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Welcome



24 Bordeaux Parade, Piara Waters

Well Designed Family Entertainer in Perfect Location

End Date

Process

All offers presented on or before 6pm Tuesday the 11th of March 2025.
(The sellers reserve the right to accept offer before the end date).

This family home is full of charm from the minute you pass the blooming front flower beds, and experience the quaint front porch surrounded by enchanting established trees. Inside, the open plan living spaces create a seamless flow between the indoors and outdoors and offer the perfect space for both relaxation and entertaining. With local primary and high schools less than 500m away, this property truly embodies the essence of family living.

At the heart of the home is the elegant U-shaped kitchen, featuring high-end finishes such as the granite benchtop and floor-to-ceiling splashback tiling. This kitchen is as beautiful as it is practical. It seamlessly flows into the spacious living room, where the kids can play freely while mum prepares dinner. The breakfast bar provides a convenient space for casual dining or for the kids to complete their homework before mealtime. When you're not enjoying family dinners in the dining area, step out into the expansive alfresco and indulge in outdoor dining. The roll-down café blinds protect this area from the weather year-round, allowing you to enjoy the fresh air and entertain guests with ease.

In addition to its entertaining spaces, this home offers outstanding functionality, with a low-maintenance backyard and easy-care Australian Blue Gum engineered wood flooring throughout. The separate laundry, featuring Spanish tiling, adds a touch of elegance. The versatile floorplan allows the fourth bedroom to be converted into a study or theatre, catering to your family's needs. Bedrooms 2 and 3 come with built-in wardrobes, while the master suite offers a serene retreat for parents. Double French doors open into a naturally lit master bedroom, which flows into a contemporary ensuite with a single vanity and a striking contrasting colour palette. Complete with a walk-in wardrobe, the master suite offers everything

you could desire in a parent's haven.

You'll always be comfortable in this home, with split-system air-conditioning and a cleverly designed alfresco that keeps the house cool in summer. The generous double garage provides ample storage space for bikes and scooters – perfect for your daily park visits or school runs! Weekends will be filled with entertaining and quality family time in this thoughtfully designed home, offering the ideal place to plant your family roots.

SCHOOL CATCHMENT

Piara Waters Primary School (350m)

Piara Waters Senior High School (500m)

RATES

Council: \$2,616.96

Water: \$1241 approx

FEATURES

- * Built Year: 2009
- * Australia Blue Gum Engineered Flooring
- * Open plan Living & Dining Area
- * Split System Air-Conditioning in Living Area (Mitsubishi)
- * Gas Bayonet in Living Area
- * Skylight in Living Area
- * Granite Benchtops with a Breakfast Bar
- * 90cm Gas Burner Stove
- * Electric Oven
- * Spacious Overhead Kitchen Cabinetry
- * Built-in Pantry
- * Master Suite with Ensuite and Walk-In Wardrobe
- * Built-in Wardrobes in Bedroom 2 & 3
- * Bedroom 4 with Potential to Convert to a Theatre
- * Dedicated Laundry Area with Spanish Tile Flooring
- * Blinds Installed
- * Access to Alfresco from Living Area
- * Large Patio for Entertaining with Roll Down Cafe Blinds
- * Patio Keeps Home Cool Year Round
- * Double Garage
- * Easy Care Garden
- * Low Maintenance Backyard

LIFESTYLE

260m – Burtonia Gardens

700m – Mason Green Park

1km – Rosette Park

1.2km – Piara Waters Pavilion

1.5km – The Garden Medical Centre

1.8km – Stockland Harrisdale Shopping Centre

- 3.4km 📍 The Village Harrisdale
- 3.1km 📍 Carey Baptist College Harrisdale
- 5.7km 📍 Forrestdale Lake Nature Reserve
- 6.7km 📍 Cockburn Gateway Shopping Centre
- 6.8km 📍 Cockburn Central Train Station
- 7.2km 📍 Cockburn ARC



Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



9 DURANT WAY, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$800,000
Sold ons: 29/02/2024
Days on Market: 22

Land size: 415
sale - sold



33 ROCKEFELLER WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$803,000
Sold ons: 26/02/2024
Days on Market: 6

Land size: 416
sale - sold



16 ARCHDALE LOOP, PIARA WATERS, WA 6112, PIARA WATERS

3 Bed | 2 Bath | 2 Car
\$840,000
Sold ons: 01/08/2024
Days on Market: 16

Land size: 450
sale - sold



8 DEALEY ELBOW, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$851,000
Sold ons: 05/09/2024
Days on Market: 16

Land size: 364
sale - sold



38 DOVEDALE STREET, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$855,000
Sold ons: 20/09/2024
Days on Market: 47

Land size: 421
sale - sold



12 EVANDALE WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car

\$880,000

Sold ons: 01/10/2024

Days on Market: 27

Land size: 375

sale - sold

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Local Schools



[Click Here to View INTAKE AREA](#)





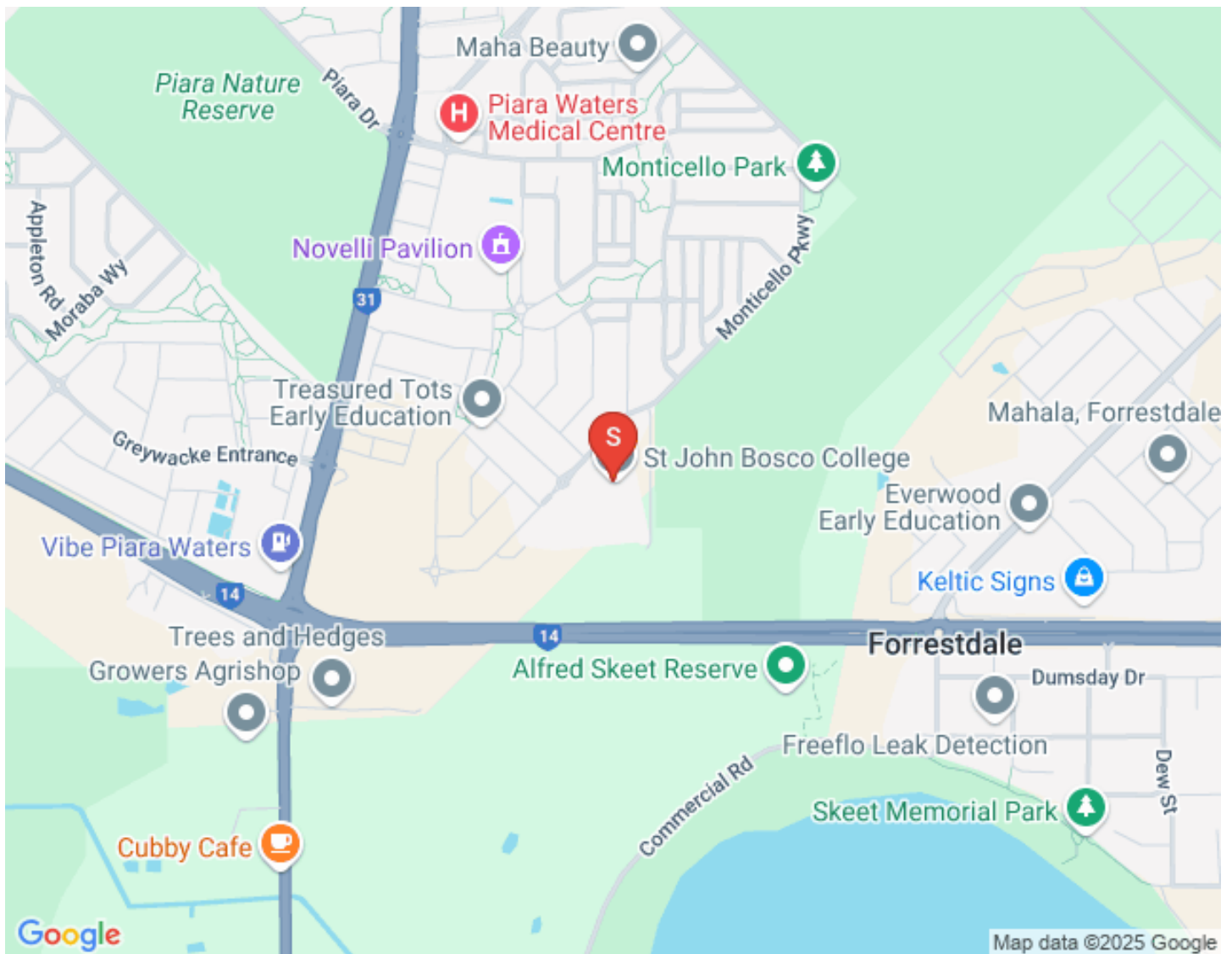
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ST JOHN BOSCO
COLLEGE
JOY IN LEARNING

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Piara Waters

Piara Waters Pavillion



Burtonia Gardens



Harrisdale Shopping Centre





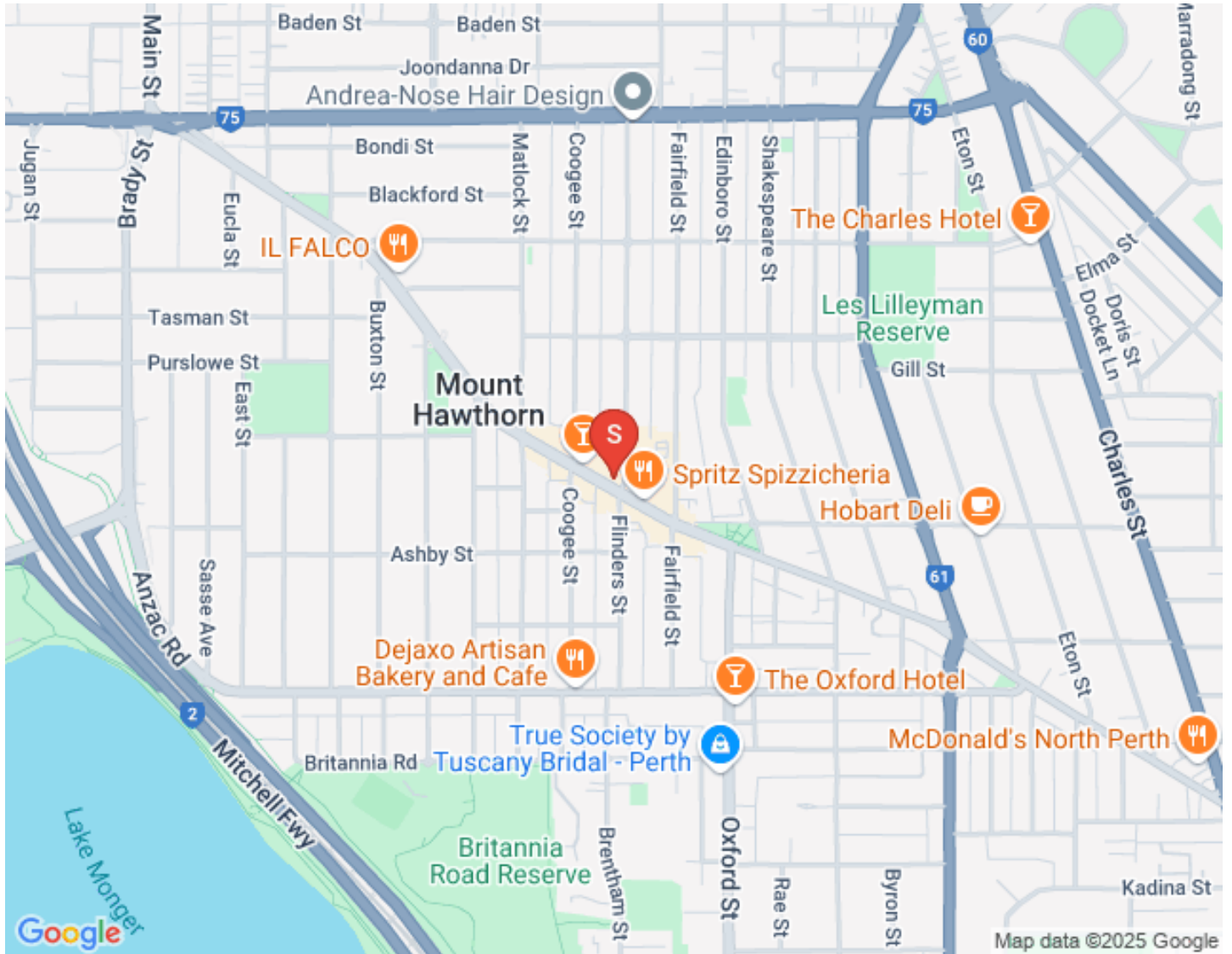
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

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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

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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 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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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"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@fn genesis.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.



ILENA GECAN

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

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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fn genesis.com.au

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Our Recent Sales



10 Petersfield Lane, Wellard

4 Bed | 2 Bath | 2 Car

Land size: 411sqm

Low \$400,000's



31 Terracina Parkway, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 397sqm

New Price \$699,000-\$759,000



16 Blackfriars Meander, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 416sqm

From \$549,000



9 Whittaker Turn, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 576sqm

UNDER OFFER



1 Blackall Mews, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 462sqm

UNDER OFFER !!



8 Padua Road, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 359sqm

All Offers



35 Rothery Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 759sqm

Under Offer



16 Novelli Parade, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer