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Welcome



4/74 Carbeen View, Piara Waters

FOR DEFINITE SALE

3  2  2 

**Offers from
\$650,000**

Step into a lifestyle of ease and modern comfort with these beautifully designed homes in the heart of Piara Waters. Perfect for first homebuyers, young families, savvy investors, or downsizers chasing a low-maintenance, lock-and-leave lifestyle, this property offers unbeatable convenience. Just a short walk to Harrisdale Shopping Centre, you'll have supermarkets, cafés, restaurants, medical services, and public transport all at your doorstep, making everyday living effortlessly connected.

Each home is built with versatility and quality in mind, offering 3 spacious bedrooms with built-in robes, 2 sleek bathrooms, and the option of a study room. The interiors boast high-end finishes like stone benchtops, 900mm stainless steel appliances, ducted reverse cycle air conditioning, LED downlighting, and a seamless mix of tile and plush carpet flooring. From the dedicated laundry and generous storage to the master suite with ensuite, every detail has been considered.

Outside, enjoy easy-care living with landscaped flower beds, reticulation, and a covered alfresco area, perfect for relaxed weekend entertaining. The double garage with additional storage space and Bosch hot water system adds even more value to this already impressive package. Whether you're starting out, scaling down, or investing smart, these homes offer the ideal balance of lifestyle and location.

School Catchment:

Piara Waters Primary School (1.1km)

Piara Waters Senior High School (1.9km)

Rates:

Council: \$2476.69 approx.

Water:\$1,028.17 approx.

Features:

- *Toilets - 2
- *LED Downlights Throughout
- *Tiled flooring in living Areas
- *Ducted Reverse Cycle Air Conditioning (Panasonic)
- *Carpeted Bedrooms
- *All Bedrooms with BIR
- *Master Bedroom with Ensuite
- *Dedicated laundry Space
- *Study / Work Room

Kitchen:

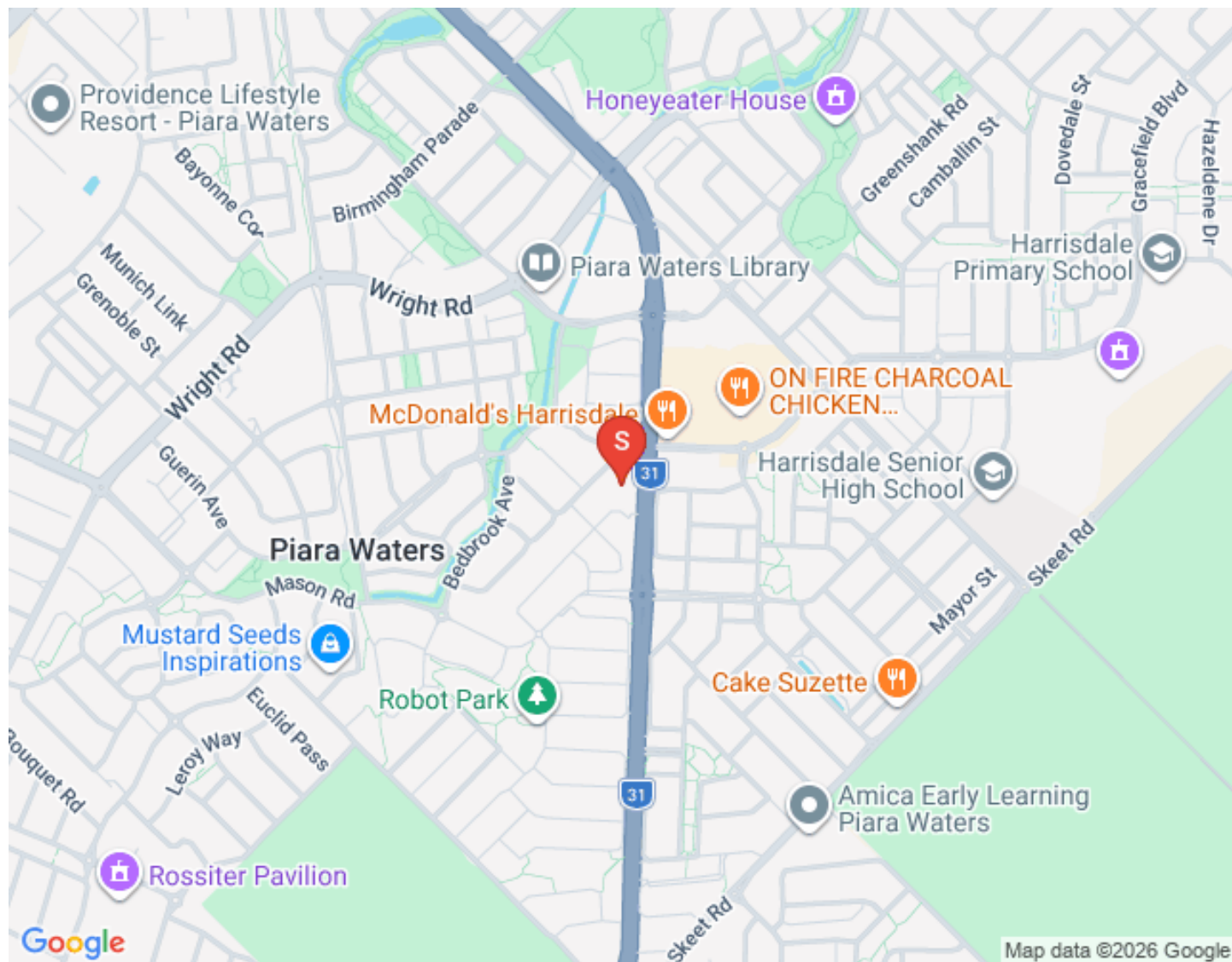
- *Stone Benchtop with Breakfast Bar
- *5-burner gas cooktop (Westinghouse)
- *900mm Oven (Westinghouse)
- *Double-Door Fridge Space
- *Built-in Pantry
- *Microwave Recess
- *Overhead Cabinetry for Extra Storage

Outside:

- *Hot water system (Bosch)
- *Low-maintenance backyard
- *Landscaped flower beds with reticulation
- *Alfresco
- *Double Garage

LIFESTYLE:

- 270m - Robot Park
- 450m - Bedbrook Park
- 750m - Piara Nature Reserve
- 1km - Stockland Harrisdale Shopping Centre
- 3.7km - Bunnings Harrisdale
- 5.1km - Forrestdale Lake Nature Reserve
- 8.6km - Jandakot Airport
- 9.2km  Cockburn Gateway Shopping City
- 13.8km - Armadale Health Service
- 14.7km - Murdoch University
- 17.3km - Coogee Beach
- 20.4km - Deep Water Point Reserve
- 28.3km - Perth CBD



Certificate of Title

[Click to download Certificate of Title](#)

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

[Click to download the Notification](#)

Offer Documents

[Click to download the Offer Pack](#)

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

Strata Documents

Strata Documents

[Click to download the Precontractual Disclosure](#)

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

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

Comparable Sales



11 SWEETGUM WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$710,000
Sold ons: 01/10/2024
Days on Market: 29

Land size: 250
sale - sold



12 SWEETGUM WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 28/03/2025
Days on Market: 18

Land size: 250
sale - sold



10 MACADAMIA LOOP, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 12/08/2024
Days on Market: 28

Land size: 250
sale - sold



15 BAMBILI WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 18/03/2025
Days on Market: 93

Land size: 300
sale - sold



23 GLEESON WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 26/11/2024
Days on Market: 8

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 Proptack Pty Ltd (ABN 43 127 386 298).

