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Welcome



1A Fanshawe Boulevard, Piara Waters

Elegant Double Storey Home with Picturesque Park Views

3  2  2  **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

This beautifully finished home is nestled in the sought after Holland Park Estate of Piara Waters. The master bedroom balcony has sweeping treetop views over the charming Peregrine Park across the road, one of many nearby parks in this family friendly location. As well as a convenient lifestyle, this home has a luxurious interior, and seamless indoor-outdoor living with a great entertainer's backyard.

You will be looking forward to having friends and family over to dine in the outdoor alfresco area. With it's pitched roof, ambient downlighting, and room for both dining and lounge settings, your guests can relax and watch TV while waiting for dinner to be served. Beyond the alfresco is the luscious, manicured lawn, and pristine garden beds, all reticulated so it's easy to keep it looking this good. Preparing the meals is just as enjoyable in this showstopper kitchen that opens out directly onto the alfresco. The statement black pendant lights perfectly complement the matte black tapware and hardware. The 900mm oven and 5 burner stove top allows you to have multiple dishes on the go, while the sleek overhead cabinetry gives you all the storage you need. Make cooking interactive with the kids or guests seated at the breakfast bar while you prepare dinner,

After dinner, enjoy the lounge area, a light filled open space with a wall recess for the TV, and room for the whole family to sit together. With plenty of double windows to let the sunlight in, this is also a lovely space to enjoy an afternoon cuppa. In the mornings, you can enjoy your coffee on the upstairs balcony. Spacious enough for a table and chairs, you can truly relax here and enjoy the morning sun. The master suite itself is just as relaxing, with large windows fitted with sleek shutters, plush carpet underfoot, a walk-in wardrobe, and a stunning ensuite. The

ensuite features contemporary arched mirrors over the double vanity, and generous streamlined cabinetry. With black hardware throughout contrasted by the crisp white tiling, this modern bathroom style is carried through to the common bathroom. The common bathroom also features a built-in bath for the kids, or when the adults need a timeout! A well-appointed shower recess with large rain style shower head makes the common bathroom great for guests.

The secondary bedrooms upstairs feature treetop views, built-in wardrobes, and plush carpeting. The upstairs landing is a flexible space that can be converted to suit your family's needs. A sitting area, a reading spot, or perhaps additional storage! Even the laundry oozes style in this home with a tiled splashback, and a large timber benchtop with built under cabinetry. The matching tapware to the kitchen shows the cohesive high-end style of this home. The considered finishes like the black powder coated window frames, and matching pendant lights, paired with the practical design with the living flow and indoor-outdoor dining, make this a one-of-a-kind home.

SCHOOL CATCHMENT

Aspiri Primary School (550m)

Piara Waters Senior High School (1.7km)

RATES

Council: \$2,916.29 (FY 24/25)

Water: \$1212 approx.

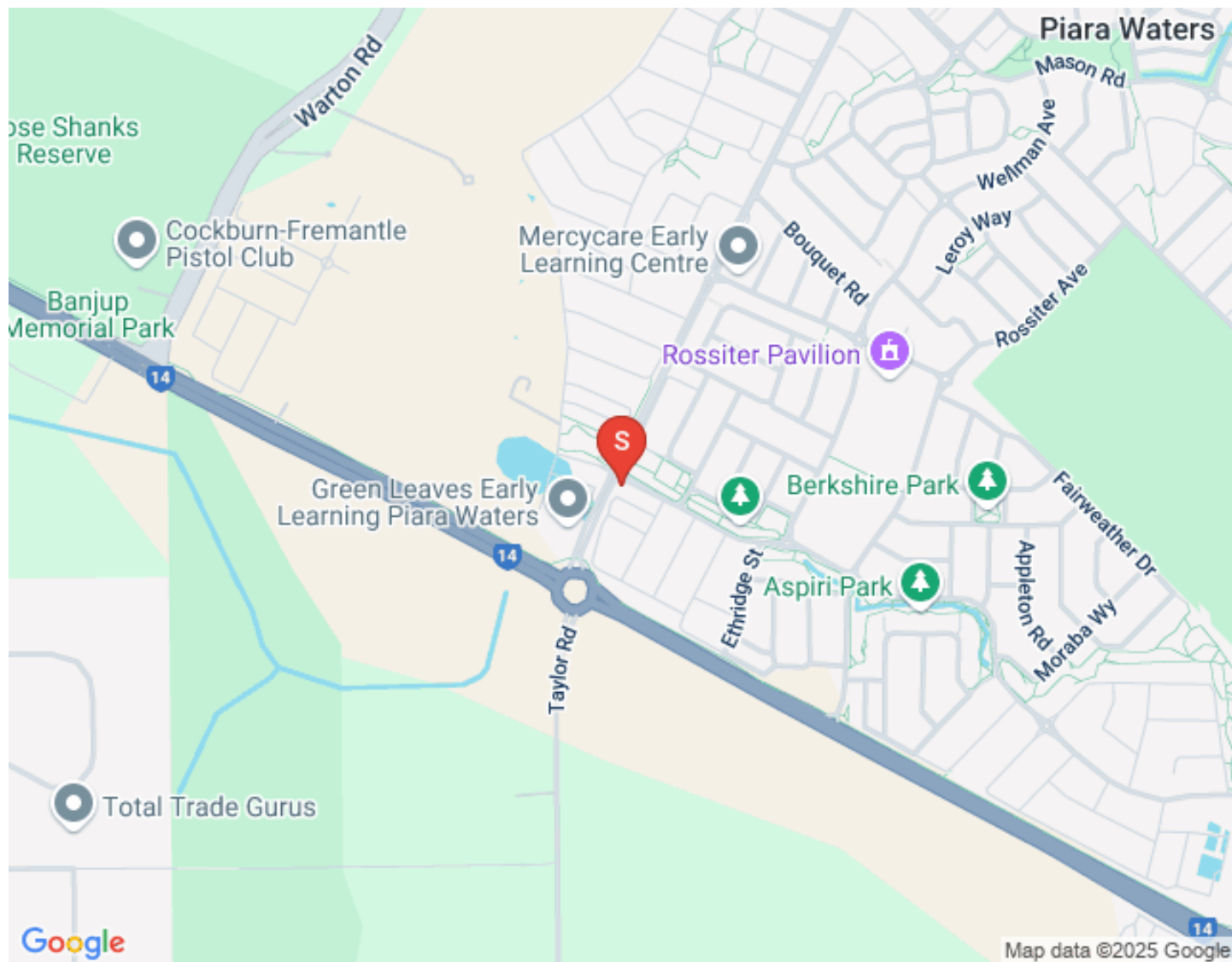
FEATURES

- * Built Year: 2022 circa
- * Double Brick
- * High Ceilings throughout
- * Vinyl Flooring on Ground Floor
- * Ducted Reverse Cycle Air-conditioning (Fujitsu)
- * Double Storey House
- * Upstairs Area Fully Carpeted
- * All Secondary Bedrooms Carpeted
- * Sliding Door Built-in Wardrobes in Secondary Bedrooms
- * Master Bedroom with Ensuite and Walk-in Wardrobe
- * Ensuite with Dual Vanity
- * Balcony from Master Bedroom
- * Kitchen with Stone Benchtop and Breakfast Bar
- * Soft Closing Cabinetry
- * Walk-in Pantry
- * 5 Burner Gas Stove Top (Westinghouse)
- * 900mm Oven (Westinghouse)
- * Instant Hot Water System (Rheem)
- * Separate Laundry
- * Linen Storage
- * Alfresco Area
- * Reticulated Backyard

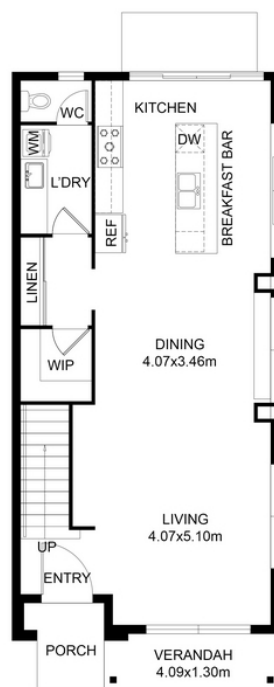
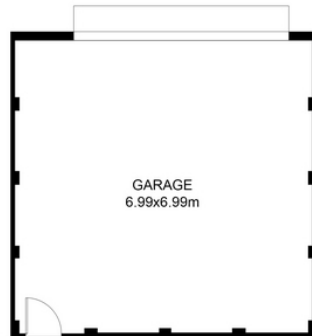
* Double Garage

LIFESTYLE

50m  Peregrine Park
80m  Holland Park Land Estate Playground
700m  Aspiri Park
1.0km  Rossiter Pavilion
2.0km  Piara Nature Reserve
2.1km  Newhaven Dog Park
2.1km  Robot Park
2.4km  Piara Waters Medical Centre
2.7km  Jetts Harrisdale
2.7km  C Y O'Connor Village Pub
2.9km  Stockland Harrisdale
2.9km  Piara Village Shopping Centre
3.6km  Carey Baptist College Forrestdale
4.7km  Treeby Shopping Centre
5.0km  Urban Jungle Indoor Rock Climbing
5.5km  Cockburn Central Train Station
5.5km  Cockburn Gateway Shopping Centre
5.9km  The Gate Bar and Bistro
6.1km  Cockburn ARC
6.9km  Brooklands Tavern
10.4km  Advernture World
13.2k  Fiona Stanley Hospital
13.5km  St John Of God Hospital Murdoch
15.4km  Coogee Beach
18.2km  Challengers Beach
27.4km  Perth CBD



Floor Plan



GROUND FLOOR PLAN



FIRST 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.



1A Fanshawe Boulevard, Piara Waters

Comparable Sales



30 FRINGED WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$660,000
Sold ons: 16/06/2024
Days on Market: 6

Land size: 262
sale - sold



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



3B PADUA ROAD, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$715,000
Sold ons: 28/08/2024
Days on Market: 21

Land size: 320
sale - sold



1 GOSSAN CHASE, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 30/04/2024
Days on Market: 15

Land size: 366
sale - sold

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

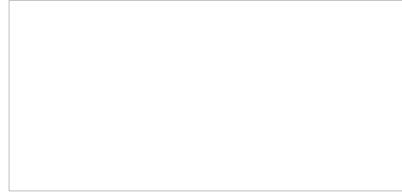
Certificate of Title

[Click to Download Certificate of Title](#)

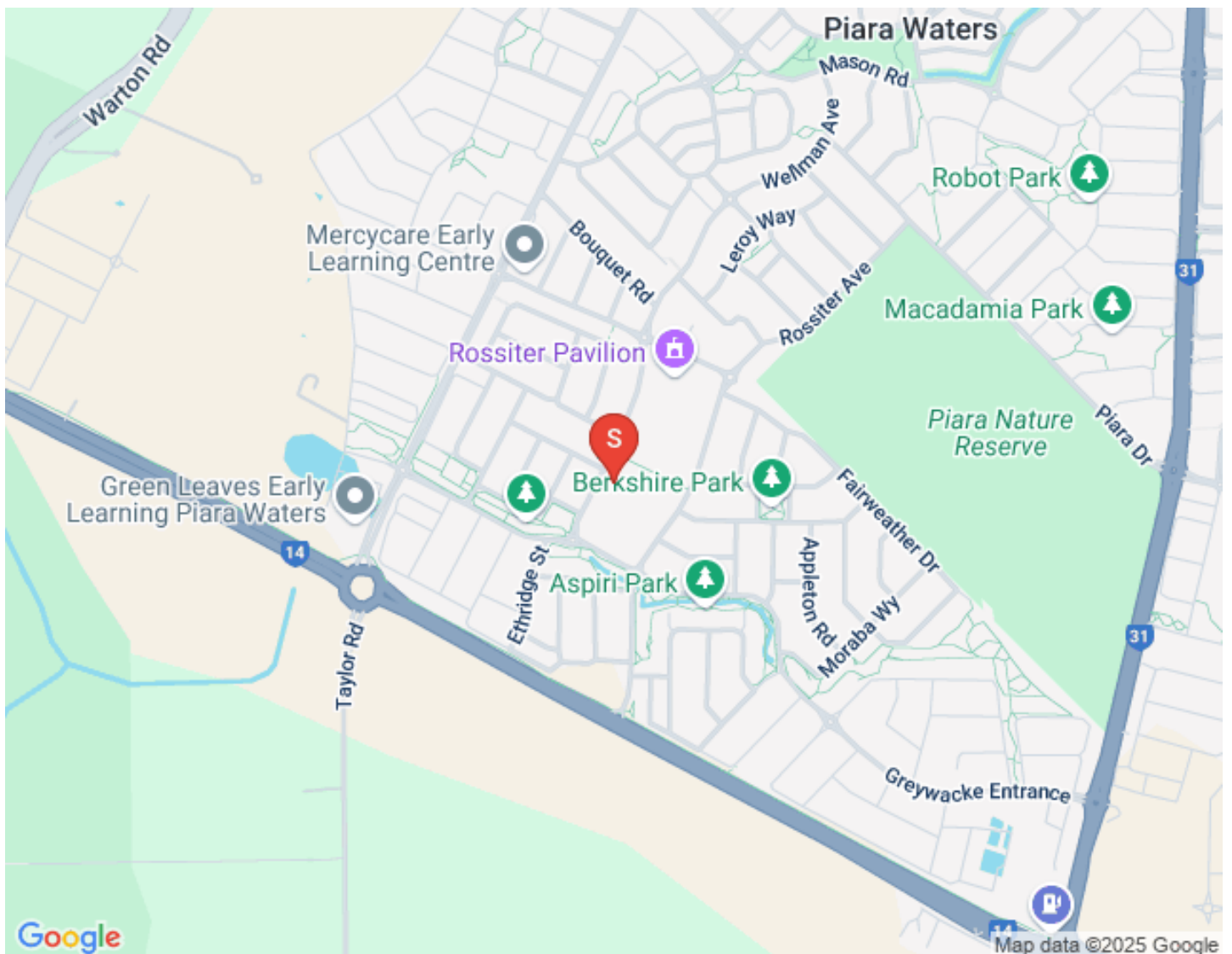
[Click to Download the Deposited Plan](#)

[Click to Download the Transfer](#)

Local Schools

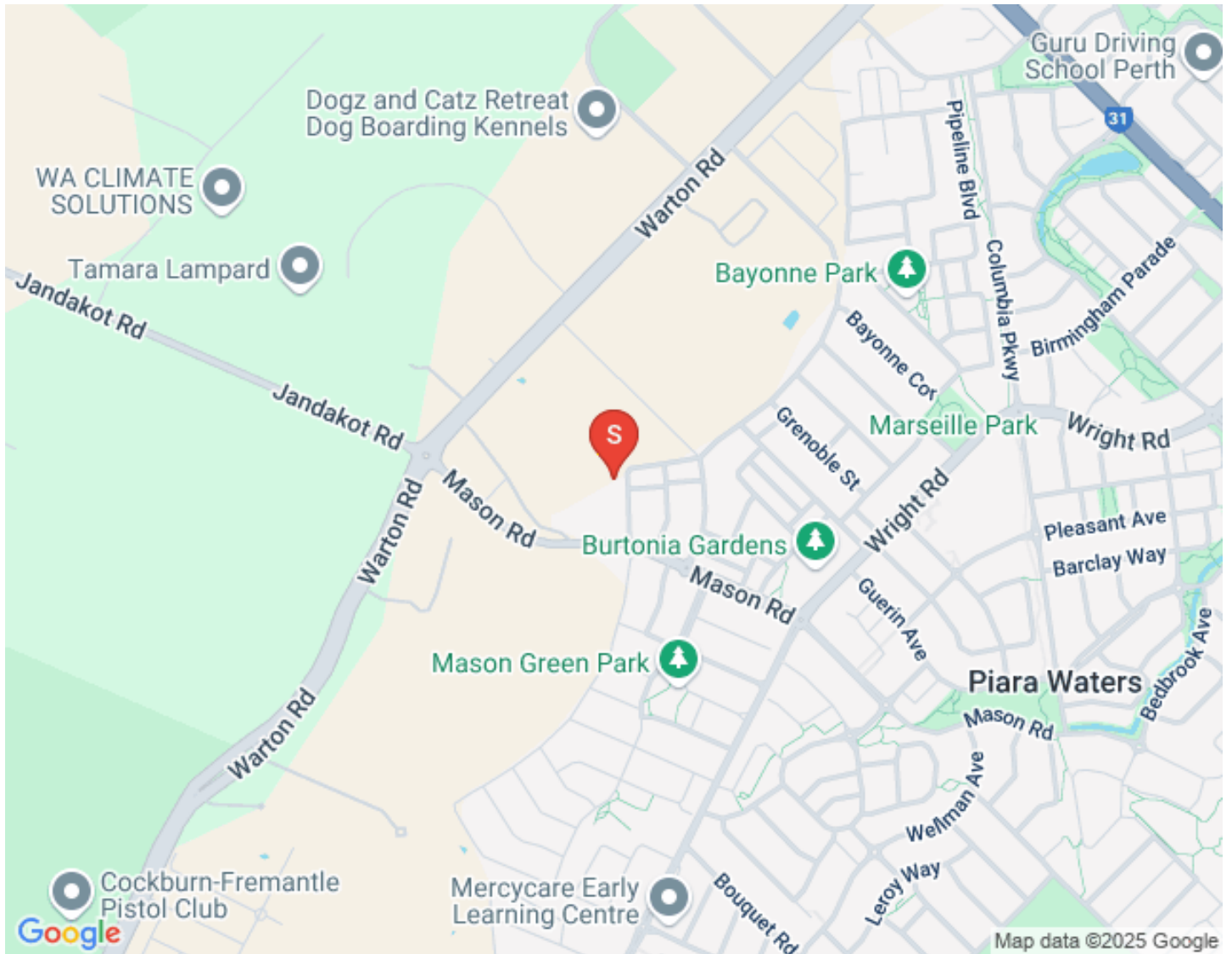


[Click Here to View Aspiri Primary School](#)





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



Piara Waters

Bayonne Park



Piara Waters Pavillion

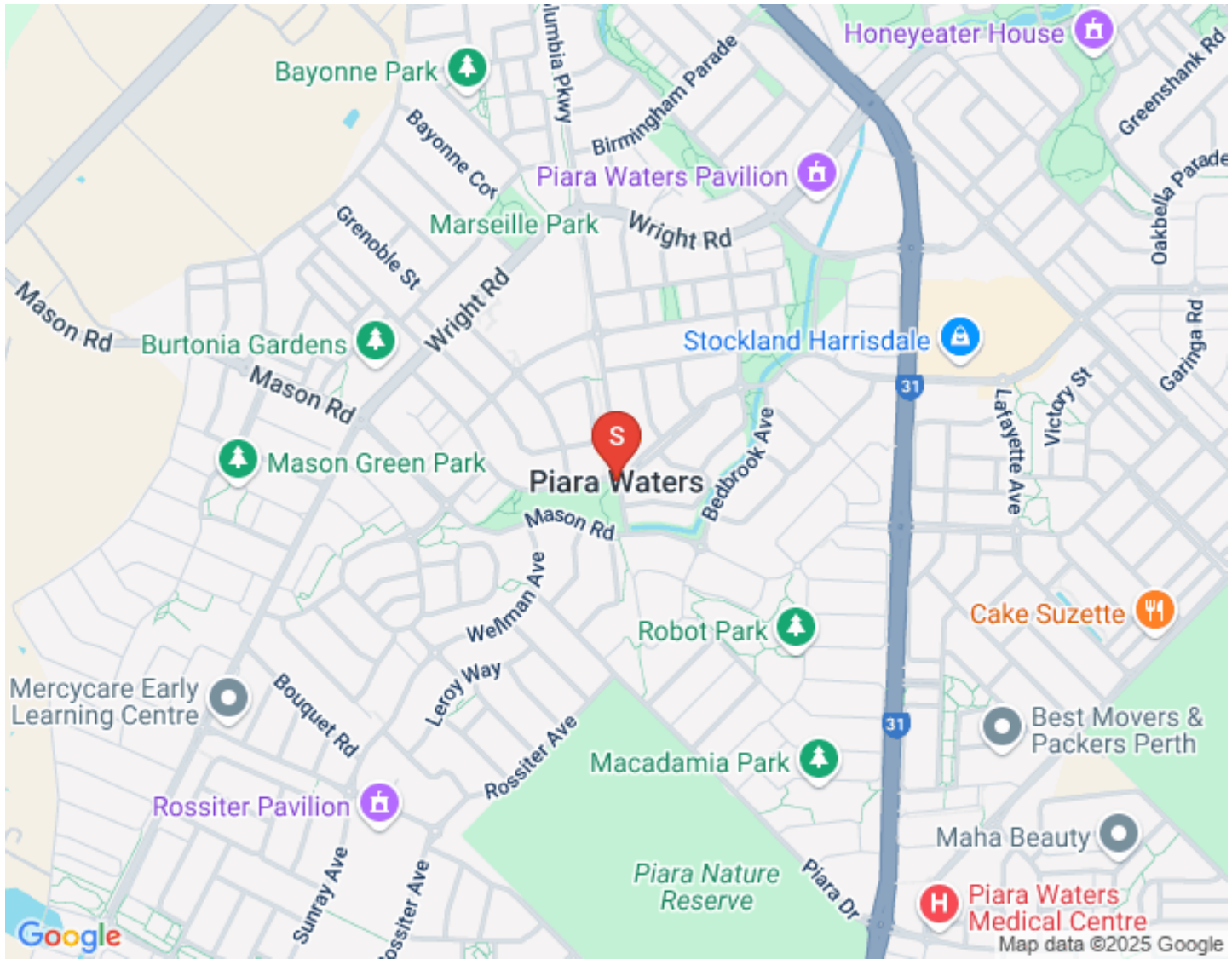


Robot Park

Image result for Robot Park piara waters

Harrisdale Shopping Centre





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

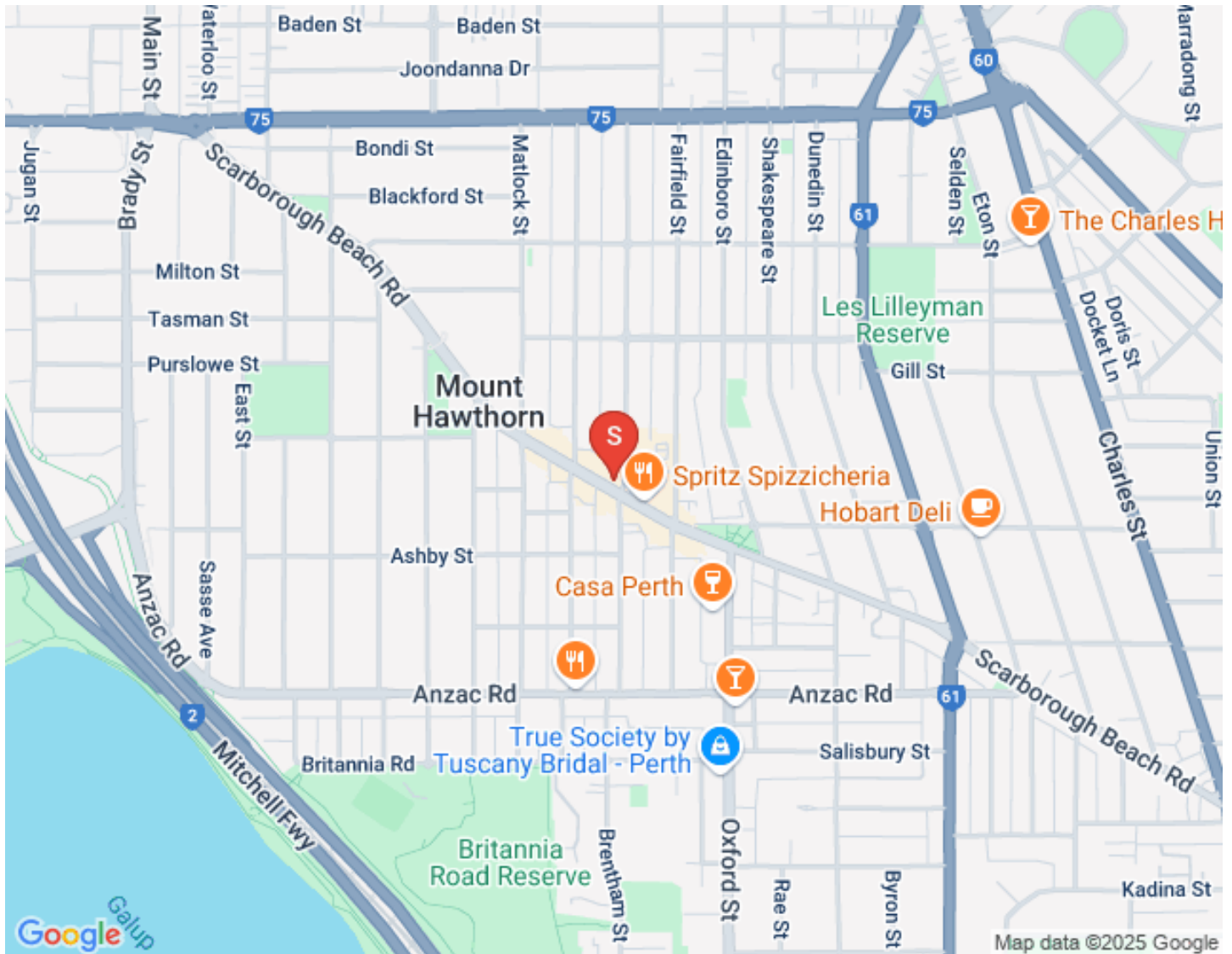
[View Joint Form Here](#)



**first
national**
REAL ESTATE
Genesis

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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

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.



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.



GUY KING

SALES CONSULTANT

0417900315

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.



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.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

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.

Recent Sales in the Area



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



58 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



49 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 500sqm

Under Offer



7 Birmingham Parade, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 560sqm

Under Offer



6 Carbeen View, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 396sqm

Under Offer



3A Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



3B Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

UNDER OFFER



10 Gossan Chase, Piara Waters

5 Bed | 2 Bath | 2 Car

Land size: 451sqm

Under Offer



20 Gossan Chase, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 331sqm

Under Offer



40 Hobson Loop, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 348sqm

Under Offer



4 Hurlingham Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



11 Isla Place, Piara Waters

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



17 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



1 Pyke Way, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 220sqm

Under Offer



Proposed Lot 9 (76) Southampton Drive, Piara Waters

5 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer



36 Wellman Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 480sqm

Under Offer



9 Whittaker Turn, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 576sqm

UNDER OFFER



14/314 Wright Road, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 161sqm

Under Offer



51 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer