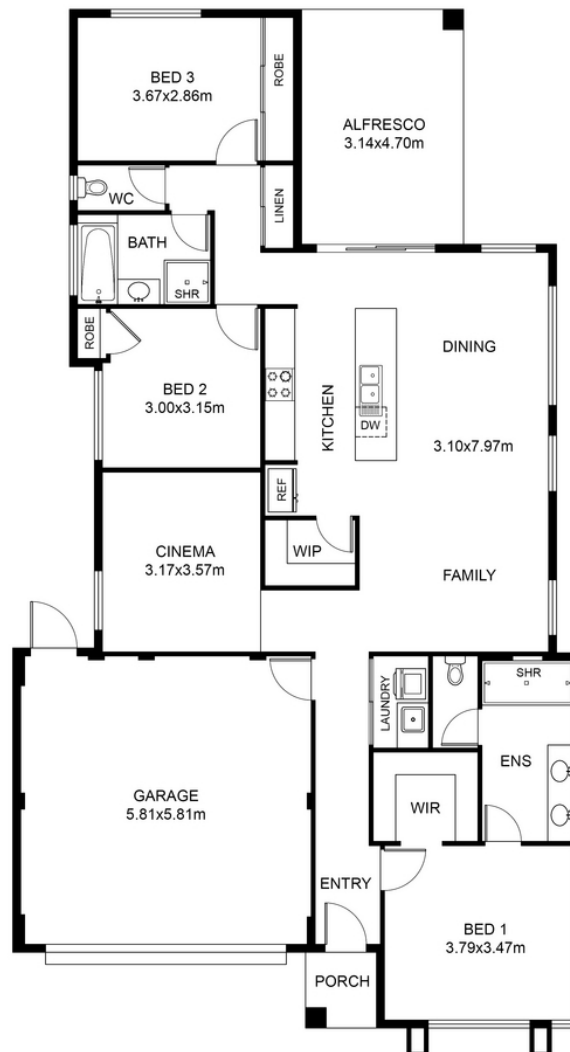
## LIFESTYLE

- 140m 📍 Robot Park Playground
- 260m 📍 Piara Central Estate Park
- 500m 📍 Newhaven Dog Park
- 650m 📍 Piara Nature Reserve
- 700m 📍 Harrisdale Park Pavilion
- 700m 📍 Bedbrook Park
- 1.1km 📍 Stockland Harrisdale Shopping Centre
- 1.1km 📍 Harrisdale Medical Centre
- 1.2km 📍 Novelli Pavilion
- 1.4km 📍 Burtonia Gardens
- 2.4km 📍 CY O'Connor Tavern
- 2.4km 📍 Paperbark Burger Co
- 2.4km 📍 Piara Village Shopping Centre
- 2.5km 📍 Charlie's Paddock Restaurant
- 3.4m 📍 Carey Baptist College Forrestdale
- 3.6km 📍 The Village Harrisdale Shopping Centre
- 7.8km 📍 Cockburn Gateways Shopping Centre
- 7.8km 📍 Cockburn Central Train Station
- 8.2km 📍 The Gate Bar and Bistro
- 8.4km 📍 Cockburn ARC
- 11.9km 📍 Cockburn Ice Arena
- 12.3km 📍 Adventure World
- 13.3km 📍 Murdoch University
- 17.6km 📍 Coogee Beach





## Floor Plan



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
First National Real Estate gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

**45 Fernleaf Loop, Piara Waters**



## Comparable Sales



### 40 HOBSON LOOP, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$720,000  
Sold ons: 16/07/2024  
Days on Market: 54

Land size: 348  
**sale - sold**



### 10 MONTELLIER WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$725,000  
Sold ons: 28/08/2024  
Days on Market: 45

Land size: 358  
**sale - sold**



### 393 WRIGHT ROAD, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car  
\$740,000  
Sold ons: 27/05/2024  
Days on Market: 20

Land size: 416  
**sale - sold**



### 22 TOMPKINS WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car  
\$751,000  
Sold ons: 15/08/2024  
Days on Market: 38

Land size: 355  
**sale - sold**



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

3 Bed | 2 Bath | 2 Car  
\$775,000  
Sold ons: 26/08/2024  
Days on Market: 21

Land size: 468  
**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 Transfer](#)

[Click to Download the Covenant](#)

## 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



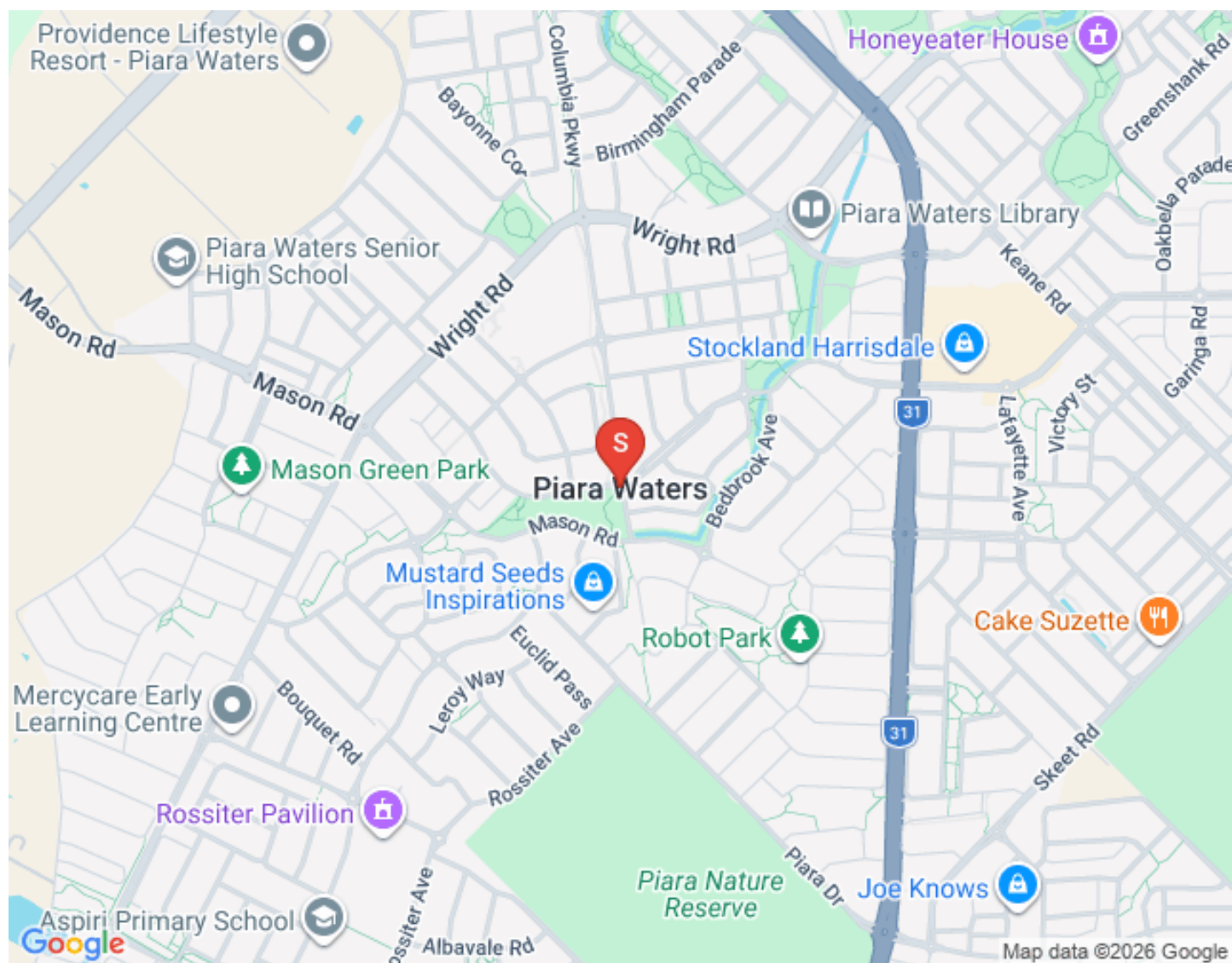


## Robot Park

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](#)



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REAL ESTATE

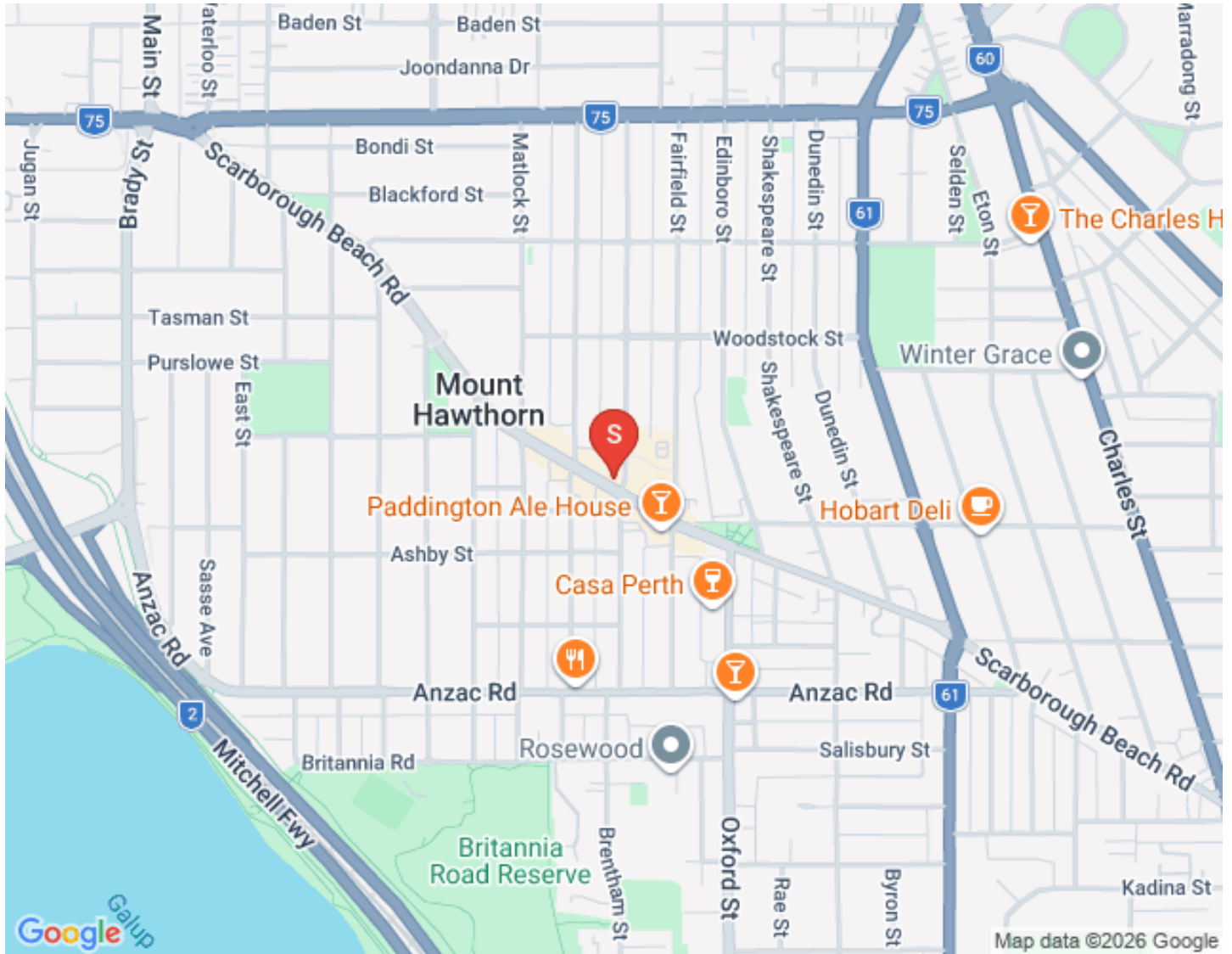
Genesis

**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.





## **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@fn genesis.com.au](mailto: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.



## **KAHLA PURVIS**

**SALES ADMINISTRATOR/MARKETING OFFICER**

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

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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

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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

---

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

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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

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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

---

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