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Local Schools



Click to view [Intake Area](#)





Click to view [Intake Area](#)



Piara Waters

Robot Park



Piara Waters Pavillion



Piara Waters Library



C.Y O'Connor Village Pub

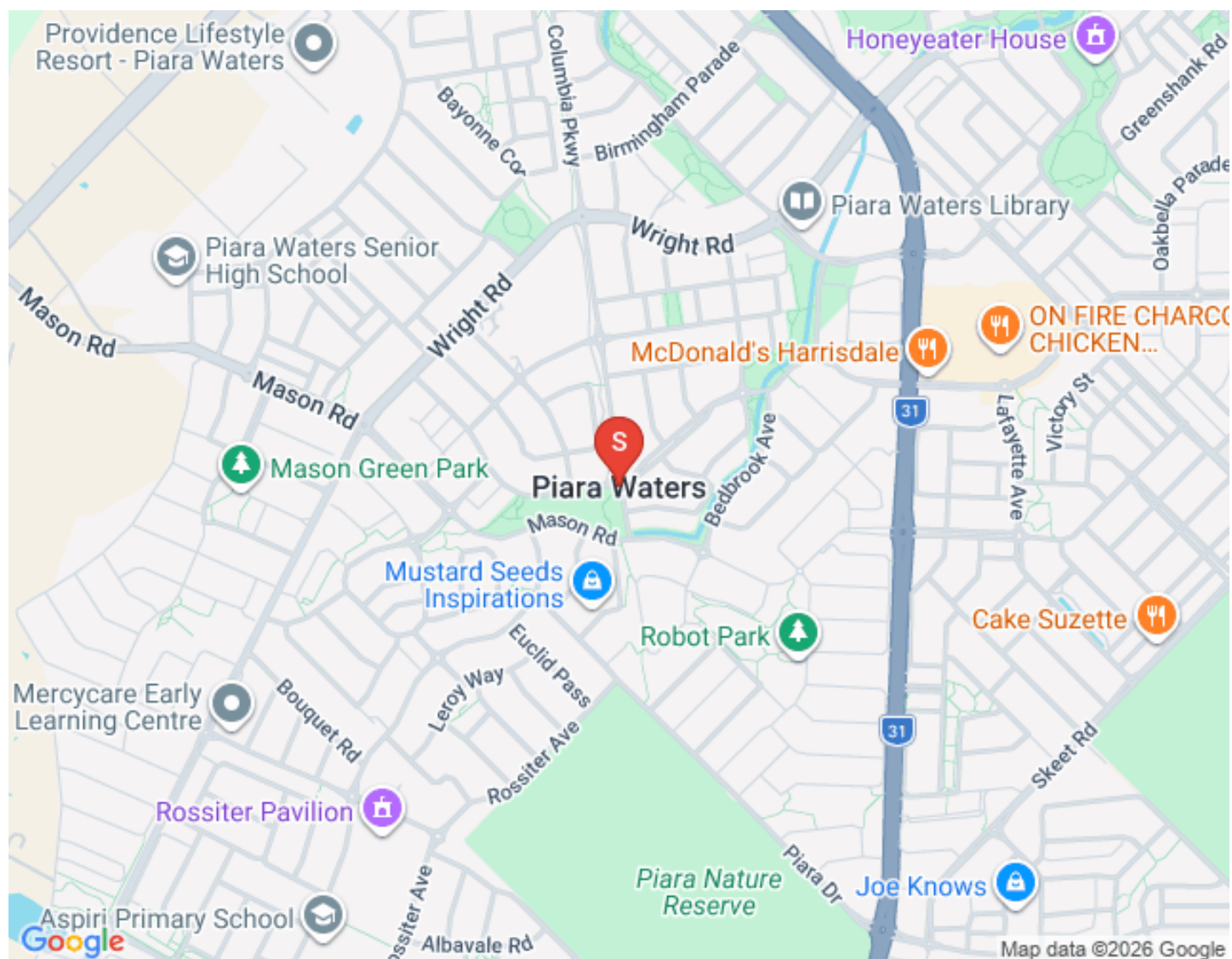


Starbucks



Stockland Harrisdale





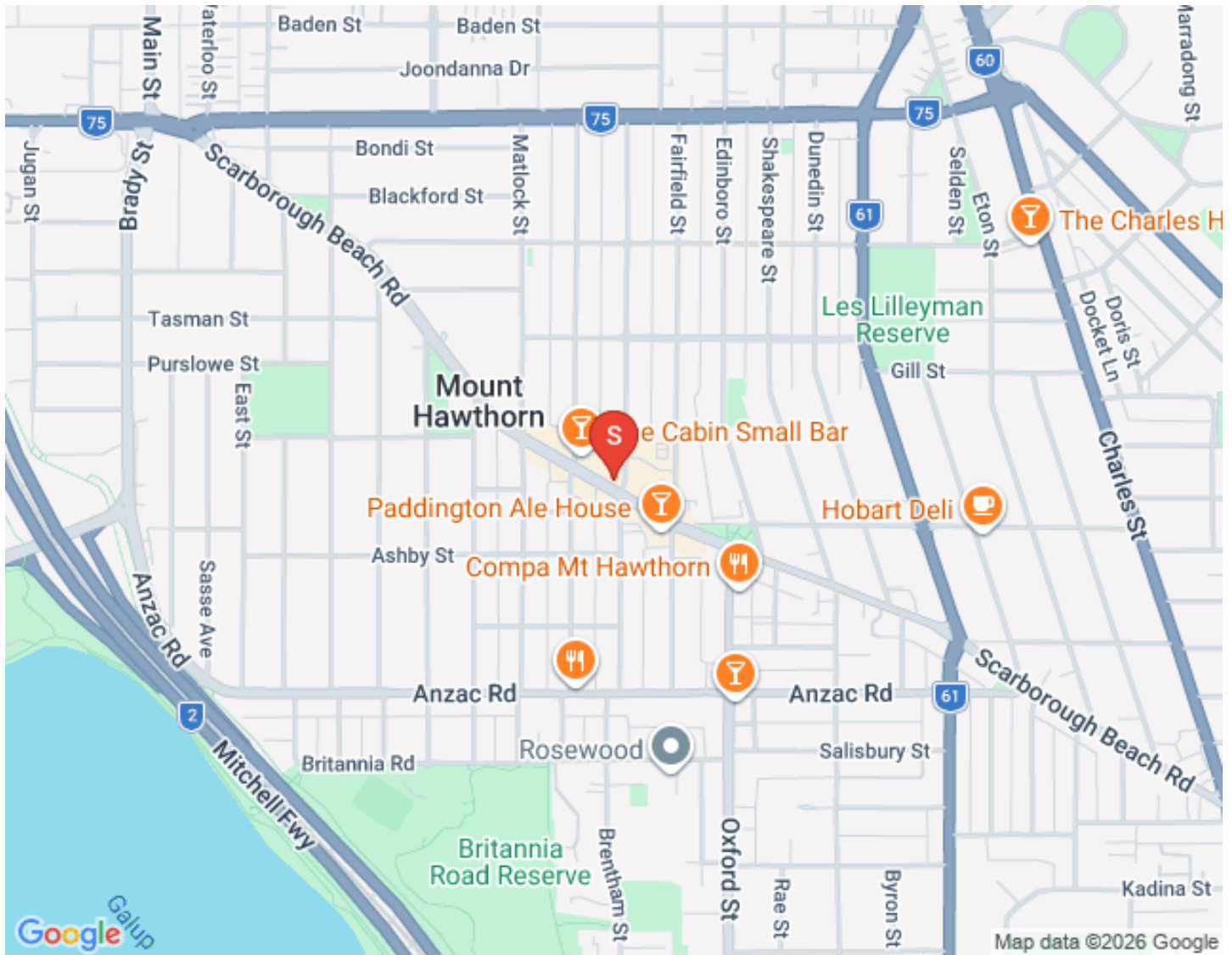
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

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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.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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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

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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.



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

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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

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Meet Kahla, residing in Ridgewood, 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.

Our Recent Sales



19 Warrina Place, Armadale

4 Bed | 2 Bath | 2 Car

Land size: 832sqm

Offers from \$599,000



7 Anca Way, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 390sqm

Under Offer



24 Bordeaux Parade, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 401sqm

End Date Process



6 Gumblossom Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 417sqm

Under Offer



4/23 Limestone Rise, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 202sqm

Under Offer



106 Piara Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 416sqm

Under Offer



5 Verona Road, Piara Waters

3 Bed | 3 Bath | 2 Car

Land size: 450sqm

Under Offer