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Welcome



16 Novelli Parade, Piara Waters

Prestigious Family Home Opposite
Primary School

4  2  2 

End Date
Process

All offer presented on before 6pm Tuesday 3rd of December.
The seller reserves the right to accept offers before the end date.

This sophisticated family home impresses from the street with its blooming Jacaranda tree and lush reticulated front lawns. The landscaping is almost as good as the location! In the heart of the family friendly Piara Waters, this home sits opposite Riva Primary School, and the Novelli Pavilion and Reserve. Offering you a convenient lifestyle, along with a showstopping interior and floorplan, this home really has it all.

Welcoming you through the double door entryway and into the grand hallway, you will be sure to notice the wood laminate flooring adding character and style to the space. Step into the open plan kitchen, living and dining area, and see the kitchen featuring laminate benchtops with a breakfast bar perfect for casual dining, or to get the whole family involved in preparing meals! With a convenient shopper's entry from the garage, a built-in pantry, and soft closing cabinetry, this kitchen is both practical and stylish. Enjoy your family meals in the open plan dining area, filled with natural light from the windows and the sliding door out to the alfresco. Complete with fully ducted air-conditioning, you will dine in comfort all year round.

When you want to enjoy the outdoors, why not dine in the spacious alfresco area with a pitched roof, concrete flooring, and plenty of space for entertaining! Enjoy this space year-round by using the café blinds to protect you from the weather. When the sun is shining, enjoy the reticulated back lawn, or walk over the road to the oval and playground, a second yard for you to take advantage of! After a day of playing, the whole family can relax in the spacious living area, with room for a large modular couch for all to enjoy watching TV together!

Retire to your bedroom with the spacious master suite featuring plush carpets, walk-in wardrobe, and ensuite bathroom. Enjoy a sleep in with roller shutters on the master bedroom, as well as bedrooms 2 and 3, keeping the morning sun at bay. Bedroom 4 boasts side access, making it perfect for guests to come and go without needing to navigate the main living areas.

As well as a generous backyard, spacious living areas, and a modern interior, this home offers an abundance of storage. With 2 garden sheds, a double garage, and a laundry with overhead cabinetry, you won't be short of space to store everything from tools to toys. An enviable location within this sought after suburb makes this 4-bedroom, 2-bathroom family home one you don't want to miss out on!

SCHOOL CATCHMENT

Riva Primary School (100m)

St John Bosco College (750m)

Harrisdale Senior High School (1.7km)

RATES

Council: \$

Water: \$1325 approx

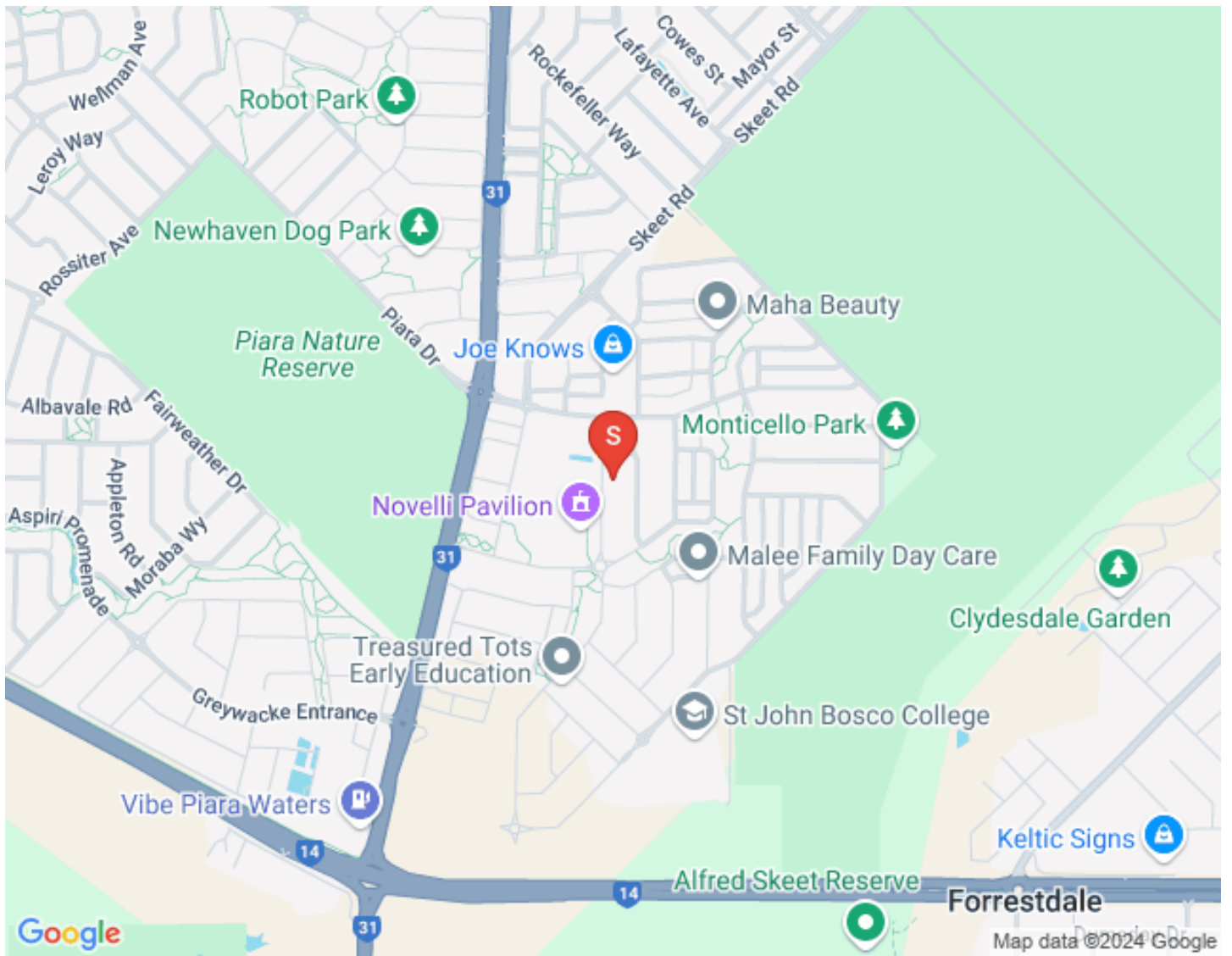
FEATURES

- * Opposite Riva Primary School
- * Grand Hallway Entrance
- * LED Downlights Throughout
- * Open Plan Living
- * New Blinds
- * Wood Laminated Flooring in Living Area
- * Bedroom 4 with Side Access
- * Master Suite & Bedrooms 2 and 3 With Carpet Flooring
- * Master Suite with Split System Airconditioning
- * Master Suite with Walk-in Wardrobe and Ensuite
- * Roller Shutters in Master Bedroom and Bedrooms 2&3
- * Security Alarm System
- * Ducted Reverse Cycle Air Conditioning
- * Laundry area with Access to Backyard
- * Laminate Benchtops with Breakfast Bar in Kitchen
- * Built-in Pantry
- * Soft Closing Kitchen Cabinetry
- * Shoppers Entrance to Garage
- * Gas Burner Stove (Westinghouse)
- * 600mm Oven (Westinghouse)
- * Front yard Featuring Lush Green Lawns with Reticulation
- * 200sqm Concrete Backyard
- * Covered Alfresco with Blinds
- * Immaculately Kept Backyard with Reticulation

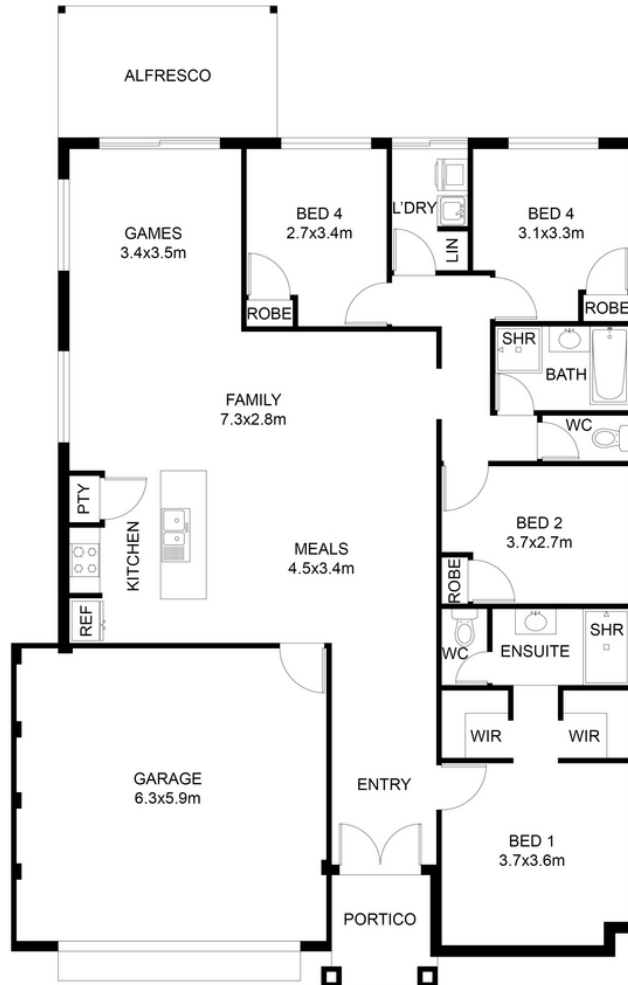
- * Dual Side Access to the Backyard
- * 2 Garden Sheds
- * Motion-Sensor Lights Outside
- * Solar Panels (6kw)
- * Double Garage

LIFESTYLE

- 140m 📍 Novelli Pavilion
- 240m 📍 Madox Playground
- 260m 📍 Piara Waters Medical Centre
- 350m 📍 Novelli Reserve
- 500m 📍 Malee Family Daycare
- 1.8km 📍 Caf 📍 De Paris
- 2.0km 📍 Stockland Harrisdale Shopping Centre
- 2.9km 📍 Carey Baptist College Forrestdale
- 3.2km 📍 Piara Village Shopping Centre
- 3.4km 📍 Better Beans Coffee
- 4.2km 📍 Forrestdale Lake
- 6.2km 📍 Armadale Aquatic and Fitness Centre
- 8.2km 📍 Cockburn Gateway Shopping Centre
- 8.3km 📍 Cockburn Central Train Station



Floor Plan



FLOOR 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.



16 Novelli Parade, Piara Waters

Comparable Sales



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
sale - sold



14 GOSSAN CHASE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$955,000
Sold ons: 15/10/2024
Days on Market: 75

Land size: 452
sale - sold



4 HURLINGHAM WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$975,000
Sold ons: 19/08/2024
Days on Market: 39

Land size: 450
sale - sold



21 LIGNITE AVENUE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,100,000
Sold on: 02/07/2024
Days on Market: 54

Land size: 545
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

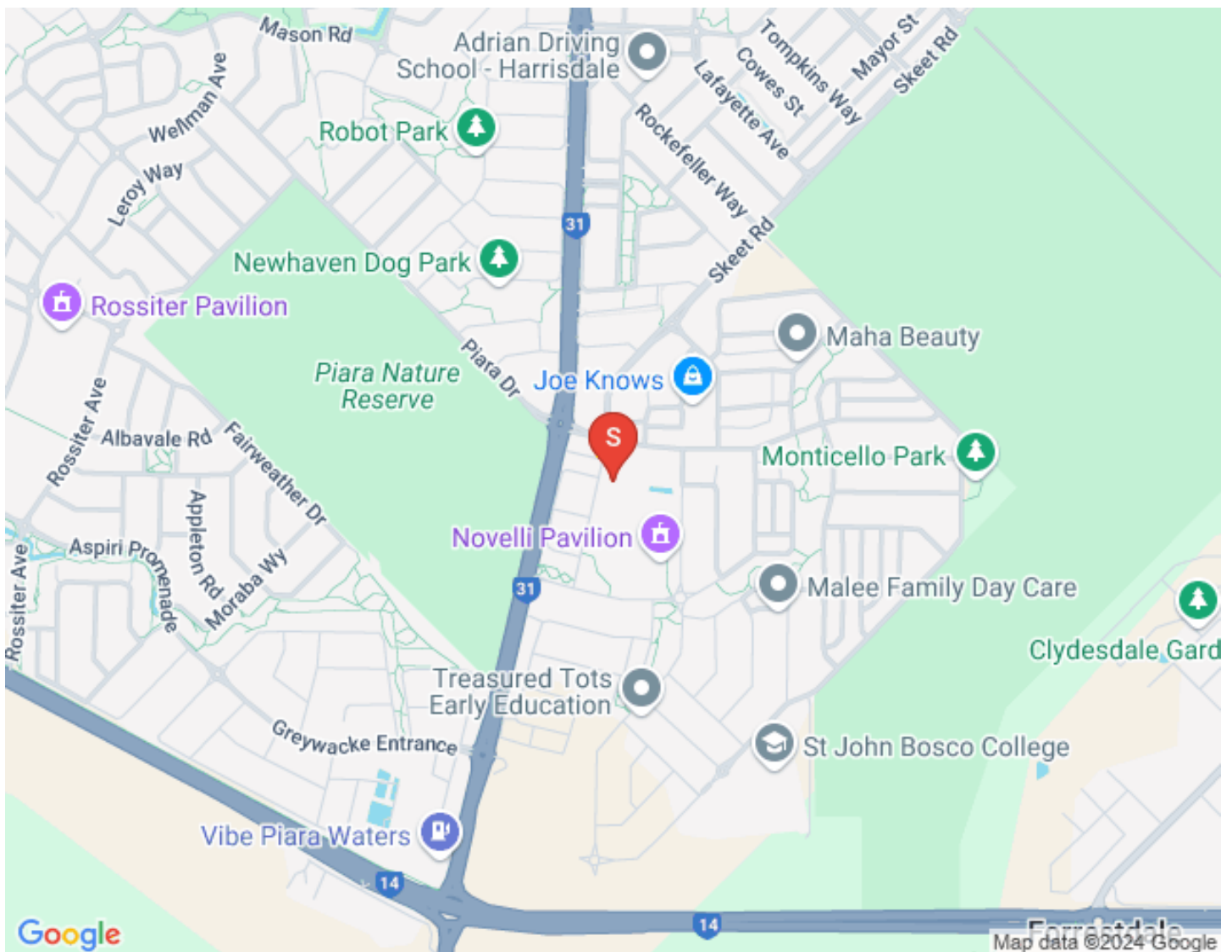
[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

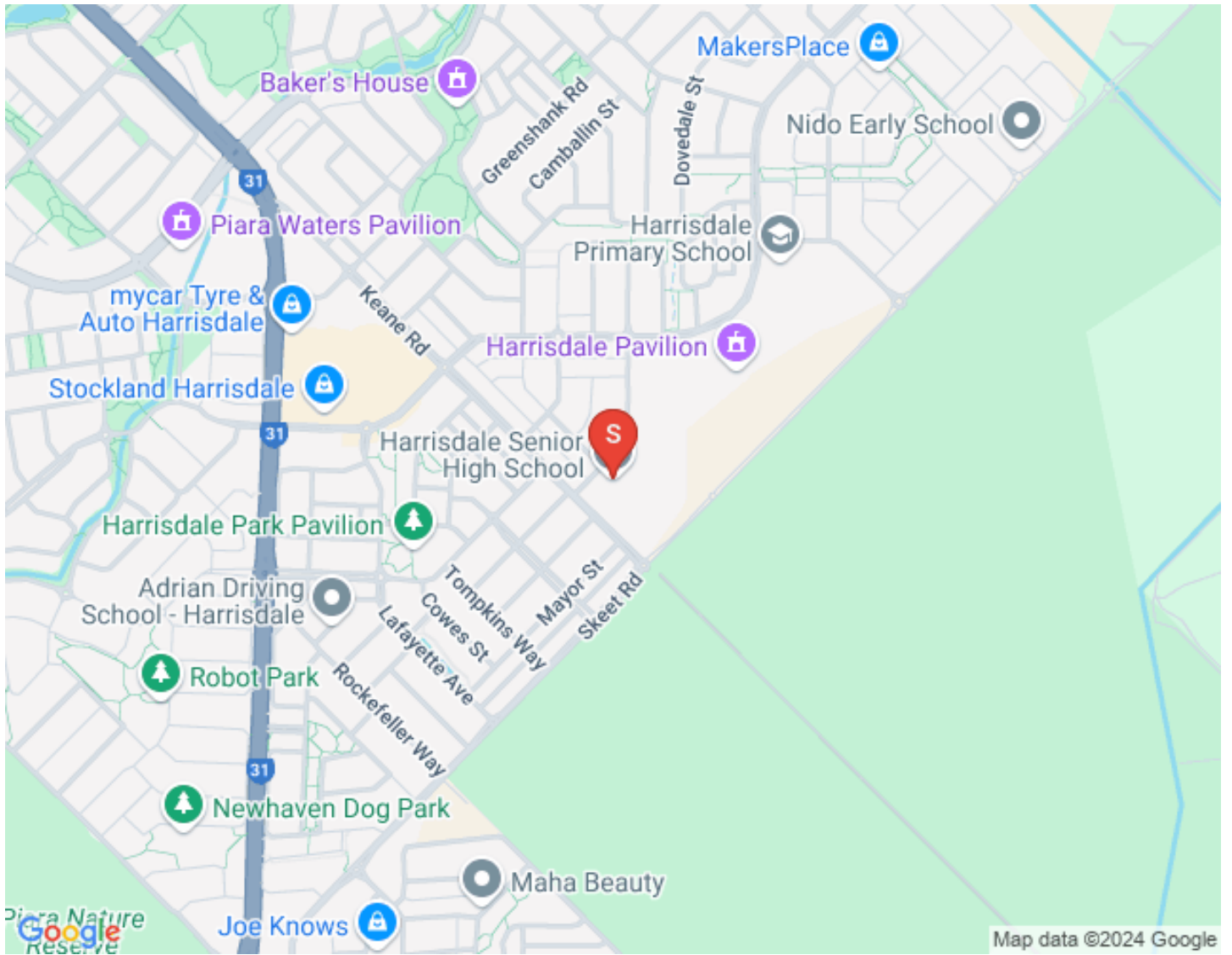
[Click to Download the Covenant](#)

Local Schools

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



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



Piara Waters

Bayonne Park



Piara Waters Pavillion

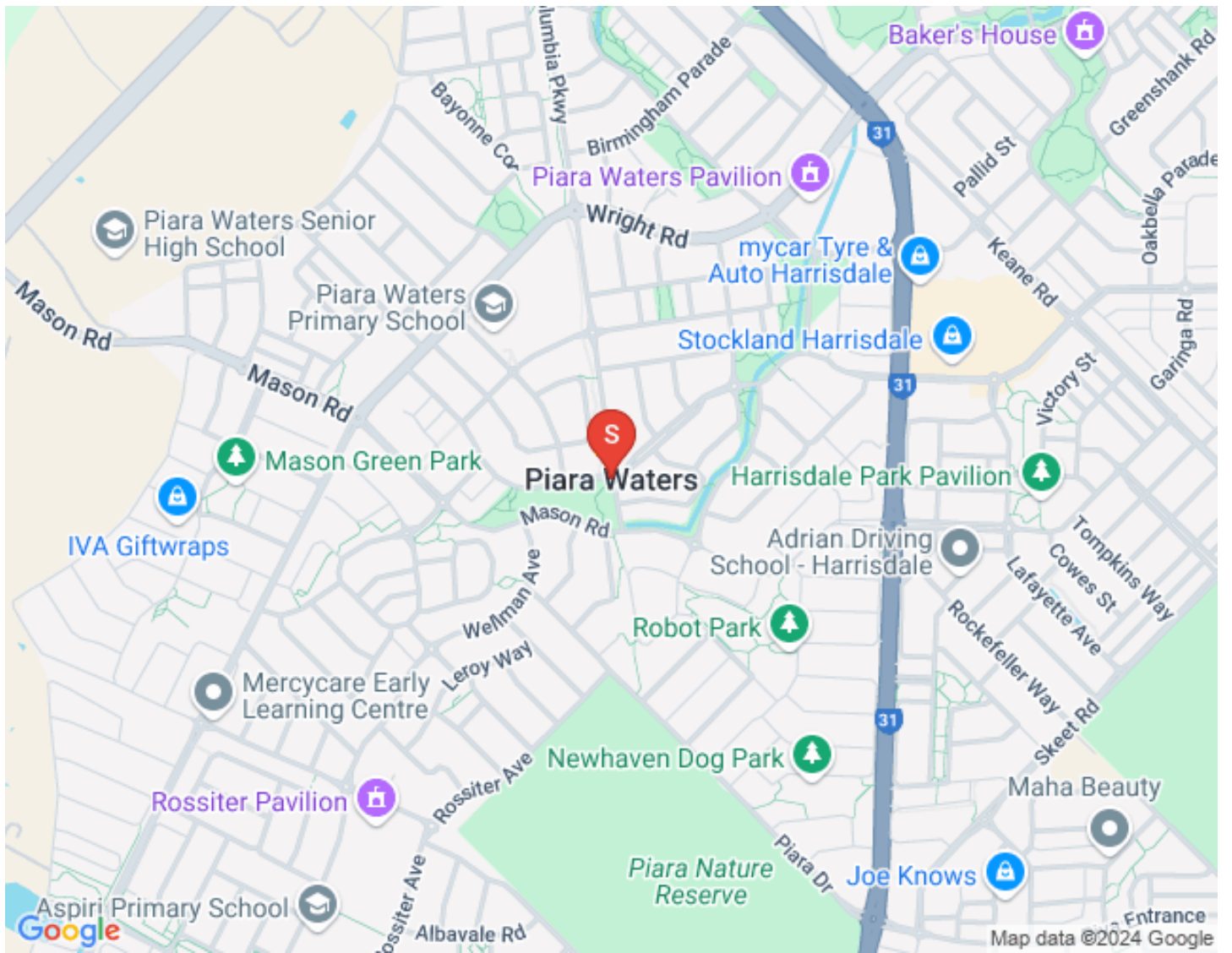


Robot Park



Harrisdale Shopping Centre





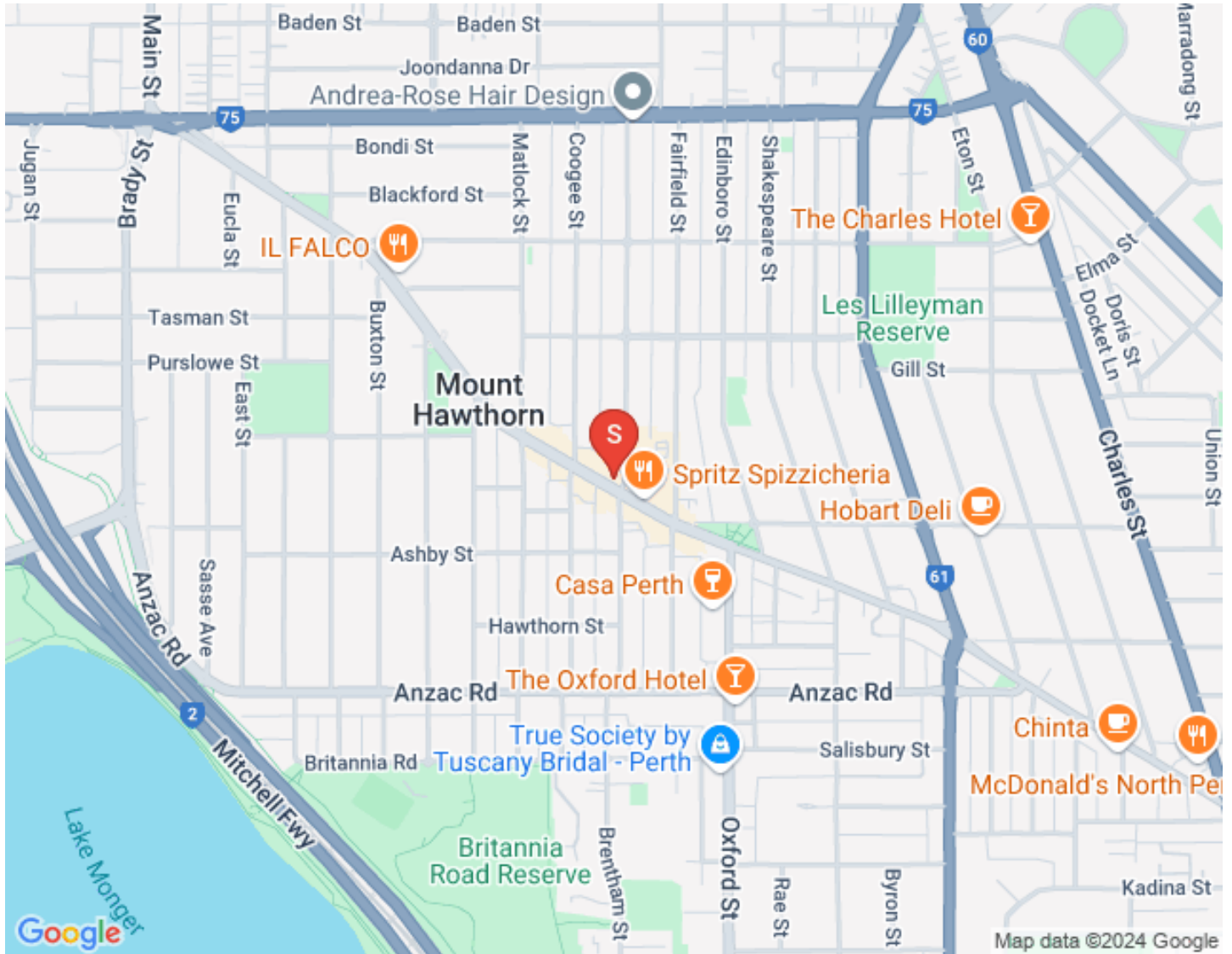
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

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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.



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.



GUY KING

SALES CONSULTANT

0417900315

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

ASSISTANT 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

RECEPTIONIST/MARKETING OFFICER

reception@fngenesis.com.au

Meet Kahla, the newest addition to the Genesis Team. Kahla resides in Heathridge and joins Team Genesis as a Receptionist and Marketing Officer.

Team Genesis Recent Sales



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



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

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



58 Archdale Loop, Piara Waters

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

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



11 Isla Place, Piara Waters

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



1D Basalt Road, Harrisdale

4 Bed | 2 Bath | 1 Car

Land size: 260sqm

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



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



51 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer