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## Welcome



### 60 Hickman Drive, Piara Waters

**Luxury Family Home with Multiple Living Areas!**

4  2  2  **Under Offer**

Under Offer By Ronnie Singh!!

This prestigious home is positioned in the sought-after family minded community of Piara Waters and offers luxury living with a convenient lifestyle. You are walking distance from everyday amenities with the primary school just a kilometre away and beautiful parklands on your doorstep. A 2-minute drive to Armadale Road makes your work commute a breeze and takes you straight to Cockburn Gateway Shopping Centre and Cockburn Central Train Station just 7km away. When you aren't out and about enjoying the convenience of this location, you will be revelling in the lavishness of this home.

Stepping past the beautifully manicured front garden and through the front door, you are welcomed with the grandeur of high ceilings, and a fresh, bright interior. The hallway opens out into the primary living area, the open plan lounge and dining space. With modern black window frames, a recessed feature wall for the TV, and lavish large floor tiles, it's easy to see the thought put into every design detail in this home. The kitchen is no exception, with an island bench and breakfast bar offering additional storage, as well as a secondary dining option. The double ovens and 5 burner stove top are great for preparing multiple meals when entertaining or meal prepping. Keep the kitchen area looking clean and tidy by utilising the scullery for appliance storage, as well as the sleek overhead cabinetry to store those everyday items. The soft closing cabinetry, hidden microwave recess, and mirrored splashback add to the opulence of this entertainer's kitchen.

Offering multiple living areas, this family home has something for everyone. The kids have their own activity space, a dedicated area to store all the toys, where the kids can learn and play. The tiled flooring allows for easy maintenance of this space, where you don't have to stress about

mess. The separate theatre offers something for the adults, as well as a destination for family movie nights. Plush carpeting underfoot adds to the prestige of your home cinema, along with the length of the space allowing for a large luxurious sofa, and a big screen tv. The high-end style of this home continues into the master suite. The master bedroom is a generous size, with carpet flooring for comfort, a recessed wall to house your bedhead and side tables, and a double window to allow the natural light in. The double walk-in wardrobe provides plenty of space to house both his and her clothing and leads you through to the stunning master ensuite. With floor to ceiling tiling, a double vanity, and a separate shower, this ensuite offers space, storage, privacy and premium finishes.

The secondary bedrooms all come complete with carpet flooring, and built-in wardrobes with mirrored sliding doors that not only add lightness and space to the rooms, but also a design element with the stunning black frames. The common bathroom is well-appointed with a shower recess, built-in bathtub, and plenty of natural light. The linen storage and laundry are conveniently located just off the kitchen area and share the same bright and sleek finishes. The outdoor area offers functionality without the maintenance, with an alfresco dining area, perfect for entertaining, and artificial turf for year-round luscious lawn. The backyard has enough space for a trampoline or play equipment set for the kids to enjoy the summer sun. You will also make the most of the sun shining with fitted solar panels to help reduce living costs. As well as having multiple spacious living areas, plenty of storage, modern finishes, and high-end style, this home is positioned in the perfect location and offers practical indoor and outdoor living.

#### SCHOOL CATCHMENT

Aspiri Primary School (1.0km)

Piara Waters High School (2.4km)

#### RATES

Council: \$

Water: \$1203 approx.

#### FEATURES

- \* Built Year: 2021 Circa
- \* High Ceilings
- \* Open Plan Living Area
- \* Theatre Room with Plush Carpeting
- \* Kids Activity Area
- \* LED Downlights
- \* Tiled Flooring Throughout Main Areas
- \* Ducted Reverse Cycle Air-Conditioning
- \* Bedrooms 2, 3, and 4 Feature Built-In Wardrobes and Carpet Flooring
- \* Master Suite with Dual Walk-in Wardrobes
- \* Master Ensuite with Dual Vanity and Separate Shower
- \* Modern Kitchen with Island Bench and Breakfast Bar
- \* Scullery for Added Functionality
- \* Double Oven (Electrolux)
- \* 5 Burner Gas Stovetop (Electrolux)

- \* Premium Soft-Closing Cabinetry
- \* Overhead Cabinetry for Additional Storage
- \* Microwave Recess
- \* Linen Cabinet and Laundry Area Conveniently Located Near Kitchen
- \* Alfresco Area for Entertaining
- \* Low Maintenance Artificial Turf
- \* Double Garage with High Ceilings
- \* Solar Panels

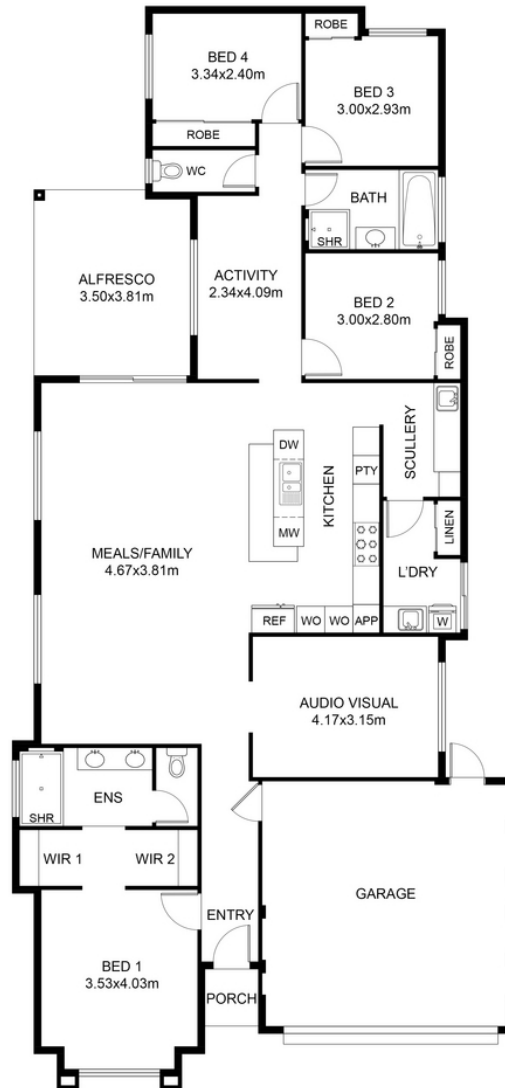
#### LIFESTYLE

- 950m  Aspiri Park
- 1.0km  Aspiri Family Daycare
- 1.3km  Torridge Park
- 1.3km  Novelli Pavilion
- 1.4km  Piara Waters Medical Centre
- 1.5km  Treasured Tots Early Education
- 1.6km  Piara Nature Reserve
- 1.7km  Newhaven Dog Park
- 2.6km  Carey Baptist College Forrestdale
- 2.9km  Stockland Harrisdale Shopping Centre
- 3.2km  Banjup Local Coffee Shop
- 3.9km  Lake Treeby
- 6.2km  Treeby Community and Sports Centre
- 7.0km  Cockburn Gateways Shopping Centre
- 7.0km  Cockburn Central Train Station
- 7.6km  Cockburn ARC





# 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.

**60 Hickman Drive, Piara Waters**



## Comparable Sales



### 56 HICKMAN DRIVE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$800,000  
Sold ons: 27/11/2024  
Days on Market: 23

Land size: 362  
**sale - sold**



### 14 SOVITE ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$803,000  
Sold ons: 07/11/2024  
Days on Market: 28

Land size: 375  
**sale - sold**



### 10 DUNITE ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$810,000  
Sold ons: 11/06/2024  
Days on Market: 27

Land size: 375  
**sale - sold**



### 4 MODENA ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$823,000  
Sold ons: 04/04/2024  
Days on Market: 29

Land size: 375  
**sale - sold**



### 13 WILDFLOWER VIEW, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$830,000  
Sold ons: 27/03/2024  
Days on Market: -19

Land size: 375  
**sale - sold**



### 21 MESSINA WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$865,000  
Sold ons: 09/05/2024  
Days on Market: 9

Land size: 375  
**sale - sold**



### 6 MINETTE ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$870,000  
Sold ons: 17/10/2024  
Days on Market: 77

Land size: 375  
**sale - sold**



### 8 RHONE WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car  
\$872,500  
Sold ons: 11/07/2024  
Days on Market: 23

Land size: 384  
**sale - sold**

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## Offer Documents

[Click to Download the Offer Pack](#)

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

## Certificate of Title

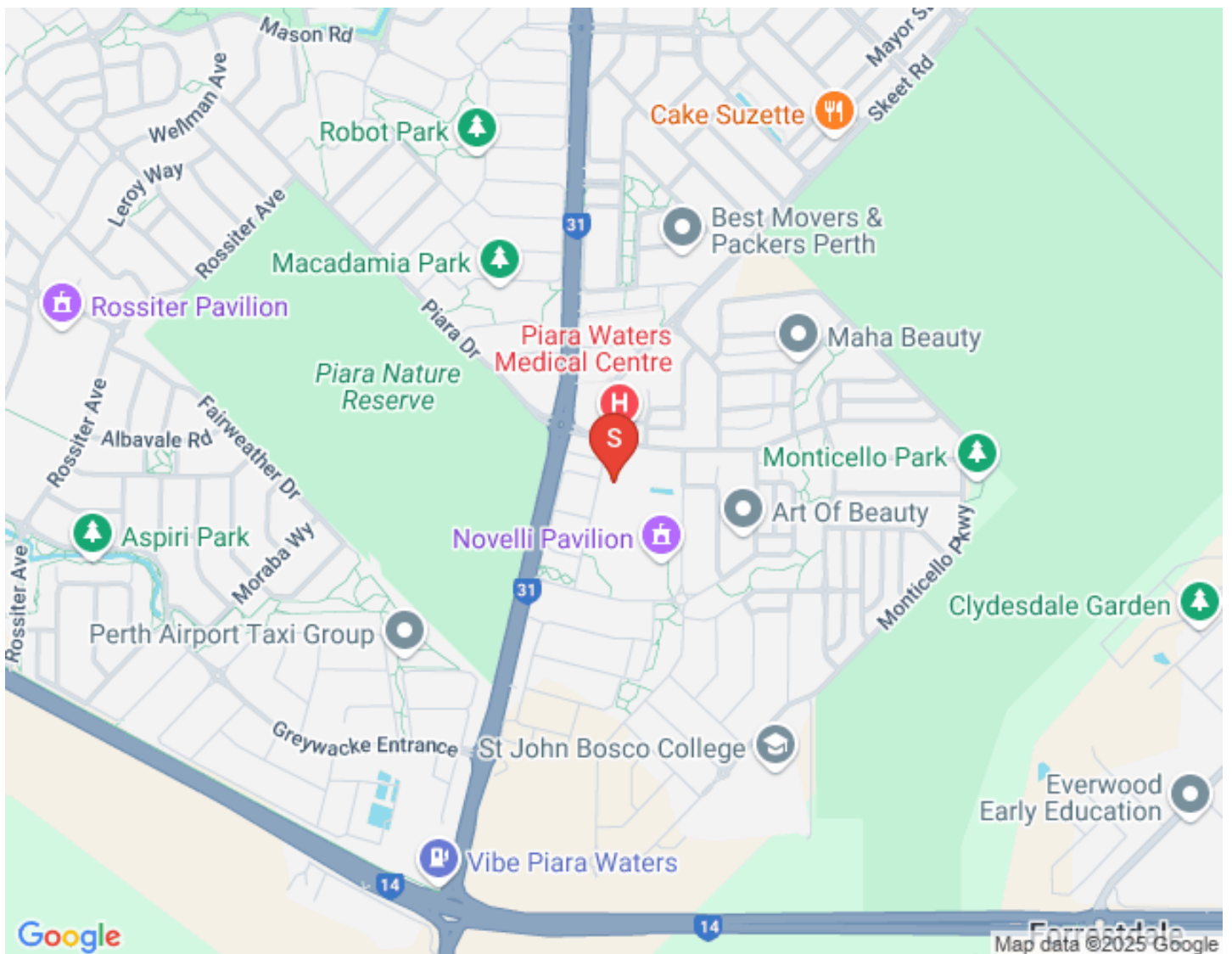
[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Notification](#)

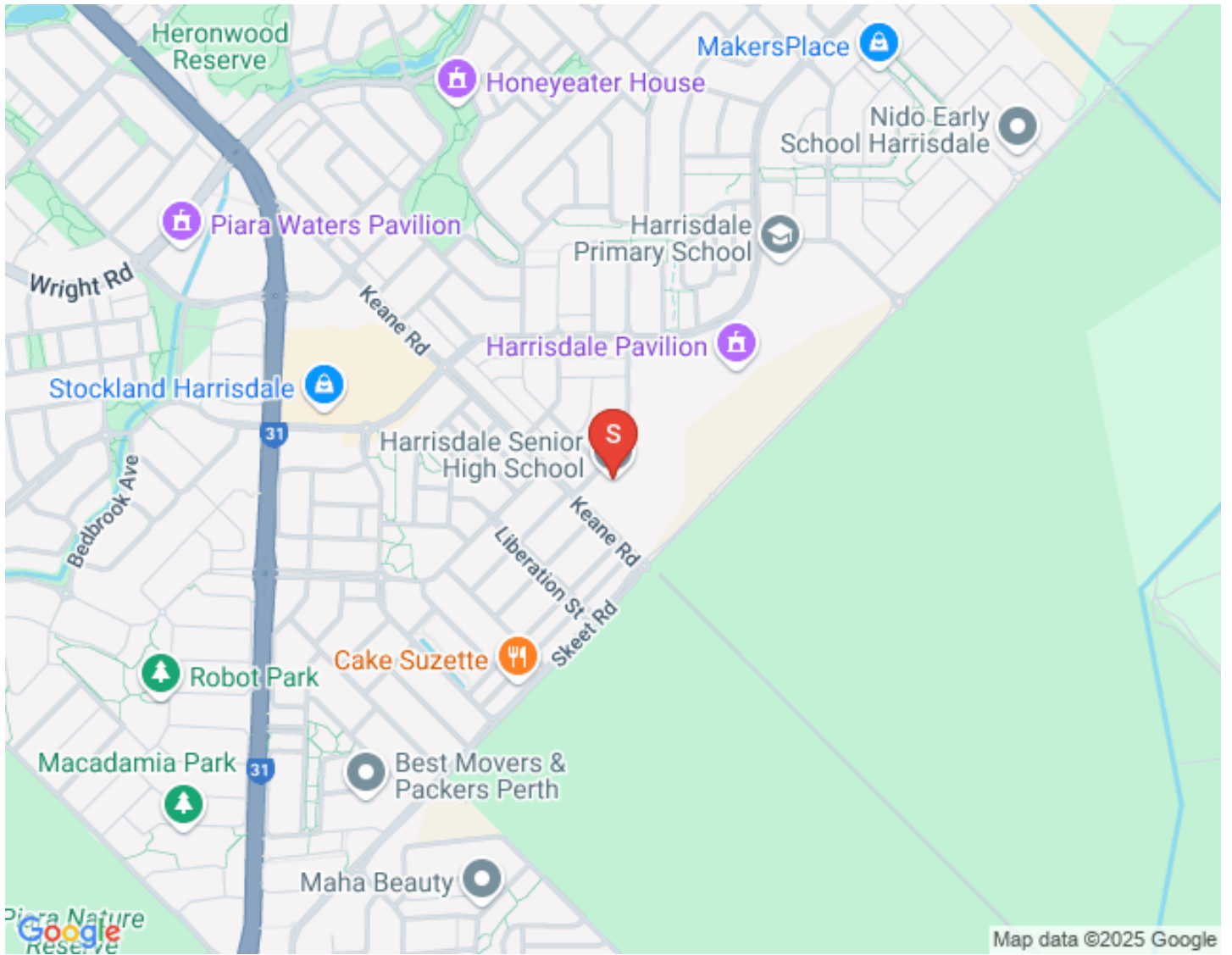
## Local Schools

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



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







## Piara Waters

### Bayonne Park



### Piara Waters Pavillion



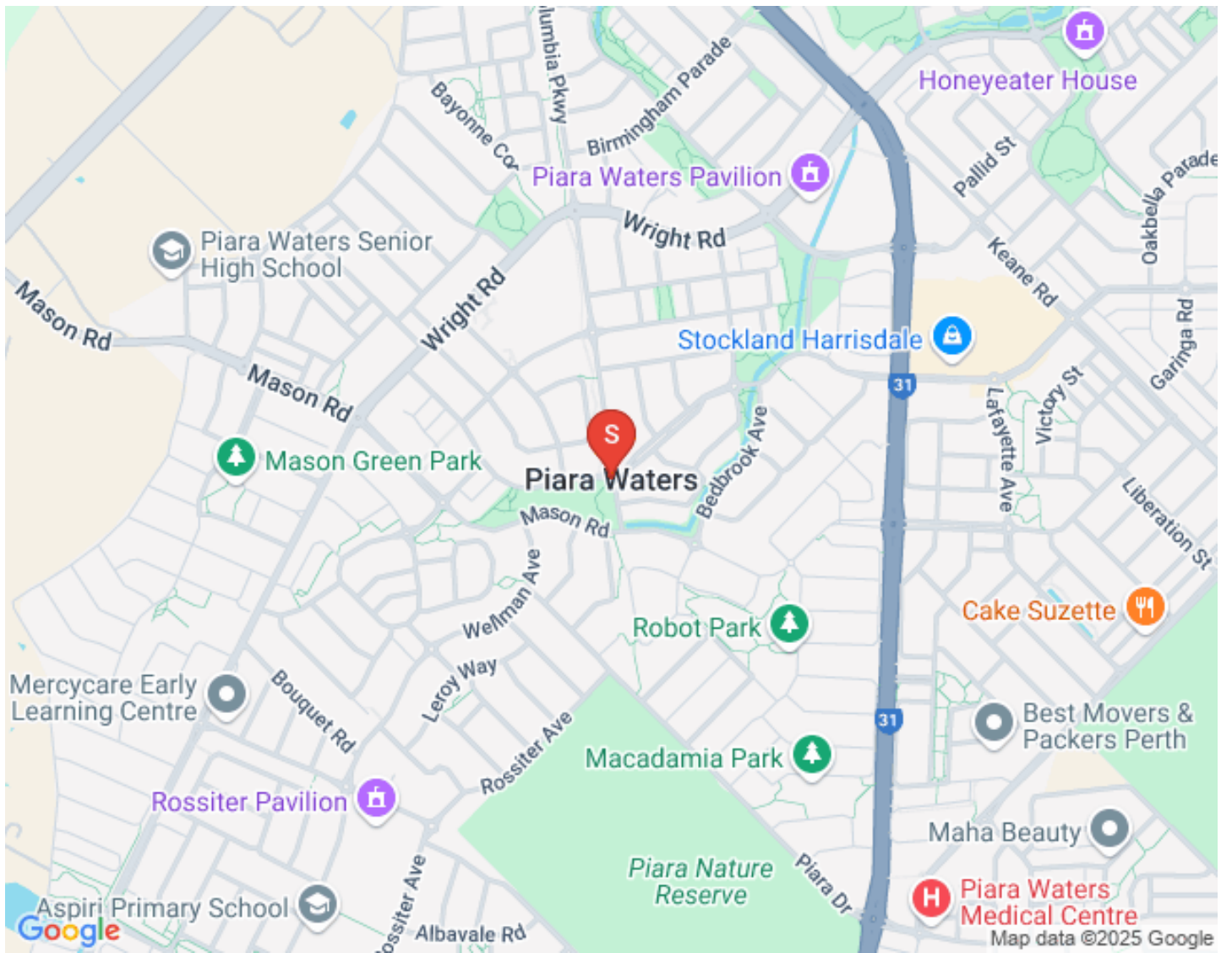
**Robot Park**



**Harrisdale Shopping Centre**







# Joint Form of General Conditions

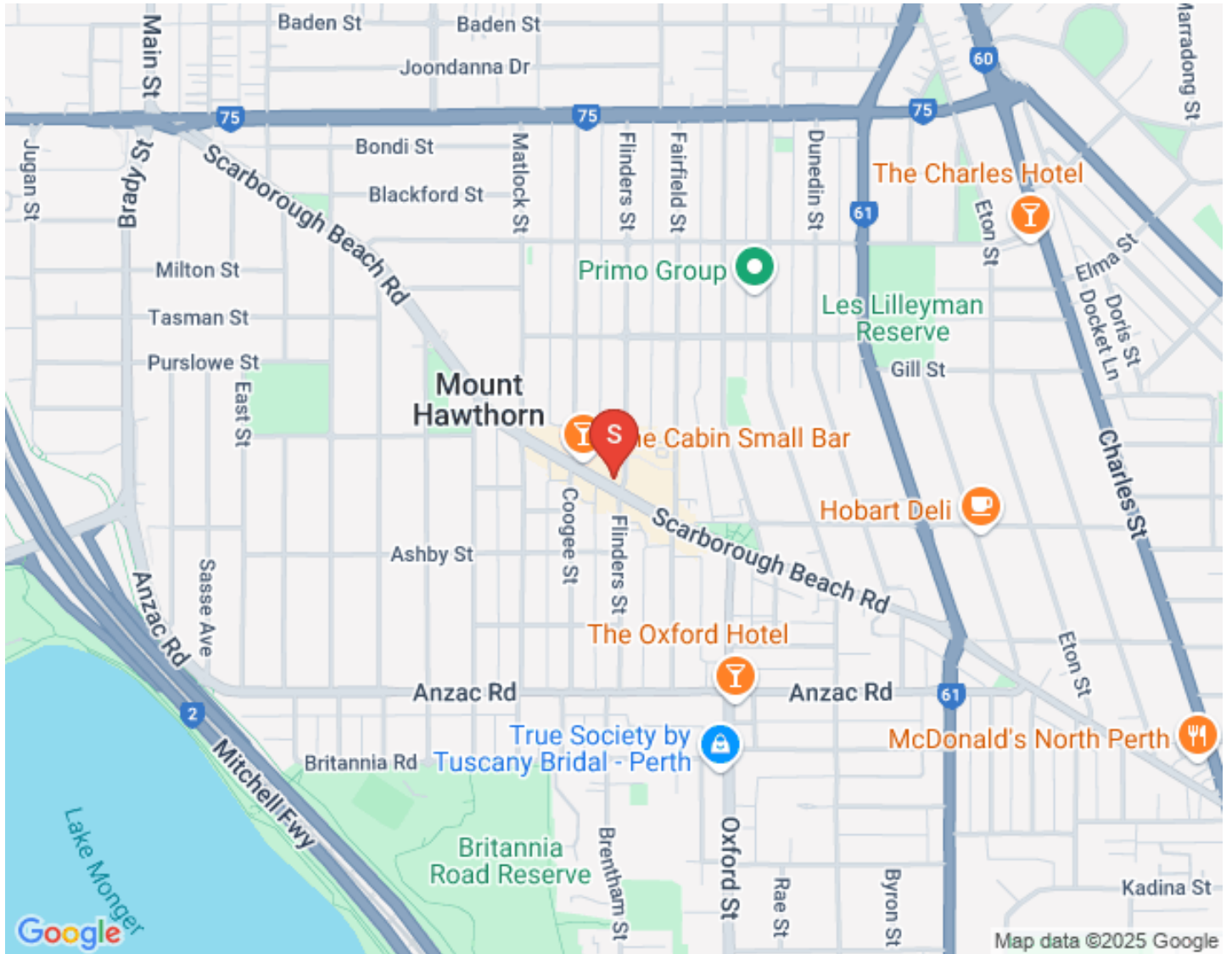
## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



### **RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesi.com.au](mailto: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

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[njayant@fngenesisis.com.au](mailto: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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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@fngenesisis.com.au](mailto: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.



## **GUY KING**

SALES CONSULTANT

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0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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.



## **ILENA GECAN**

PROPERTY MANAGER

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0412 175 528

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



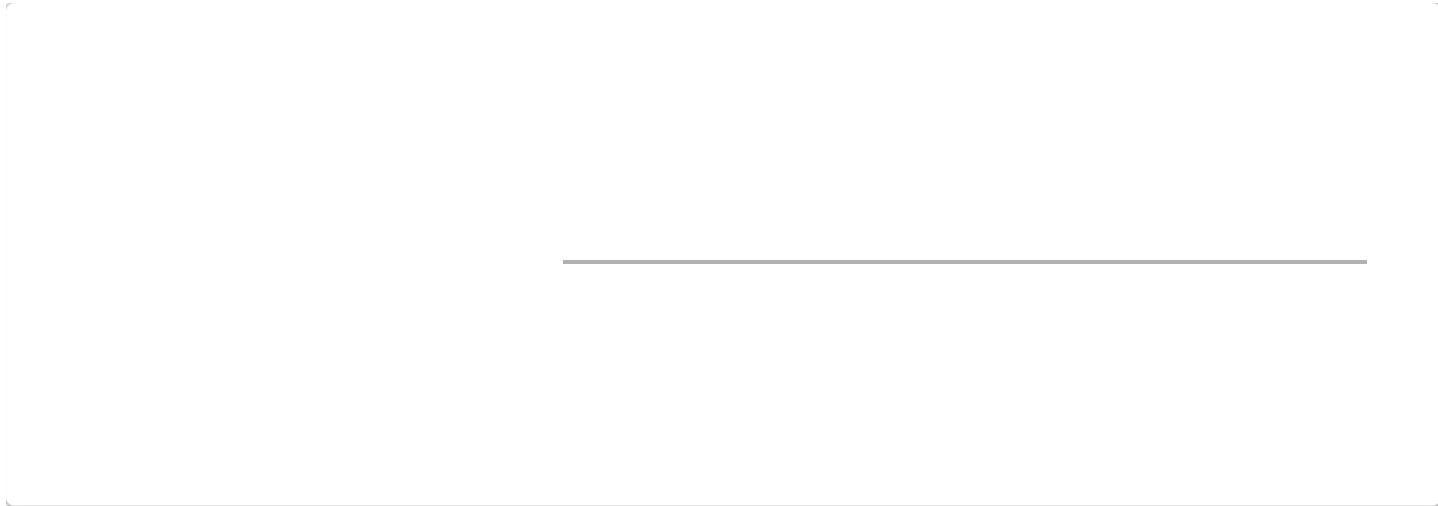
## **KAHLA PURVIS**

SALES ADMINISTRATOR/MARKETING OFFICER

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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 Southampton Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



### 60 Archdale Loop, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer





## 141 Huntingdale Road, Huntingdale

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4 Bed | 2 Bath | 2 Car

Land size: 501sqm

Under Offer



## 40 Firefalls Close, Huntingdale

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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

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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



## 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

---

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

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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

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4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



## 1D Basalt Road, Harrisdale

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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

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4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer