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Welcome



5 Verona Road, Piara Waters

Prestigious Family Home with Impeccable Design

3  3  2 

End Date Process

All offer presented on before 6pm Tuesday 18th February.
The seller reserves the right to accept offers before the end date.

This beautifully presented family home offers multiple living areas, a well thought out floor plan, high end and custom finishes, and an overall showstopping design, while giving you the chance to live in luxury amongst one of the most sought-after family friendly suburbs in Perth. With a playground just 170m away, and your local primary school just 400m down the road, the convenience of this location is unmatched, as is the style of this home. From the street you are instantly impressed by the marble look facade over the double door entryway. From the grand entrance you are led into the heart of the home, the open plan living and lounge areas.

With luxury large tiled flooring throughout, and statement custom chandelier lighting, this space is finished with a feature wall that complements the home's entryway and is a stylish solution for housing the TV. The large windows fill this space with light, and the recessed ceiling adds height and grandeur to the space. Overlooking this area is the stunning kitchen. With stone benchtops, beautiful pendant lighting, and a scullery for additional bench space and cabinetry storage, you will love preparing meals in this elegant space. The breakfast bar provides an option for casual dining, and the stainless-steel appliances create a modern and minimal feel.

The separate theatre room provides another living space for the family to spend time in. Convert this space to a playroom or second lounge depending on your family's needs. The dual access to this theatre room provides convenience and added flow to the home. When you aren't spending time together in the multiple living areas, everyone in the family will be enjoying the lavishness of their bedrooms! All with plush carpeting underfoot, the master comes complete with a huge walk-in wardrobe, and an ensuite with a double sized shower recess and a spacious

vanity. Bedroom 2 has a large triple built-in wardrobe, with a mirrored centre sliding door. This is a generous second bedroom in size, and in inclusions, boasting its own ensuite! A modern style bathroom with contrasting feature tiles, a single vanity, and a well-appointed shower recess. Bedroom 3 doesn't miss out, with semi-ensuite access to the beautiful common bathroom with marble look feature tiles, and a large shower recess.

The laundry area comes with expansive bench space, and a double linen cupboard for generous storage. Every convenience has been considered in designing this home. From the low maintenance backyard so you can lock and leave to go on family holidays, or simply exploring this wonderful suburb, to the dual entry from the double garage, giving multiple access points to the home. Side access to the backyard is great for kids coming home on their bikes and scooters from school, and the backyard provides great space for the kids to hang out and play when they get home. Simply move in and start making unforgettable memories in this pristine home, as every detail has been completed to an incredible standard.

SCHOOL CATCHMENT

Riva Primary School (400m)


Harrisdale Senior High School (1.7km)

RATES

Council: \$











Water: \$1,415

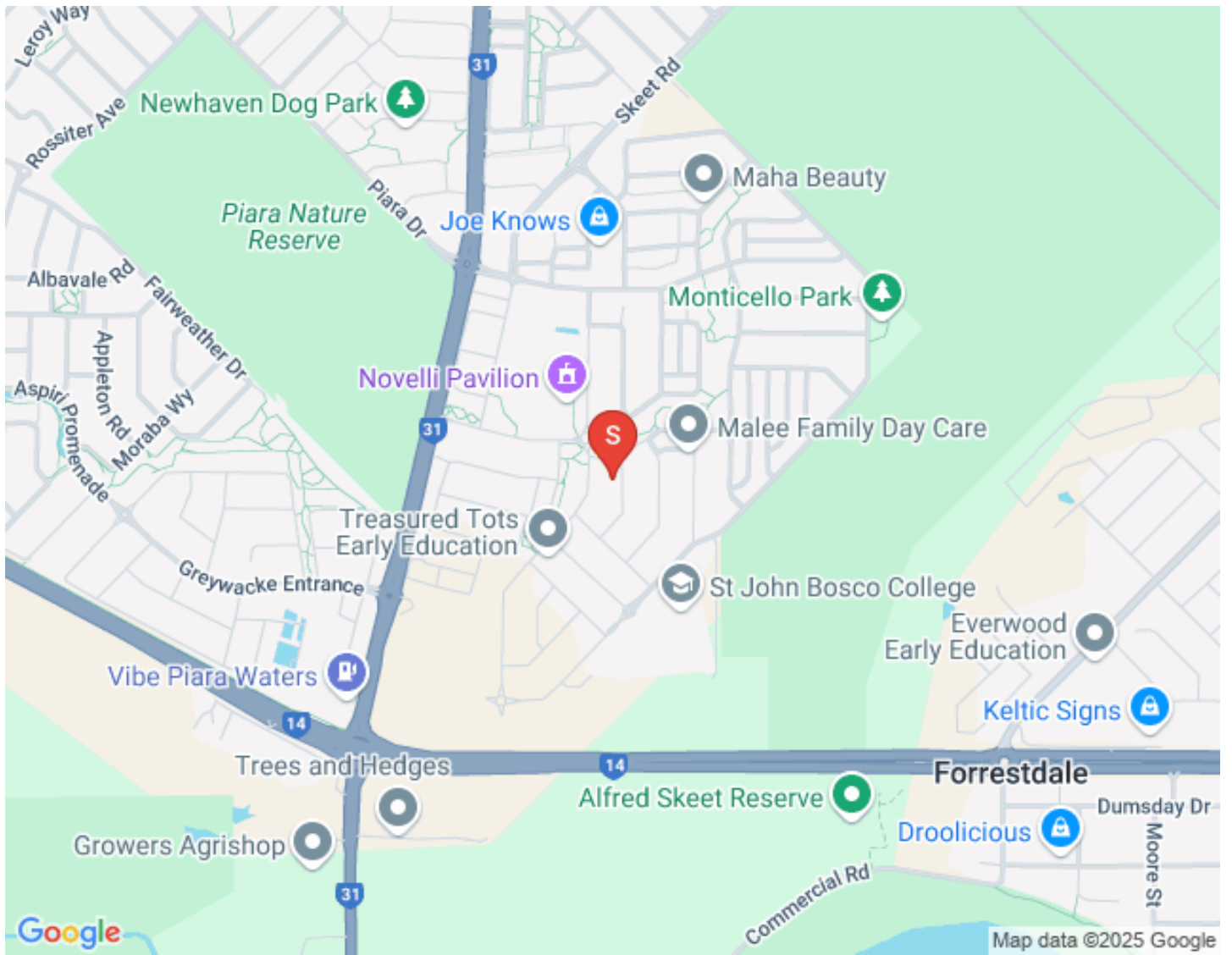
FEATURES

- * Dale Alcock Home
- * Build Year: 2020 Circa
- * Open Plan Living and Lounge Area
- * Tiled Flooring in Living Areas
- * Double Door Entrance to Living Area
- * Beautiful Custom Chandelier
- * LED Lighting Throughout
- * Large Enclosed Theatre Room
- * Spacious Master Suite with Huge Walk-in Wardrobe and Ensuite
- * Large Second Bedroom with Ensuite and Triple Built-in Wardrobe
- * Third Bedroom with Semi-Ensuite and Built-in Wardrobe
- * Carpet Flooring Throughout All Bedrooms
- * Ducted Reverse Cycle Airconditioning (Panasonic)
- * Laundry Area with Sink, Bench Space, and Double Linen Cupboard
- * Stone Kitchen Bench Tops with Breakfast Bar
- * Scullery
- * 6 Burner Gas Stovetop (Westinghouse)
- * 900mm Oven (Westinghouse)
- * Walk-in Pantry
- * Large Recess for Double Fridge
- * Double Garage
- * Dual Entry From the Garage  One to the Front Bedroom and One to the Main House

- * Dual Access to Theatre Room For Convenience and Flow
- * Side Access to Backyard
- * Solar Panels
- * Alfresco Area with Low Maintenance Backyard
- * Artificial Turf Out the Back
- * Gas Hot Water System

LIFESTYLE

- 170m  Madox Playground
- 350m  Explorer Park Madox
- 240m  Novelli Pavilion
- 600m  Piara Waters Medical Centre
- 1.1km  Piara Nature Reserve
- 1.8km  Cubby Cafe
- 2.3km  Stockland Harrisdale Shopping Centre
- 2.9km  Carey Baptist College Forrestdale
- 8km  Cockburn Gateways Shopping Centre
- 8klm  Cockburn Central Train Station



Certificate of Title

[Click here to download Certificate of Title](#)

