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Welcome



4 Calamocha Way, Piara Waters

FOR DEFINITE SALE

4  2  2 

Offers From
\$949,000

A Feature-Packed, Spacious Family Home!

This decadent and spacious family home offers a blend of modern comfort mixed with ambient style and functional living. As you step through the wide-door entrance you'll be welcomed with versatile living zones, sophisticated and soft colour themes, and high-quality finishes throughout. The high ceilings that soar throughout the home create an open and inviting premise within the living and dining areas, while sleek tiled floors and warm LED downlights deliver a picture of sophisticated style.

Know your work from home or scholastic needs will be met with the dedicated study room, whilst kids can play freely and confidently in the spacious activity room. Relax and unwind for a movie night in the cozy ambiance of your very own sunken theatre room perfect for those long-awaited date nights or family bonding time. Everyday ease and practicality are guaranteed with the dedicated laundry room with ample built-in storage, and know you'll keep cool year-round with Daikin ducted reverse-cycle air conditioning.

A gourmet kitchen made to inspire its users sits within the heart of the home. With Quantum Quartz benchtops, integrated dishwasher, soft-closing cabinetry, and a practical breakfast bar (complete with a built-in wine rack), this kitchen is a true culinary haven that will inspire even the greenest of chefs.

Retreat into your own private sanctuary of the master suite which features a walk-in robe and luxurious ensuite with a spacious double vanity and large shower, offset with earthy wooden tones that create a spa-like atmosphere. Bedrooms 2, 3, and 4 are generous in size - equipped with built-in robes that keep life clutter free and provide excellent storage for growing families

or guests. Outside boasts a plentiful entertaining area ready to be put to work year-round complete with a gas connection for an outdoor kitchen ready to ignite your creative spark.

This well thought out home packed with all these features and more make 4 Calamocha Way a true stand-out for a luxurious and practical lifestyle that you will not want to miss out on.

SCHOOL CATCHMENT

Riva Primary School (800m)

Harrisdale Senior High School (2.2km)

RATES

Water: \$1,374.18 approx.

Council: \$2959.37approx.

Features:

- * Built Year: 2014 Circa
- * Total Built: 249sqm
- * Toilets: 2
- * High Ceilings in Living/Dining Area
- * LED Dropdown Light
- * Wide Door Entrance
- * Tiled Flooring Throughout Living Areas
- * Open Plan Living & Dining
- * Study Room
- * Activity Area
- * Sunken Theatre Room with Cozy ambiance
- * Ducted Reverse Cycle Air-Conditioning (Daikin)
- * Dedicated Laundry Space with Linen Cupboard
- * Master Suite with Dual Vanity & WIR
- * Bedrooms 2, 3 & 4 with BIR

Kitchen:

- * 40mm Quantum Quartz benchtop with breakfast bar
- * In-Built Wine Rack to Breakfast Bar
- * Integrated Dishwasher
- * Overhead Cabinets
- * Built-in Rangehood
- * 5 Burner Gas Stove (Technika)
- * 900mm Oven (Technika)
- * Microwave Recess
- * Dishwasher Recess
- * Soft-closing cabinetry
- * Double Door Fridge Space

Outdoor:

- * Low Maintenance Backyard (Liquid Limestone)
- * Flowerbeds with Reticulation
- * Alfresco Area with Gas Connection for an Outdoor Kitchen
- * Garden Shed
- * Side Access to Backyard
- * Instant Hot Water System
- * Security Cameras
- * Solar Power: 5 kW system
- * ADT Security System with Alarm
- * Dual Garage with Storage
- * Rain-sensor controlled reticulation system
- * Polished Pave aggregate concrete (Driveway & Patio)

LIFESTYLE

300m - Monticello Park

750m  Novelli Pavilion

600m  Madox Playground

650m  Piara Waters Medical Centre

400m  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

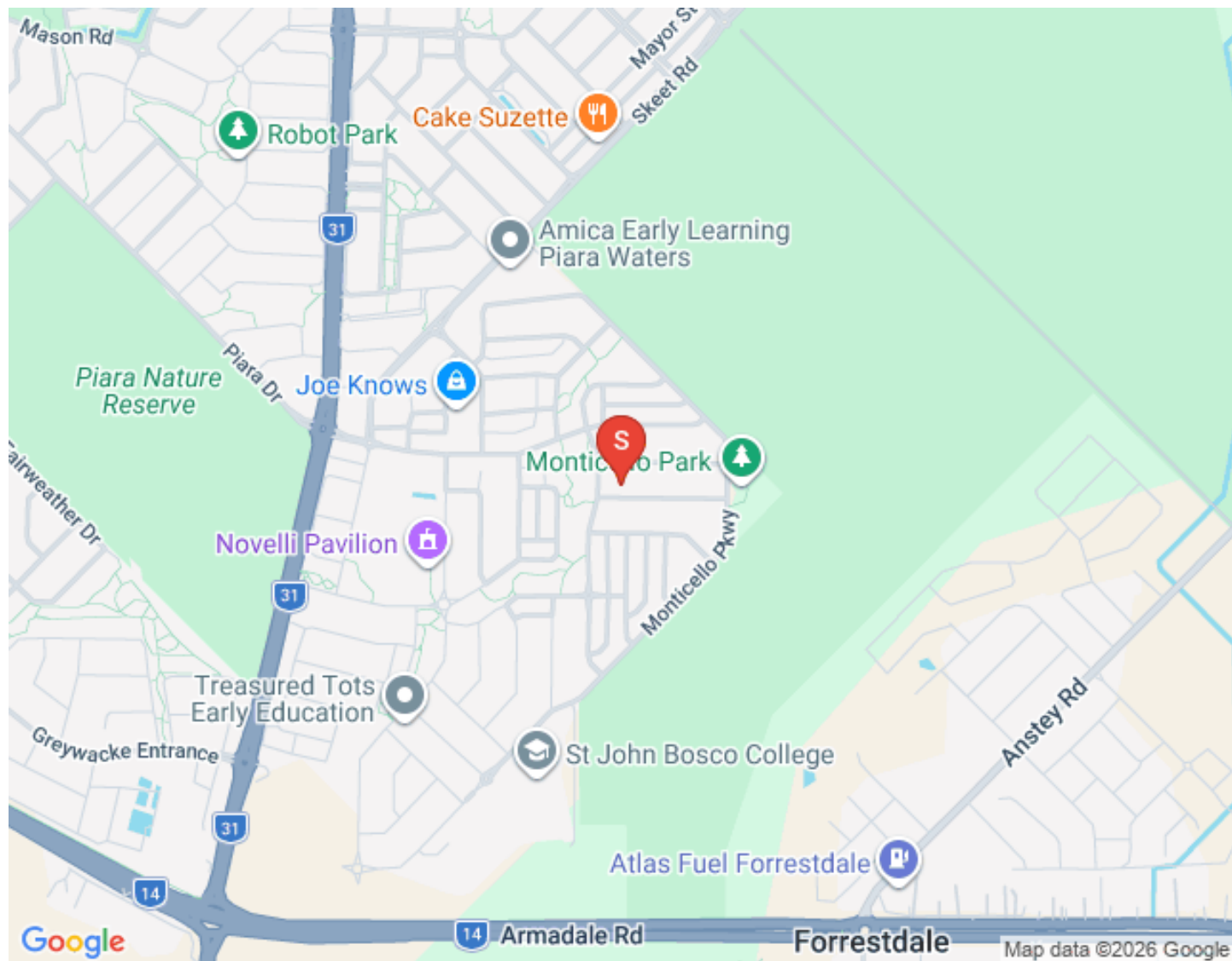
3.4km  Better Beans Coffee

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

Comparable Sales



62 HAZELDENE DRIVE, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$1,011,000
Sold ons: 30/01/2025
Days on Market: 24

Land size: 444
sale - sold



26 OLDENBURG WAY, FORRESTDALE, WA 6112, FORRESTDALE

4 Bed | 2 Bath | 2 Car
\$1,060,000
Sold ons: 30/04/2025
Days on Market: 41

Land size: 450
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

Powered by PropTrack



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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 Deposited Plan - Title List](#)

[Click to download the Document Transfer O532818](#)

Local Schools



Click to view [Intake Area](#)





Click to view [Intake Area](#)



Piara Waters

Rossiter Pavillion



Robot Park



Piara Nature Reserve



Piara Waters Library



Harrisdale Shopping Centre

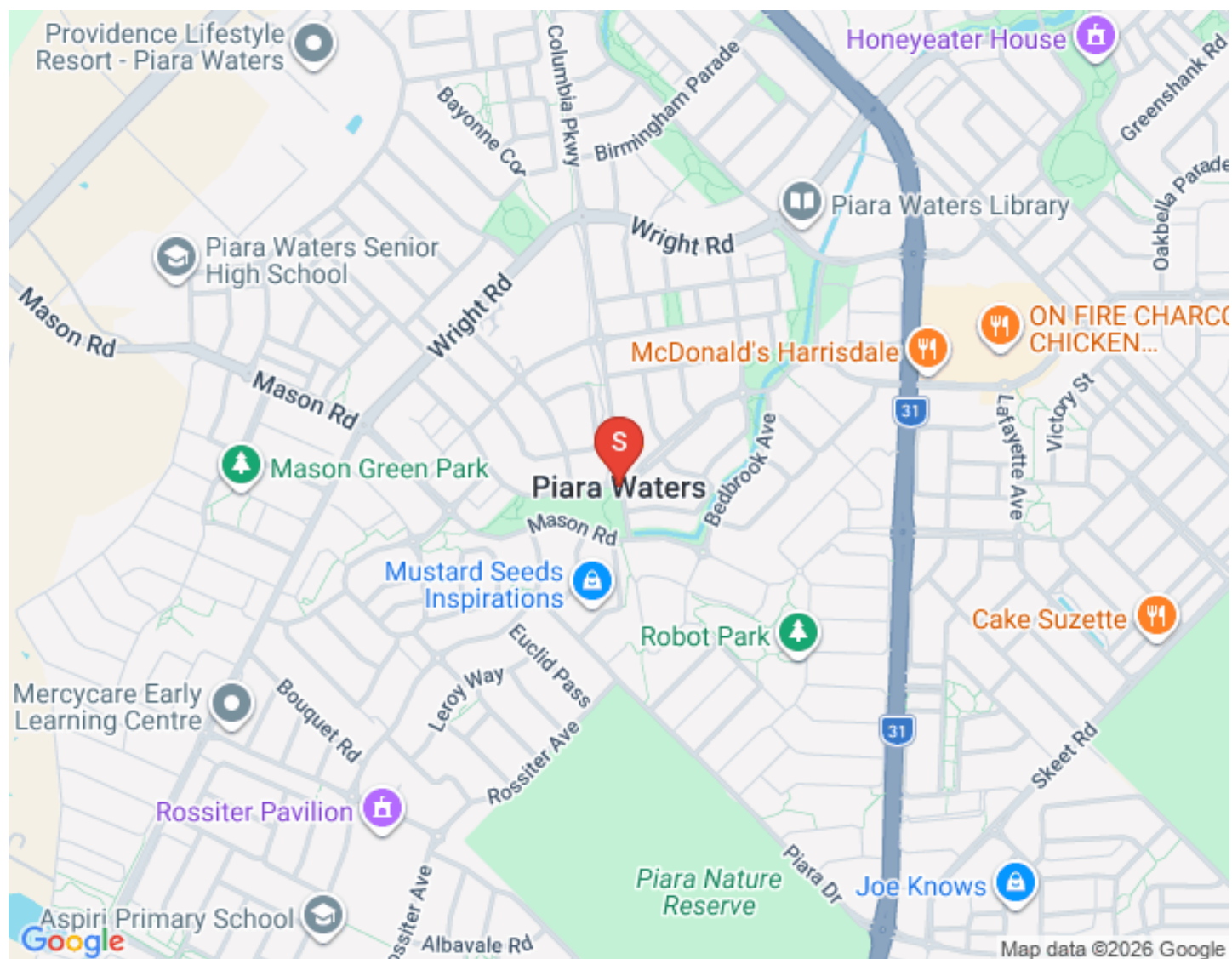


Starbucks Piara Waters



Urban Jungle Indoor Rock Climbing





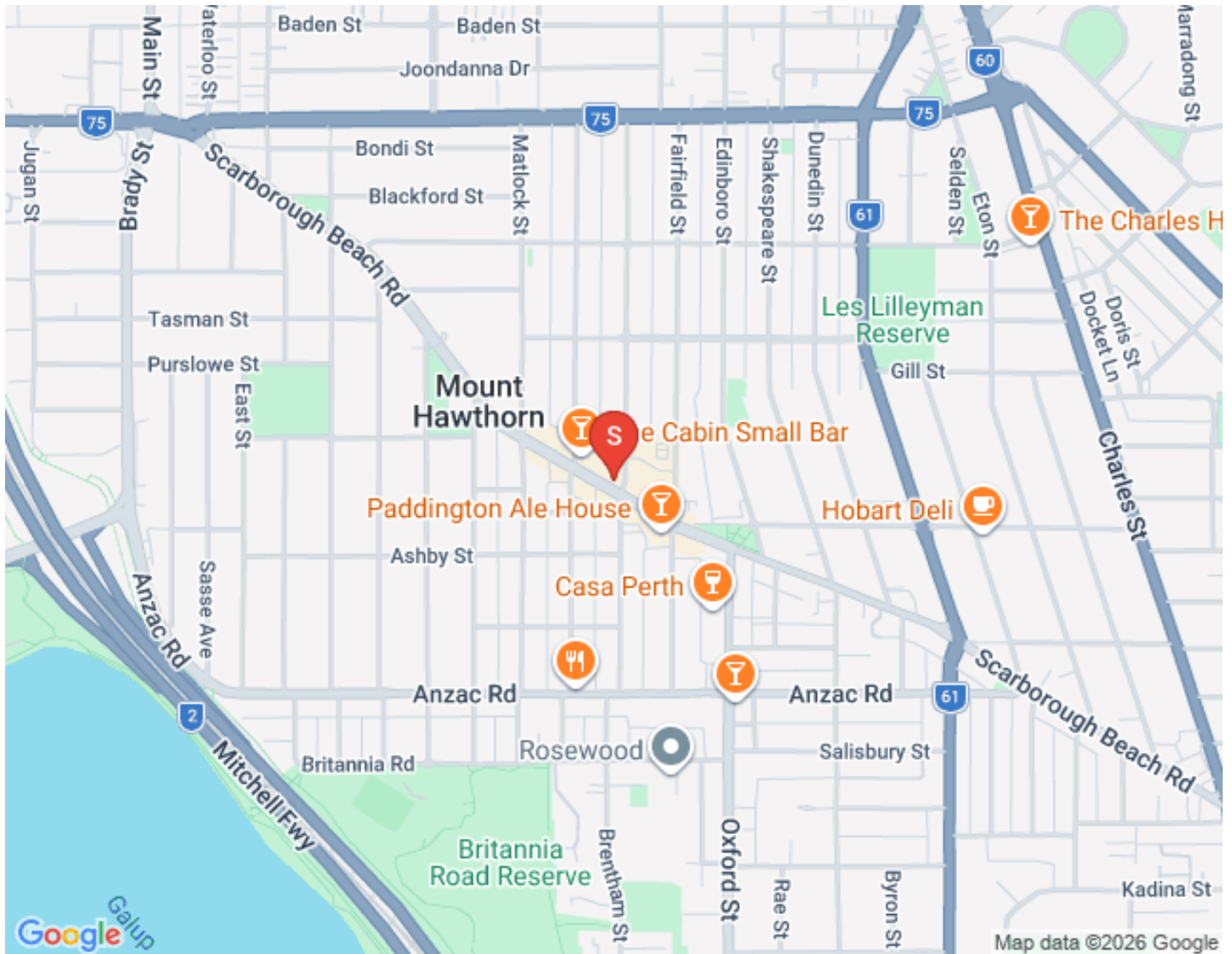
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

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.





JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

0439 688 075

jclover@fn genesis.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@fn genesis.com.au

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

0416304650

mhutchings@fngenesis.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.



KAHLA PURVIS

SALES ADMINISTRATOR

admin@fngenesis.com.au

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



7 Anca Way, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 390sqm

Under Offer



4/74 Carbeen View, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 227sqm

Offers from \$650,000



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



38 Bluestone Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 638sqm

Under Offer