

Table of Contents

- | [Welcome](#)
- | [Certificate of Title](#)
- | [Offer Documents](#)
- | [Strata Documents](#)
- | [Comparable Sales](#)
- | [Local Schools](#)
- | [Piara Waters](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Our Recent Sales](#)

Welcome



4/23 Limestone Rise, Piara Waters

Location, Lifestyle, and Modern Finishes!

3  2  2 

End Date
Process

All offers presented on or before 6pm Tuesday the 22nd of April 2025.
(The sellers reserve the right to accept offer before the end date).

Discover modern living at its finest in this stunning 2022-built home, designed for comfort, style, and family life. Located in a friendly neighbourhood just a short stroll from Piara Reserve, this 3-bedroom, 2-bathroom home blends luxury finishes with everyday practicality.

Step inside to be greeted by beautiful NSW Blackbutt flooring and an open plan living, dining, and lounge area flooded with natural light. The seamless flow to the alfresco space invites relaxation, perfect for family gatherings or enjoying a quiet moment in the sun.

The chef-inspired kitchen features sleek stone benchtops, a breakfast bar, and premium appliances, ideal for casual dining or entertaining guests. The ample cabinetry both overhead and under bench, means you can keep your beautiful benchtops clear, as well as being able to house all the latest kitchen gadgets.

The master suite is your peaceful retreat, with double windows filling the room with light and a walk-in wardrobe offering plenty of space. The ensuite boasts an expansive vanity and extra storage, while the common bathroom caters to family needs with a bathtub, shower recess, and stylish black finishes. The secondary bedrooms are well-appointed with built-in robes, and large windows. The separate laundry area with a trough adds to the homes practicality and will be sure to help you stay on top of the family's washing!

With schools, parks, and Piara Reserve nearby, plus shops, cafés, and medical centres just around the corner, this home offers the perfect combination of luxury, convenience, and

lifestyle. Don't miss out on this rare find!

SCHOOL CATCHMENT

Riva Primary School (450m)

Harrisdale Senior High School (1.8km)

RATES

Strata: \$1,139.04 annually

Council: \$2593 approx.

Water: \$1252 approx.

FEATURES

- * Build Year: 2022 Circa
- * Total Built Area: 159.61sqm
- * 2 Toilets
- * Native NSW Blackbutt Flooring Throughout
- * Open Plan Living, Dining and Lounge Area
- * Ducted Reverse Cycle Airconditioning
- * Master Bedroom with Built-in Wardrobe and Ensuite
- * Bedrooms 2 and 3 with Built-in Robes
- * Stone Benchtops in Kitchen with Breakfast Bar
- * Pantry
- * 4 Burner Gas Stove Top (Technika)
- * Oven (Fisher & Paykel)
- * Overhead and Under Bench Cabinetry
- * Outdoor Alfresco Area
- * Hot Water System (Rinnai)

LIFESTYLE

500m  Piara Nature Reserve

550m  Novelli Pavillion

550m  Piara Central Estate Park

1.6km  Stockland Harrisdale Shopping Centre

1.6km  Harrisdale Medical Centre

1.8km  Cubby Caf

2.9km  Piara Village Shopping Centre

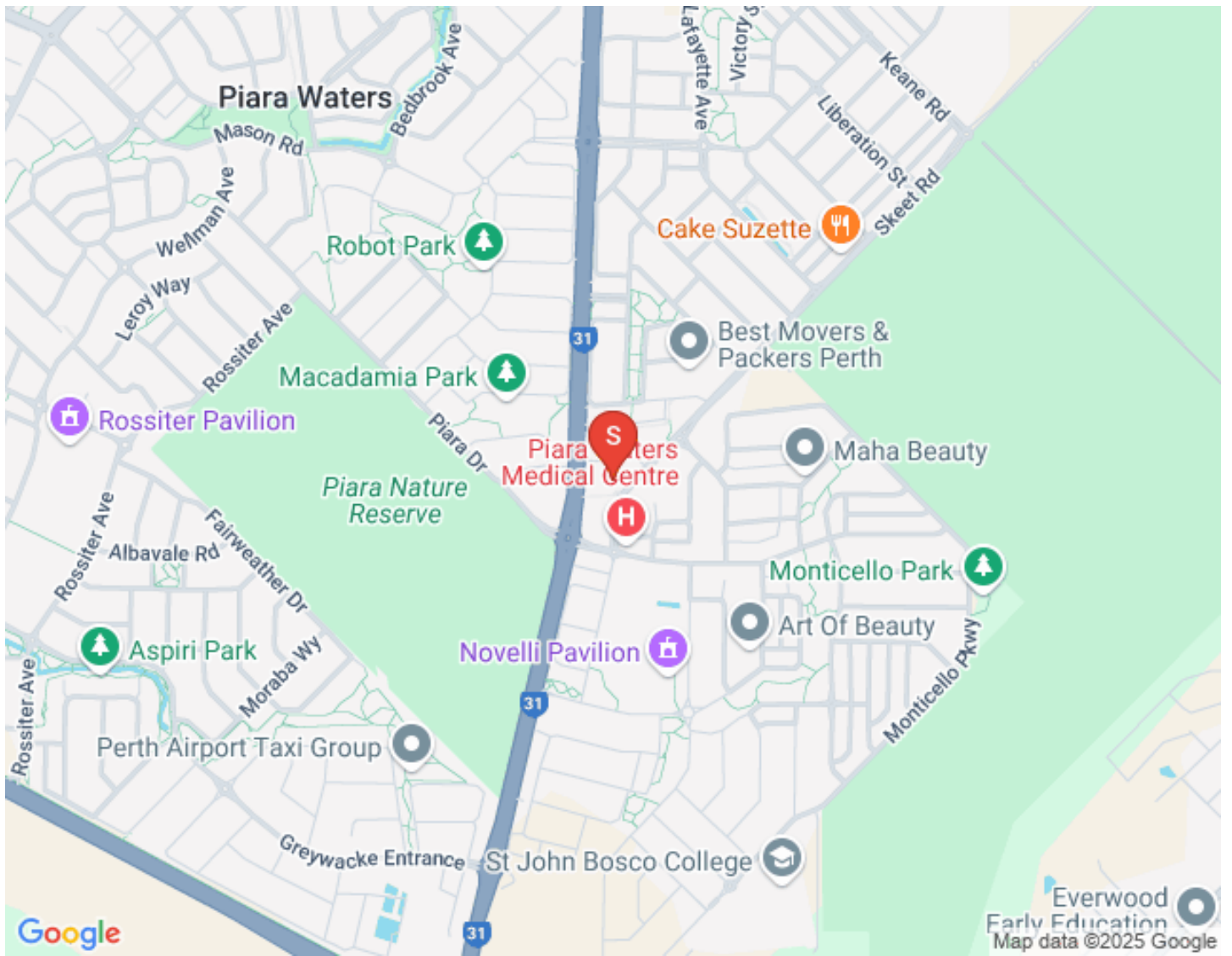
3.8km  Carey Baptist College Forrestdale

4.2km  Banjup Local

9.0km  Cockburn Central Train Station

9.5km  Cockburn Gateways Shopping Centre

9.5km  Cockburn ARC



Certificate of Title

[Click to download Certificate of Title](#)

[Click to download the Survey Strata Plan](#)

[Click to download the Survey Strata Plan - List](#)

Offer Documents

[Click to download the Offer Pack](#)

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

Strata Documents

Strata Documents

[Click to download Strata Plan \(Att 1 + 2\)](#)

[Click to download the By-Laws \(Att 3\)](#)

[Click to download AGM \(Att 4\)](#)

[Click to download the Financial Report \(Att 5\)](#)

[Click to download the Due Notice \(Att 6\)](#)

[Click to download the Certificate of Currency](#)

Comparable Sales



93 PIARA DRIVE, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$645,000
Sold ons: 20/12/2024
Days on Market: 57

Land size: 221
sale - sold



15 IMPRESSA VIEW, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$665,000
Sold ons: 09/01/2025
Days on Market: 85

Land size: 263
sale - sold



3 GOLDEN WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$655,000
Sold ons: 11/03/2025
Days on Market: 79

Land size: 262
sale - sold



37 CALELLA LOOP, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$671,000
Sold ons: 04/03/2025
Days on Market: 36

Land size: 250
sale - sold



6 TERRACINA PARKWAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$690,000
Sold ons: 06/01/2025
Days on Market: 8

Land size: 300
sale - sold



12 CADAGA WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car

\$710,000

Sold on: 21/10/2024

Days on Market: 7

Land size: 300

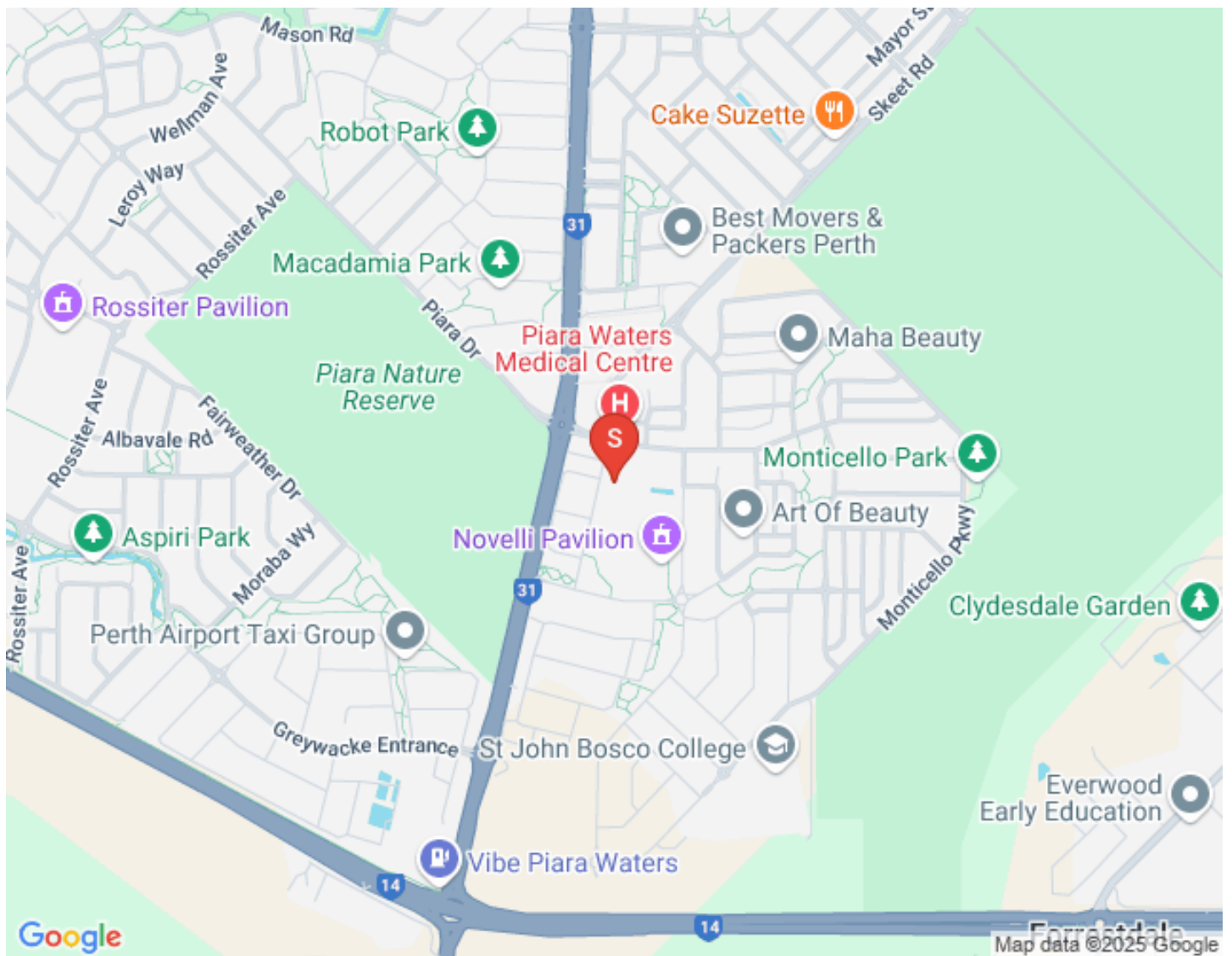
sale - sold

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.](#)

Local Schools



[Click to view Intake Area](#)





[Click to view Intake Area](#)



Piara Waters

Piara Waters Nature Reserve



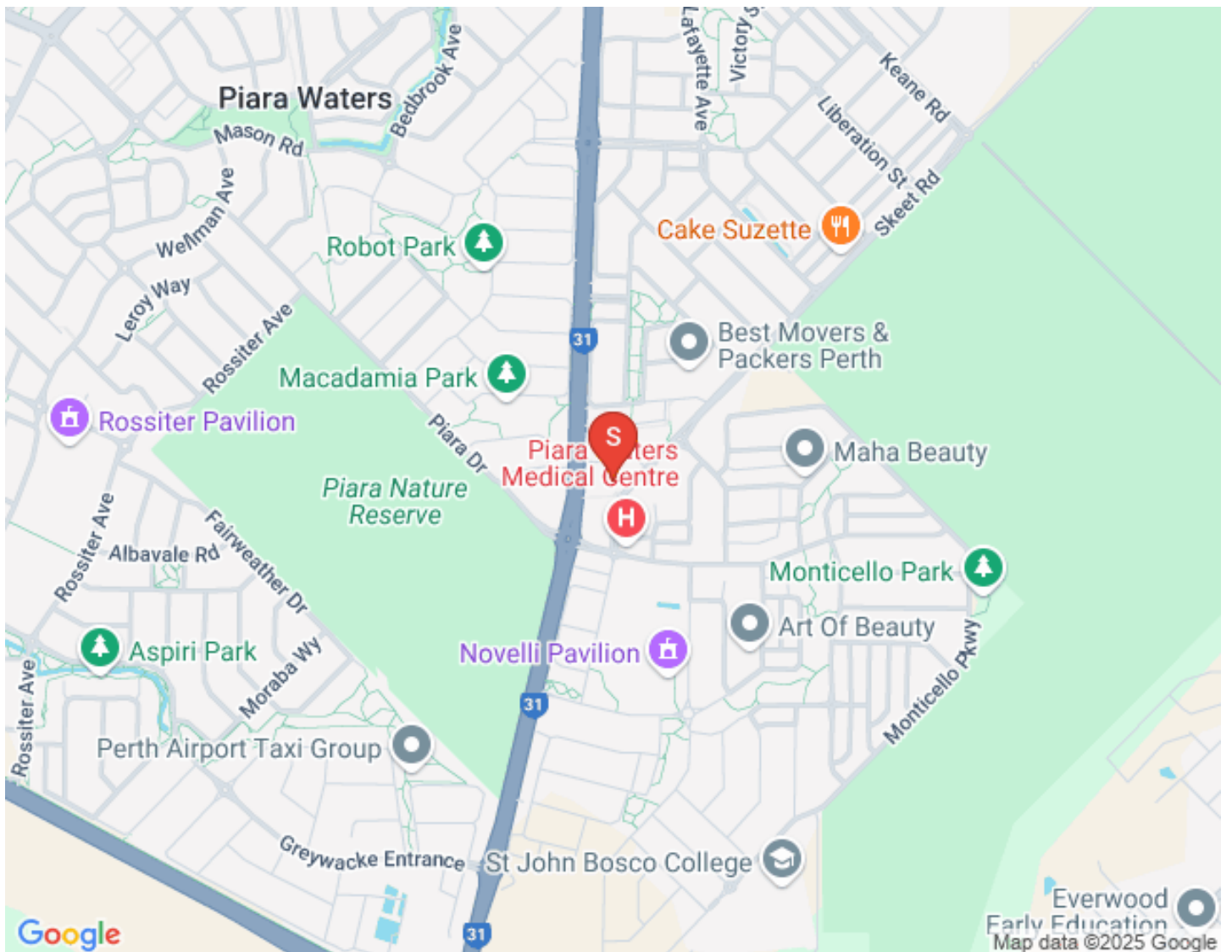
Robot Park



Stockland Harrisdale



C.Y O'Connor Village Pub



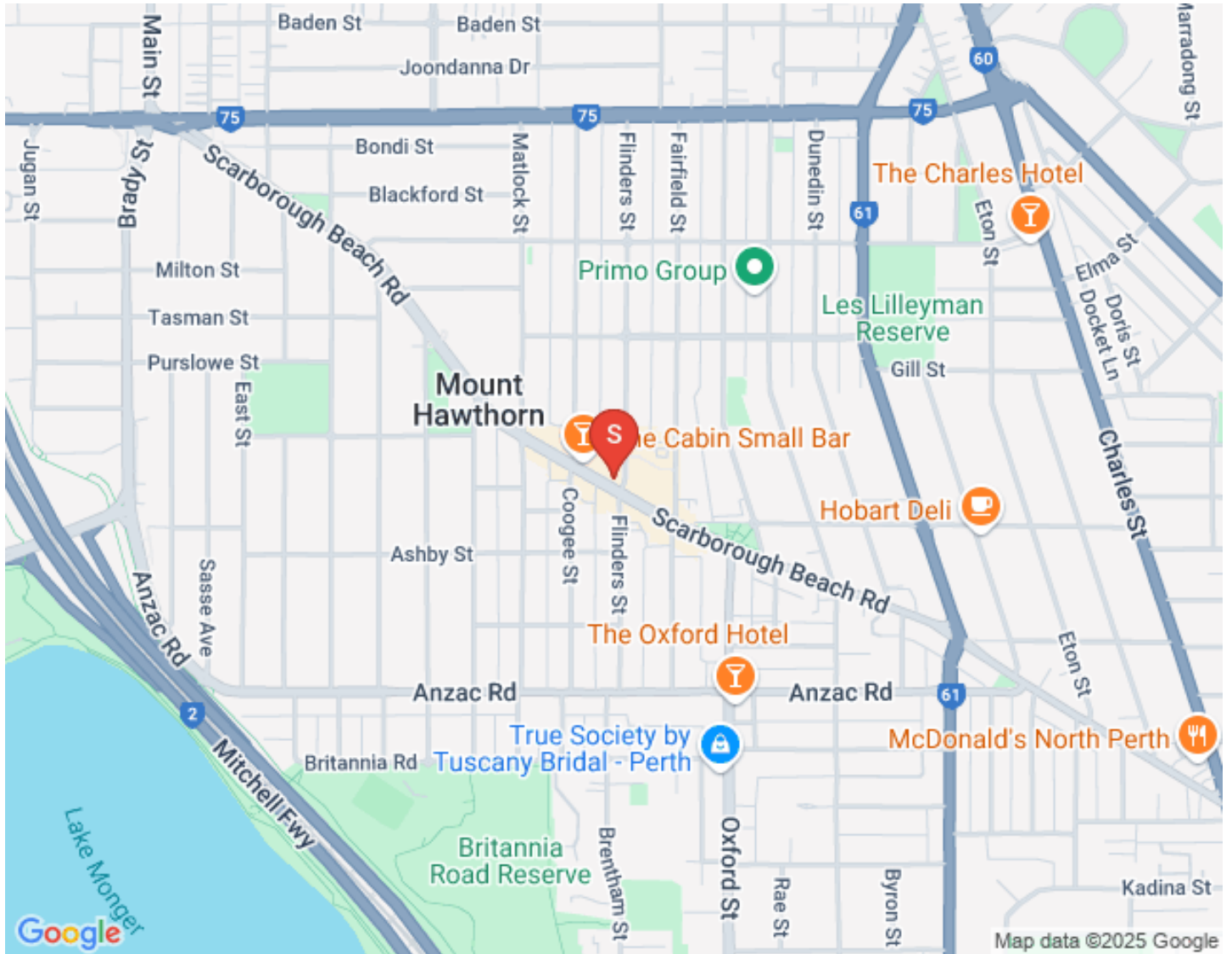
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

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

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

0439 688 075

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.



GUY KING

SALES CONSULTANT

0417900315

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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

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

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.



KEN WIGGINS

SALES AGENT

0403012950

kwiggins@fngenesis.com.au

Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



ILENA GECAN

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

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fngenesisis.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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fngenesisis.com.au

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Our Recent Sales



36 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 535sqm

Under Offer



2 Bayonne Corner, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer



30 Berkshire Approach, Piara Waters

5 Bed | 2 Bath | 2 Car

Land size: 540sqm

Under Offer



7 Birmingham Parade, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 560sqm

Under Offer



1 Blackall Mews, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 462sqm

UNDER OFFER !!



17 Broadway Boulevard, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 603sqm

UNDER OFFER



14 Calamocha Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



44 Claystone Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer



5 Culture Link, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 513sqm

UNDER OFFER



15 Dortmund Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER