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Welcome



6 Travertine Street, Harrisdale

Ultimate Family Entertainer in Ideal Location

4  2  2  **Under Offer**

Under Offer By Ronnie Singh!

This spacious family home offers outdoor entertaining areas out the front and back of the home, as well as multiple living areas inside. Conveniently located in the heart of Harrisdale, you have parks, reserves and the primary school all less than a kilometre away. Along with a family lifestyle, you will enjoy the comfortable design and contemporary interior of this home. The vinyl flooring throughout the living areas adds style and character to the design of the home. Walking through the large entryway, you pass the double entrance to the separate theatre room. Open the double sliding doors and experience the elegance of this space. With plush carpeting underfoot and built-in mid-century style cabinetry, this space offers a home cinema in the evening, and a space to relax during the day.

As the hallway opens out, you are welcomed into the huge open plan living and dining area. Filled with natural light, there is plenty of space for a comfortable living area for the family to spend quality time in, as well as a large dining setting for family dinners, or to welcome guests. Complete with split-system air-conditioning, you will be comfortable in this space all year round. Cook your family meals in the modern kitchen, with an island bench for additional storage and bench space, and a breakfast bar for casual dining. You will have plenty of storage with the walk-in pantry. From the living area, you are taken through to the bright study. This spacious light filled home office is great for working from home, or for older kids to use for working on their assignments. This study looks out over the front entertaining area.

The entertaining area is grand in size and bordered by fencing for privacy and security. With space for a large dining setting, a fire pit, and games, sit under the summer stars with friends and enjoy this incredible space! For dinner parties, utilise the beautifully landscaped backyard

and alfresco area. The undercover dining area is bordered by shade sails for additional cover and can be utilised year-round for outdoor dining. Prepare your meals outside with the ease of the barbeque area. The lush green grass in the backyard offers an area for the kids to play on the soft surface of natural lawn. Fully reticulated, this backyard is easy to keep looking this good!

Inside, relax in the luxurious master suite. The generous master bedroom is fitted with carpet flooring for comfort, and a well-appointed walk-in wardrobe. The bedroom opens onto the gorgeous ensuite, with a double vanity for additional under bench cabinetry for storage. The double shower is an added luxury, and the neutral colour palette creates a calm environment. The common bathroom carries the same colour profile for a relaxing space, with the addition of a built-in bathtub for both adults and kids to enjoy. The kids will love their bedrooms, all with generous floor space, fitted with plush carpeting and built-in wardrobes.

The double garage offers additional storage space, and the side access to the backyard allows ease of bikes, lawn mowers, and even guests to get to the back without walking through the main home entry. You will be excited to host guests in this beautiful family home, with its multiple living areas, and several outdoor entertaining spaces. There is something for everyone in the family to enjoy, and you are conveniently located within this sought after Harrisdale community.

SCHOOL CATCHMENT

Riva Primary School (600m)

Harrisdale Senior High School (1.1km)

RATES

Council: \$

Water: \$1335 approx.

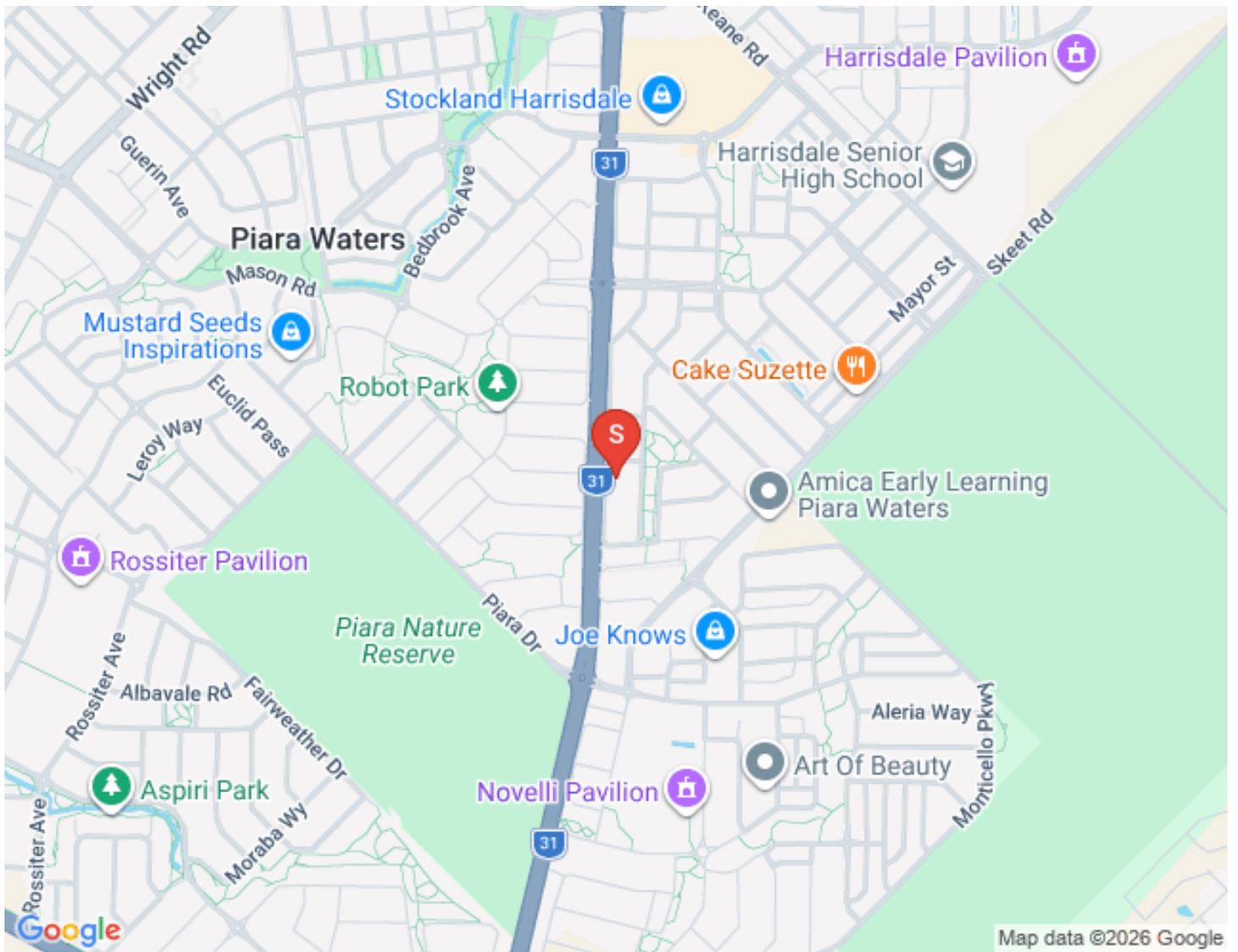
FEATURES

- * Built Year: 2013 Circa.
- * Front Open Entertainment Area
- * Vinyl Flooring Throughout the Home
- * Open Plan Living and Lounge Area
- * Split System Air-Conditioning in Living Area (Samsung)
- * Separate Study
- * Theatre Room with Built-in Cabinetry
- * Master Bedroom with Carpet Flooring and Walk-In Wardrobe
- * Master Ensuite with Dual Vanity and Double Shower
- * Secondary Bedrooms with Built-in Wardrobes and Carpet Flooring
- * Kitchen with Island Bench and Breakfast Bar
- * Walk-in Pantry
- * 5 Burner Stove Top (Westinghouse)
- * Oven (Westinghouse)
- * Laundry Area
- * Outdoor Alfresco

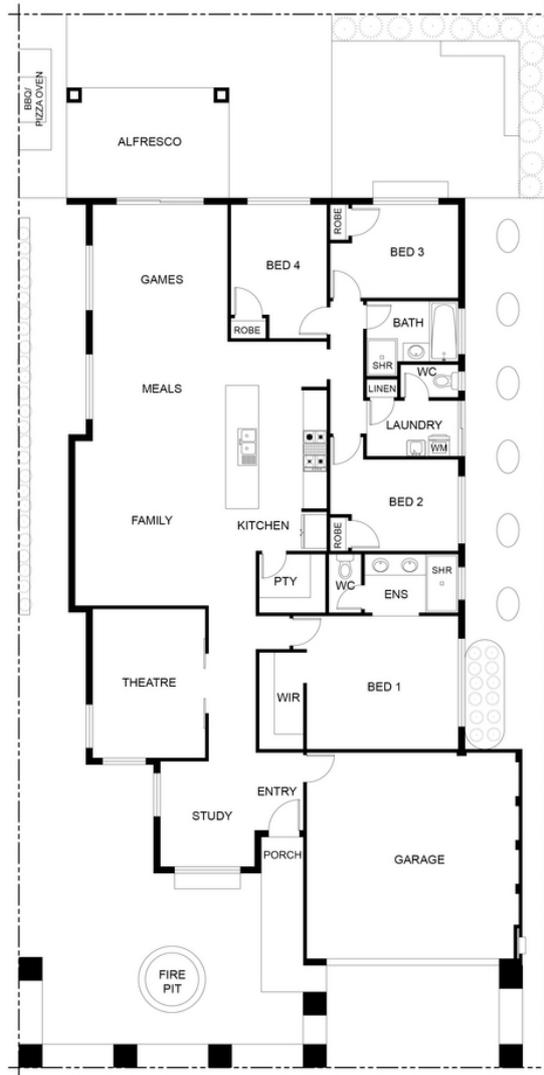
- * Barbecue Area
- * Backyard with Reticulated Landscaping
- * Side Access to the Backyard
- * Hot Water System (Rheem)
- * Double Garage

LIFESTYLE

- 170m 📍 Piara Central Estate Park
- 400m 📍 Robot Park
- 450m 📍 Newhaven Dog Park
- 600m 📍 Piara Waters Medical Centre
- 650m 📍 Piara Nature Reserve
- 750m 📍 Harrisdale Park Pavilion
- 1.2km 📍 Stockland Harrisdale
- 2.6km 📍 Piara Village Shopping Centre
- 3.2km 📍 Carey Baptist College Forrestdale
- 4.4km 📍 Forrestdale Lake Nature Reserve
- 7.9km 📍 Cockburn Central Train Station
- 7.9km 📍 Cockburn Gateway Shopping Centre
- 8.6km - Cockburn ARC



Floor Plan



FLOOR PLAN ON SITE PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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.

6 Travertine Street, Harrisdale

Comparable Sales



51 YELLOWWOOD AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$800,000
Sold ons: 15/05/2024
Days on Market: 55

Land size: 486



7 HOLYWELL STREET, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$875,000
Sold ons: 10/05/2024
Days on Market: 10

Land size: 480



26 COWES STREET, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$885,000
Sold ons: 10/09/2024
Days on Market: 6

Land size: 474



5 WELLMAN AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$905,000
Sold ons: 04/11/2024
Days on Market: 95

Land size: 480



10 LOSETO LINK, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$930,000
Sold ons: 20/05/2024
Days on Market: 8

Land size: 480

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

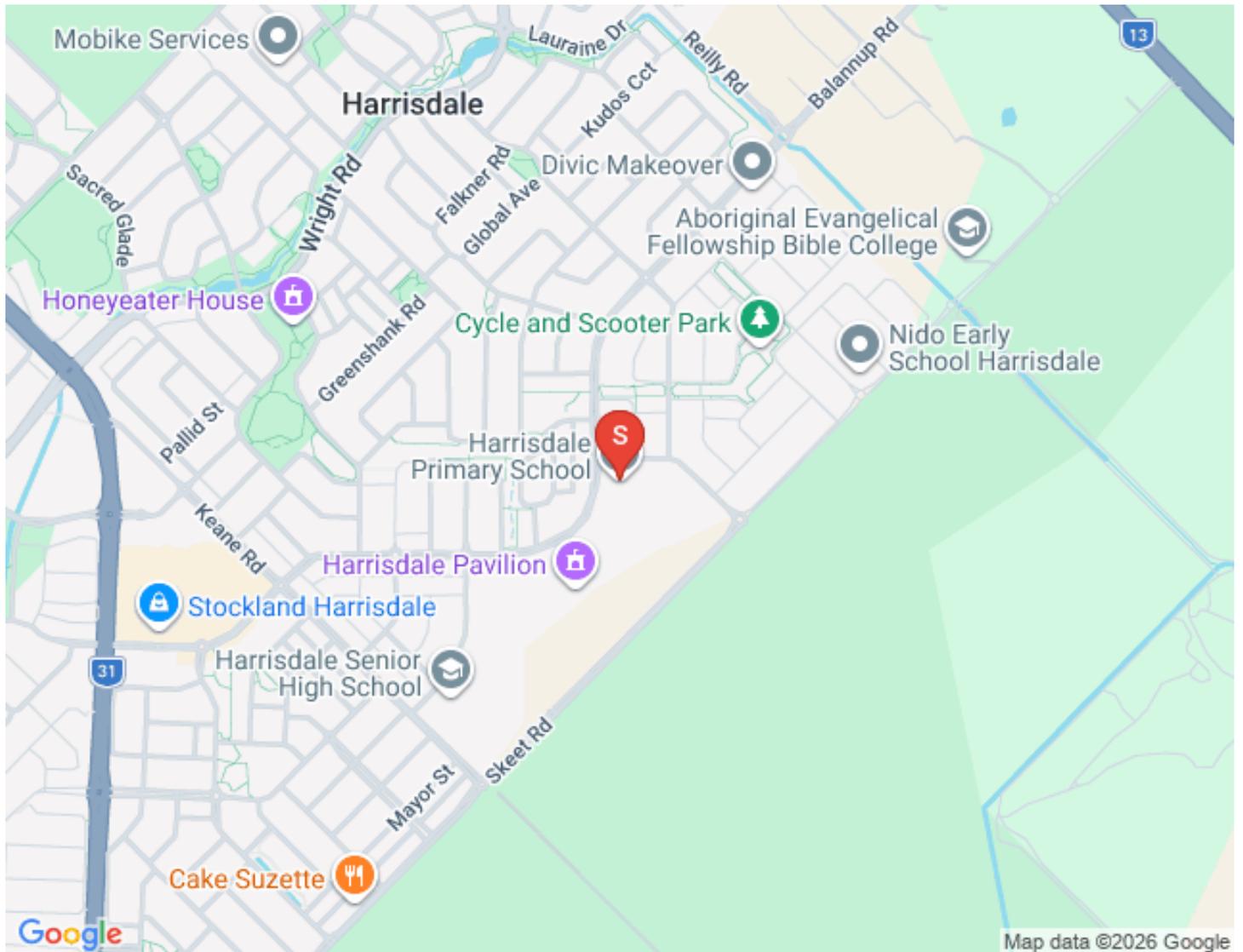
[Click to Download the Certificate of Title](#)

[Click to Download the Deposited Plan](#)

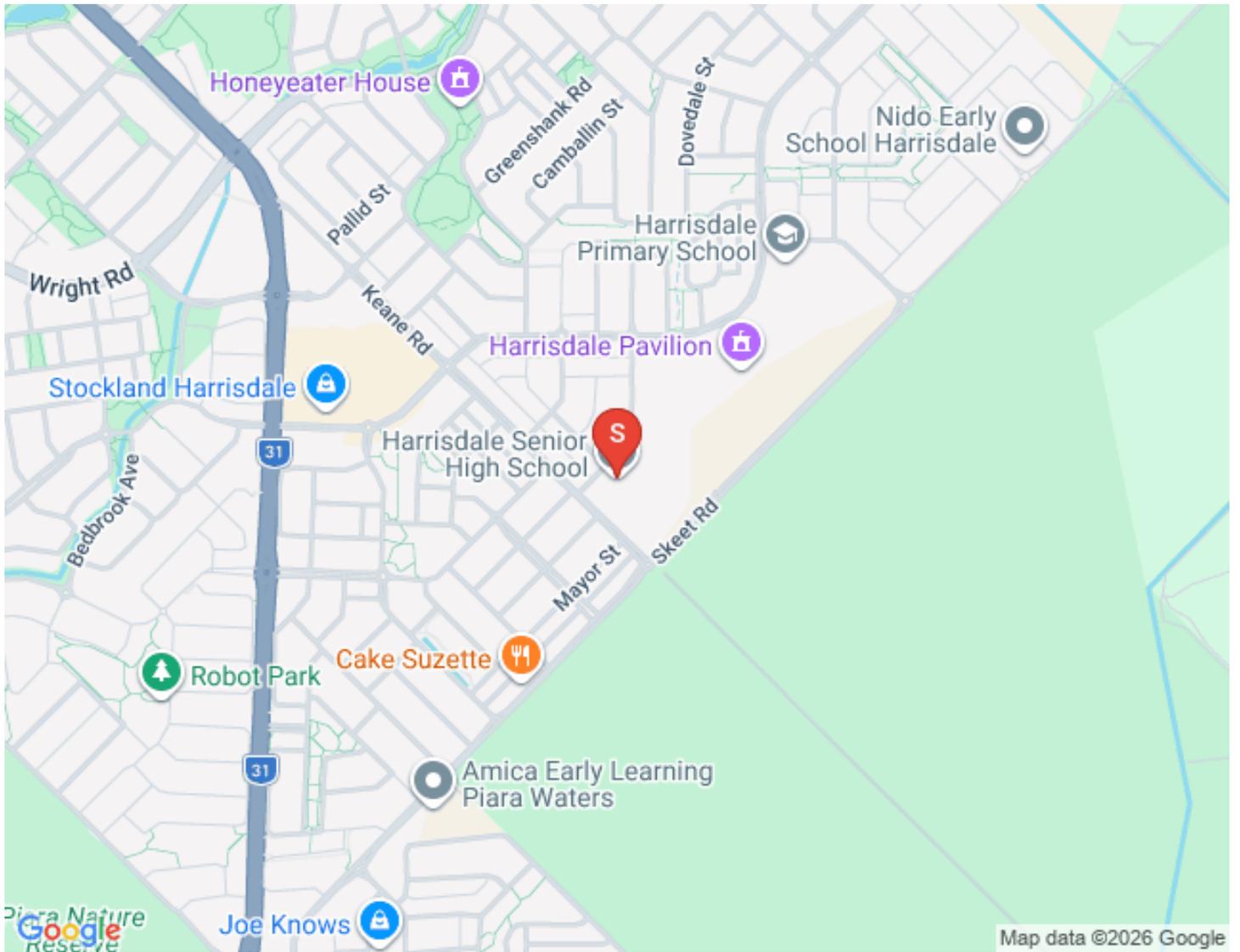
[Click to Download the Covenant](#)

Local Schools

[Click Here to View INTAKE AREA](#)



[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

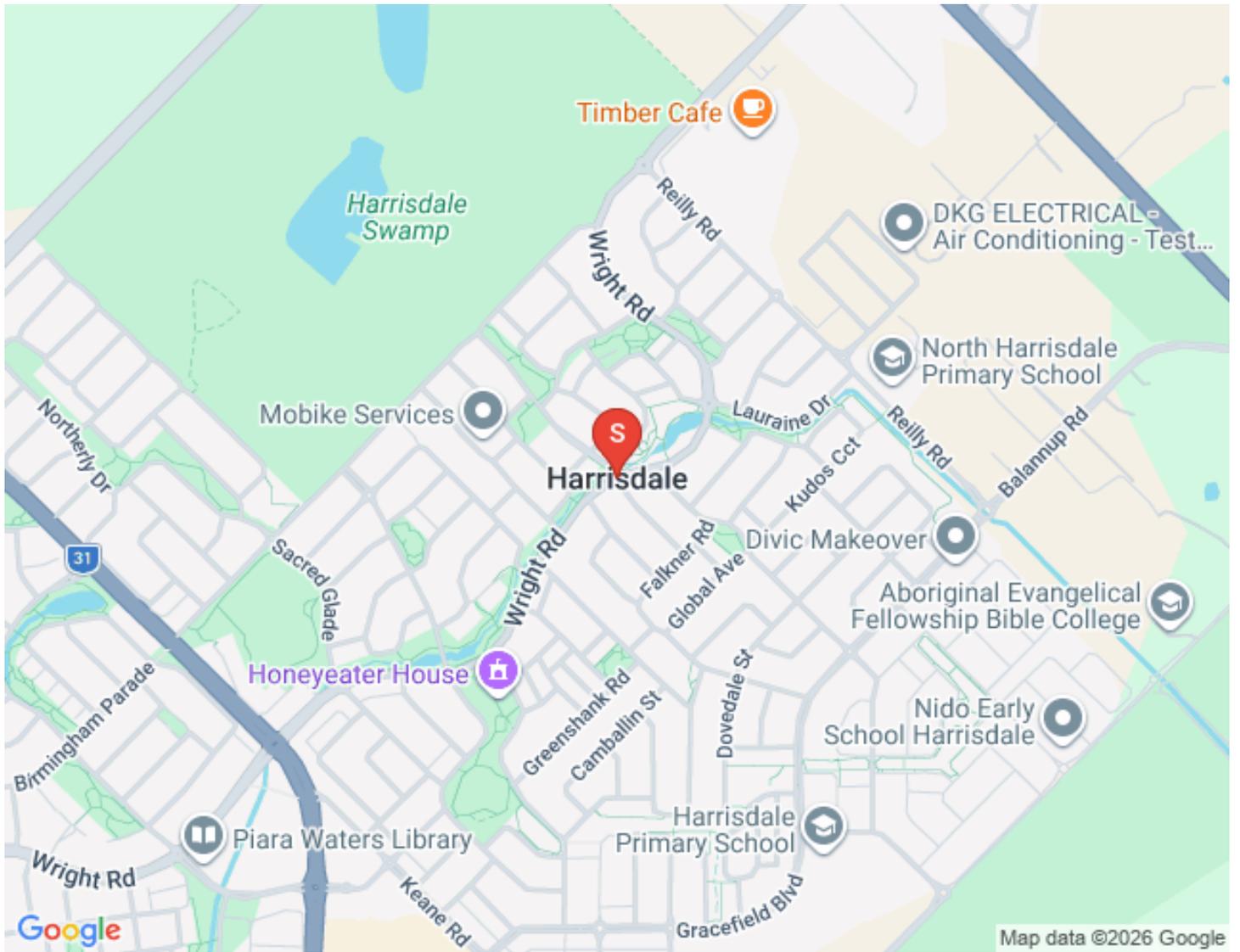


Harrisdale Sensory Park



Coles Southern River





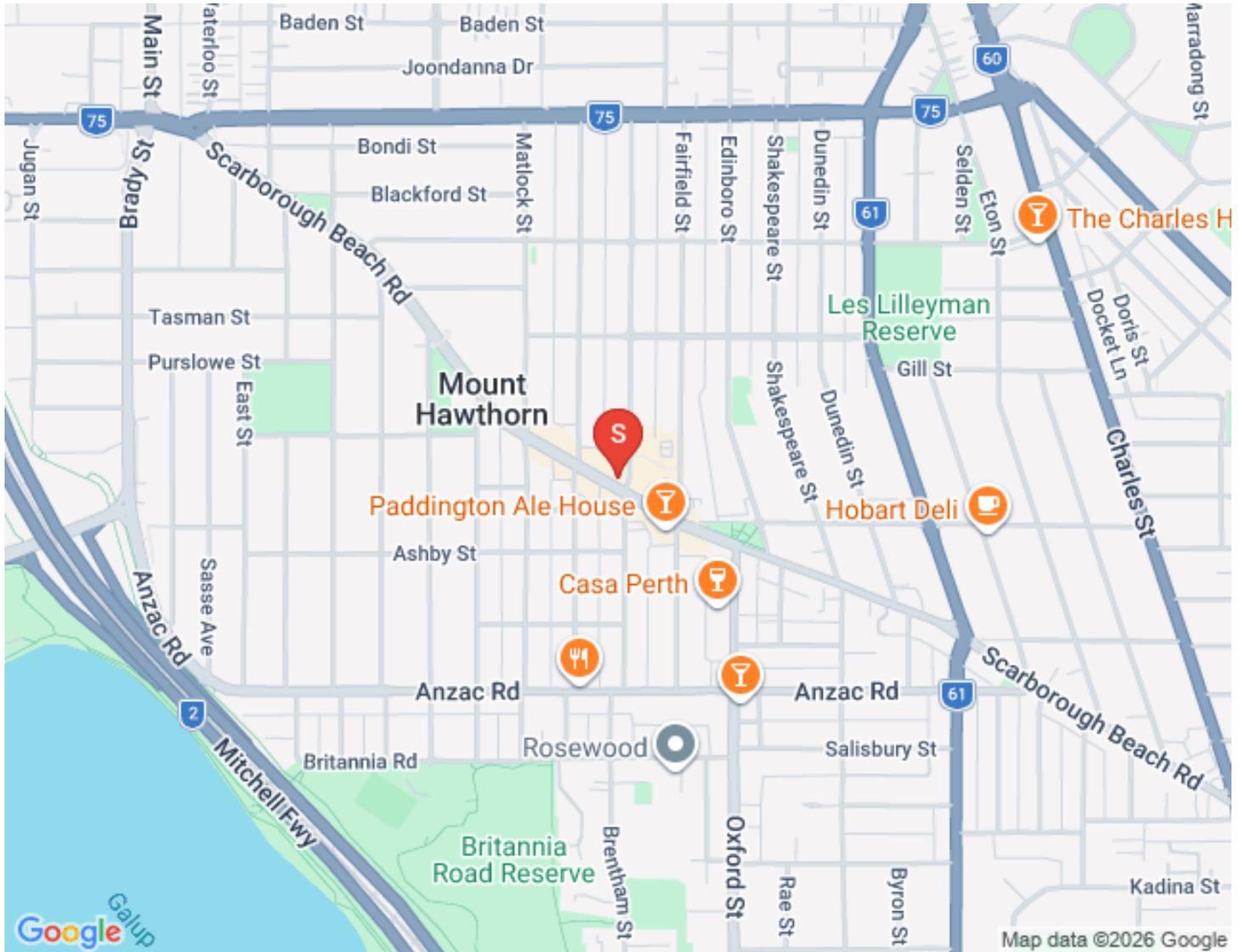
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

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.



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@fngenesisis.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@fngenesisis.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@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.



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