[Click Here to Download the Deposited Plan](#)

[Please Download Document Covenant Plan](#)

[Click to Download Easement Document](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



141 MONTICELLO PARKWAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$880,000
Sold ons: 11/11/2024
Days on Market: 42

Land size: 450
sale - sold



4 SATIVA LANE, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$970,000
Sold ons: 19/11/2024
Days on Market: 21

Land size: 480
sale - sold



8 RIVIERA TURN, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$985,000
Sold ons: 31/10/2024
Days on Market: 10

Land size: 480
sale - sold



9 CALAMOCHA WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,080,000
Sold ons: 17/09/2024
Days on Market: 27

Land size: 540
sale - sold



19 MESSINA WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,180,000
Sold ons: 25/08/2024
Days on Market: 19

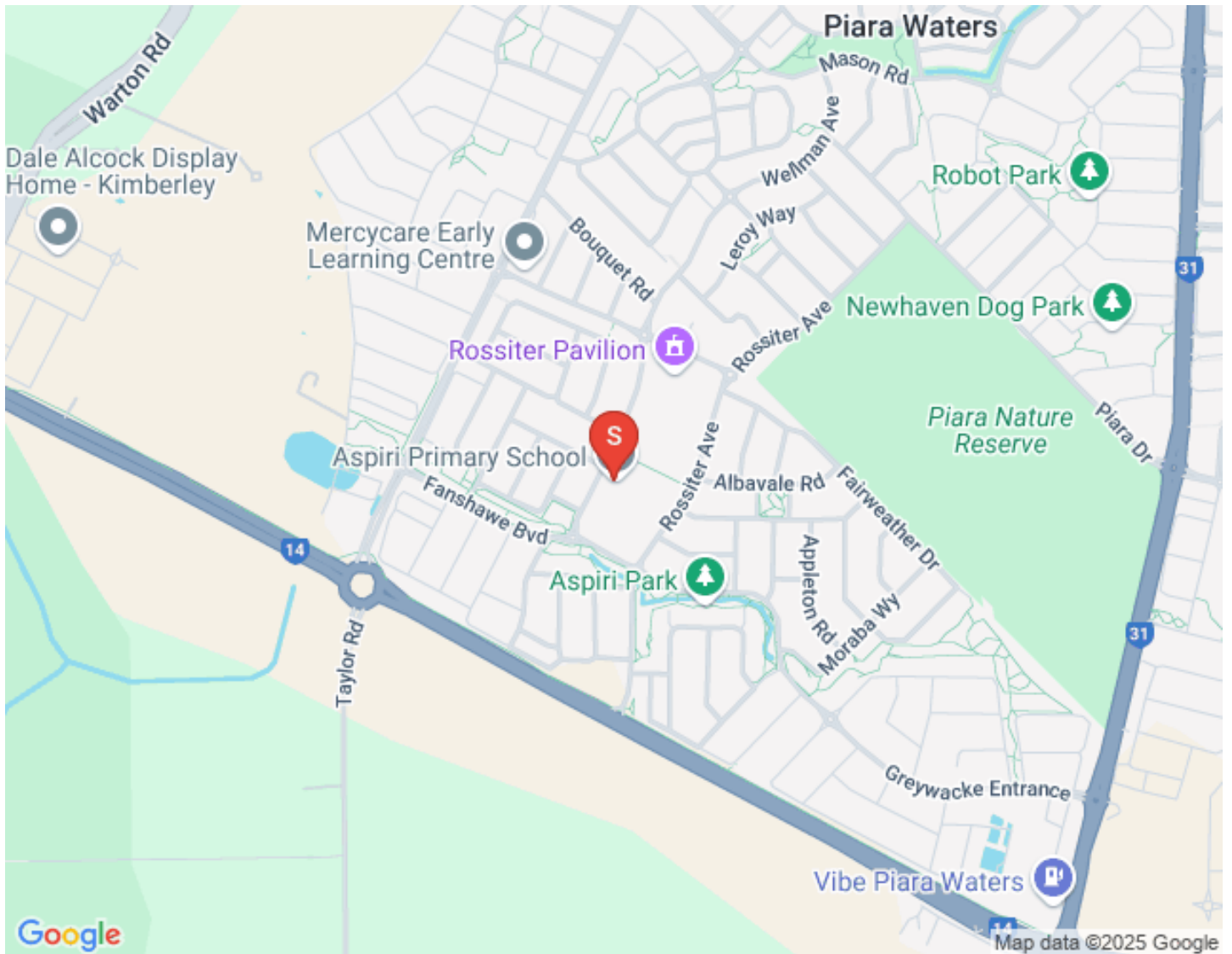
Land size: 450
sale - sold

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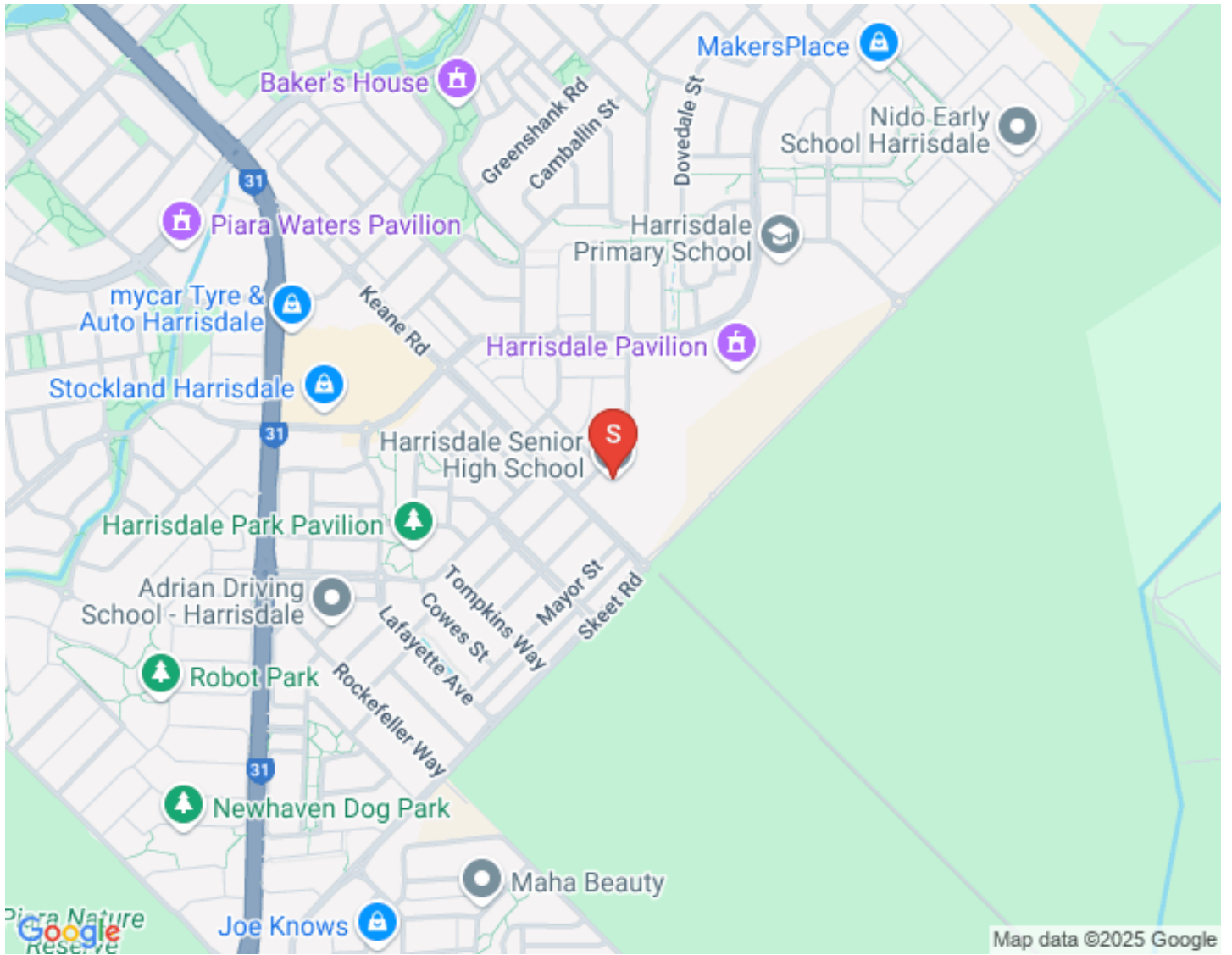
Local Schools



[Click Here to View INTAKE AREA](#)



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Piara Waters

Piara Waters Pavillion

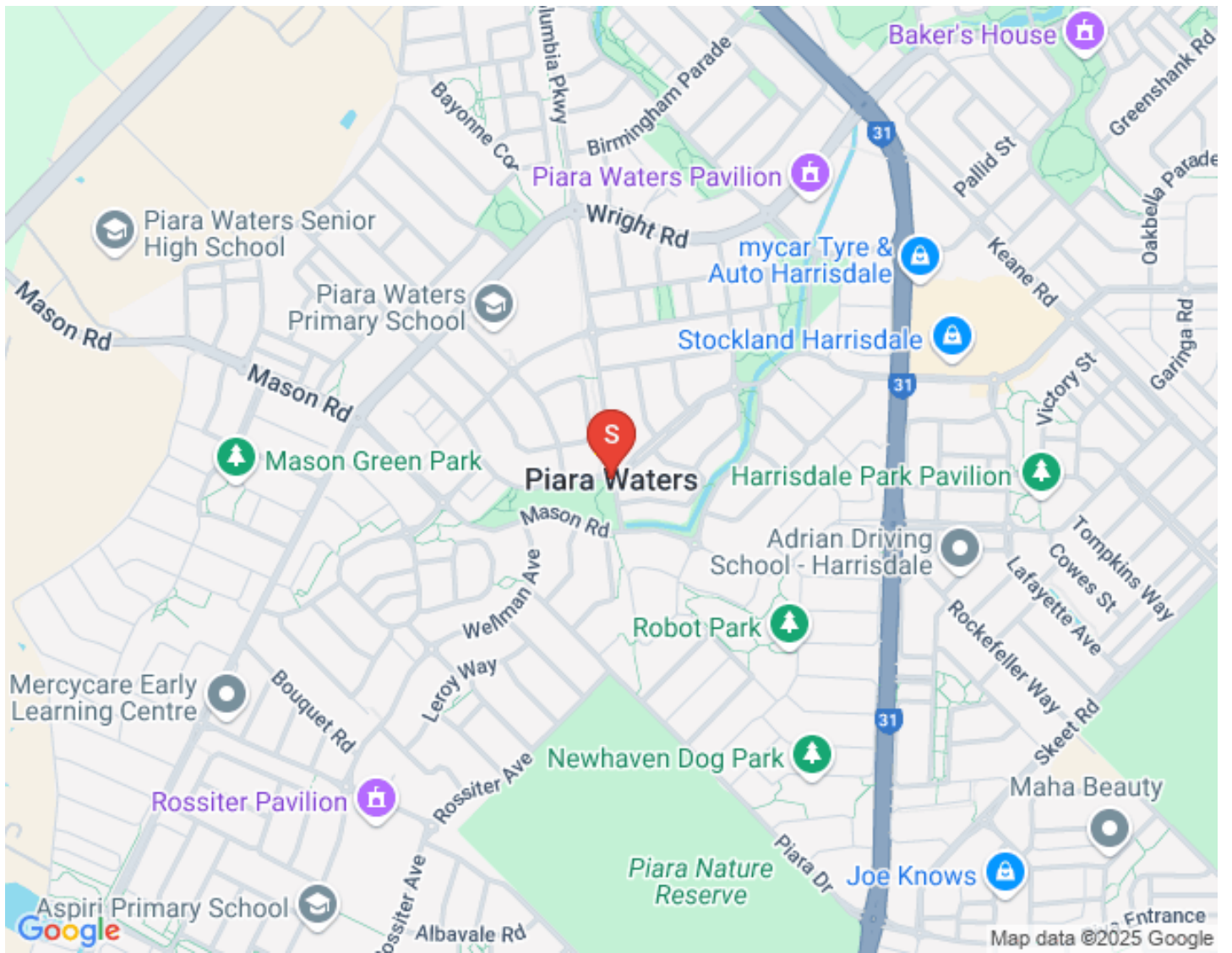


Robot Park



Harrisdale Shopping Centre



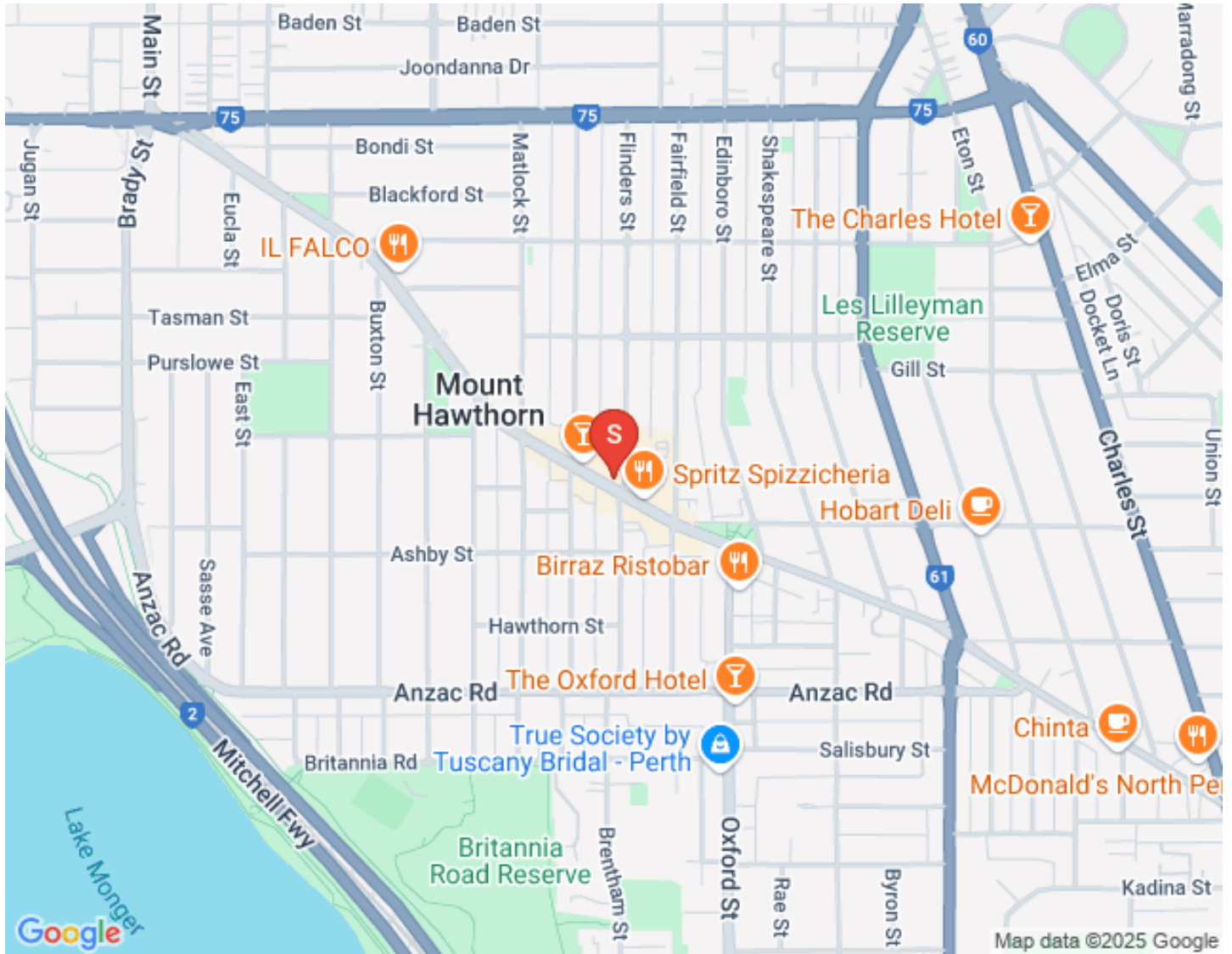


Joint Form of General Conditions

2018 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**

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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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.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.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@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

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

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



5 Wellman Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 480sqm

Under Offer



14/314 Wright Road, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 161sqm

Under Offer



29 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 3 Car

Land size: 641sqm

UNDER OFFER



6 Minette Road, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer



31 Magdalen Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



33 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 416sqm

Under Offer



15 Laperla Street, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 483sqm

Under Offer



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



14 Gossan Chase, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 452sqm

End Date Process



45 Fernleaf Loop, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 313sqm

Under Offer



3A Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer