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## Welcome



### 21 Lignite Avenue, Piara Waters

**Prestigious Family Home in Sought After Location**

4  2  2  **Under Offer**

Air Conditioning

Study

Solar Panels

Remote Garage

Secure Parking

Built In Robes

Under Offer by Ronnie Singh with Multiple Offers!

Discover the ultimate in luxury living with this beautiful 4-bedroom 2-bathroom home. Masterful in its design, this home fuses high-end style with functional family living. Step through the double door entrance and be welcomed by the elegant polished concrete flooring, and bright light filled interior. With double glazed windows throughout and high skirtings, every detail has been thought of in this home. The spacious theatre room is the first of multiple living spaces, with its recessed ceilings and down lighting. At the heart of the home, is the exquisite open plan kitchen, living and dining areas.

The contemporary entertainer's kitchen is finished with stone benchtops, soft closing drawers, and quality stainless steel appliances. The generous benchtop can be used for casual dining, while all benchtop appliances can be stored in the spacious scullery. Generous storage continues with the walk-in pantry, perfect for large families. Enjoy sit down dinner under the recessed ceilings of the dining area or use the serving window for an indoor-outdoor dining experience. The extended alfresco is great for entertaining guests, with honed concrete underfoot, and downlighting overhead. The kids have plenty of space to play on the lush lawn in the backyard, and inside you can convert your home office into a playroom to suit your family's needs.

White French style double doors open into the lavish master suite, with a large walk-in wardrobe completed with fitted drawers. The breathtaking master ensuite features floor to ceiling marble look tiles, a double vanity with stone benchtops, and a stunning double shower. The matte black tapware and window frames add a modern luxury to this magazine worthy bathroom. This luxe style is carried through to the secondary bathroom, with the inclusion of a built-in bath. The vast laundry showcases the same floor to ceiling marble look tiling, a huge stone benchtop, and additional overhead cabinetry with sleek oversized hardware. Storage is in no short supply in this home, with a large walk-in linen cupboard fitted in the laundry. The second bedroom of the home comes with a generous walk-in wardrobe, while the other two bedrooms have built-in double mirrored wardrobes.

Not only is this home impeccably designed, but it also comes with additional storage solutions to cater for growing families. You will find an attic in the garage for those long-term storage items, as well as additional space in the double garage offering the option of workspace benches and cabinetry to be installed. Feel safe at home with security cameras and security doors on every exit and avoid the stress of power bills with fitted solar panels. On the weekends, take a short stroll to one of many local parks, and enjoy being mere minutes from the hub of Gateways Shopping Centre, Cockburn ARC, and the Cockburn Central Train Station.

#### SCHOOL CATCHMENT

Aspiri Primary School (1.2km)

Piara Waters Senior High School (3.3km)

#### RATES

Council: \$2900 approx

Water: \$1265 approx

#### FEATURES

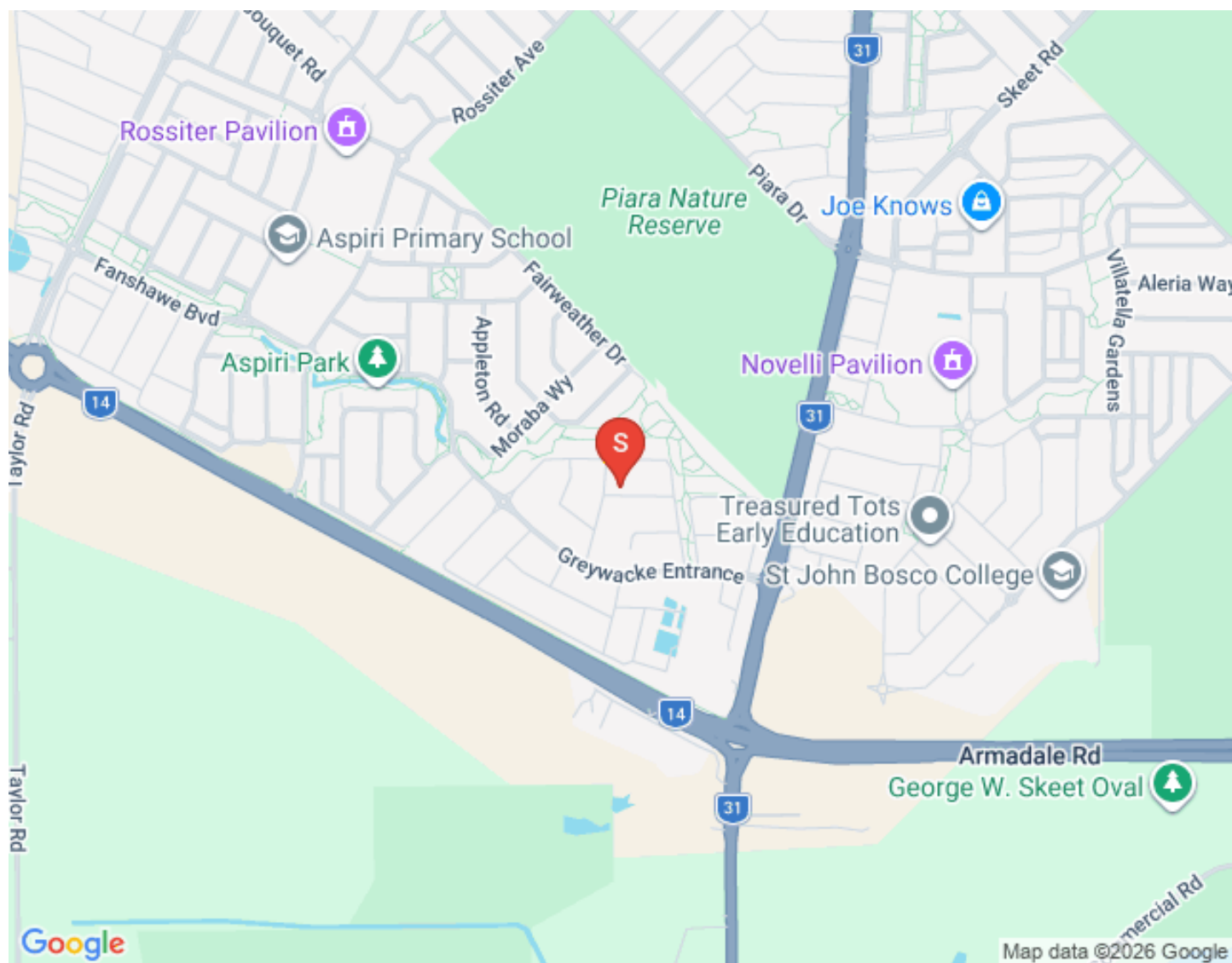
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* 3 Toilets
- \* Polished Concrete Flooring Throughout
- \* Separate Theatre Room with Recessed Ceilings
- \* Study/Home Office
- \* Large Double Door Front Entrance
- \* Master Bedroom with Huge Walk-in Robe Fitted with Built-in Drawers
- \* Ensuite with Floor to Ceiling Tiling, Stone Benchtops, Double Vanity, and Double Shower
- \* Common Bathroom with Separate Toilet, Floor to Ceiling Tiling, Bathtub, and Stone Benchtops.
- \* Fitted Walk-in Robe in Bedroom 2
- \* Bedrooms 3 and 4 Have Double Mirrored Built-in Wardrobes
- \* Electric Blinds in Living and Kitchen Area
- \* Stone Benchtops in Kitchen
- \* Scullery and Walk-in Pantry
- \* Serving Window from Kitchen to the Large Alfresco
- \* 900mm Westinghouse Kitchen Appliances
- \* Dishwasher (Miele)

- \* Soft Closing Heavy Duty Kitchen Drawers
- \* Recessed Ceilings in Dining and Living Area
- \* Laundry with Walk-in Linen Cupboard
- \* Third toilet in Laundry
- \* Reverse Cycle Air-conditioning
- \* High Skirtings
- \* Double Glazed Windows Throughout
- \* Generous Sized Backyard
- \* Security Cameras and Security Doors on all Exits
- \* Spacious Double Garage with High Ceilings
- \* Storage Attic in Garage
- \* Solar Panels (10kw)
- \* Aggregate Concrete in Driveway

#### LIFESTYLE

- 450m  Moraba Park
- 750m  Aspiri Park
- 1km  Jumpy Kids Family Daycare
- 1.3km  Holland Park Land Estate Playground
- 1.4km  Piara Waters Medical Centre
- 1.5km  Explorer Park Madox (Futsal and Basketball Court)
- 1.5km  Piara Nature Reserve
- 1.7km  Newhaven Dog Park
- 2.6km  Harrisdale Medical Centre
- 2.9km  Stockland Harrisdale Shopping Centre
- 3.9km  CY O'Connor Bar and Bistro
- 5km  Carey Baptist College
- 5.6km  Primewest Southern River Shopping Centre
- 7.1km  Gateways Shopping Centre
- 7.4km  The Gate Bar and Bistro
- 7.7km  Gosnells Golf Club
- 8.1km  Cockburn ARC
- 8.4km  Last Drop Beeliar
- 9.2km  Armadale Recreation Centre
- 16.8km  Coogee Beach
- 17.1km  Woodmont Park Beach & Fishing Spot
- 28.1km  Perth CBD





## Floor Plan



**FLOOR PLAN**

TOTAL : 326.6m<sup>2</sup>

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.



**21 Lignite Avenue, Piara Waters**

## Property Photos

### Photo Gallery























# Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

## Deposited Plan 415577



WESTERN AUSTRALIA

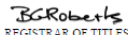
**TITLE NUMBER**

Volume Folio

**2962 952**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1993

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule




**B. Roberts**  
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1306 ON DEPOSITED PLAN 415577

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

KIRSTY LEE VIGORS OF UNIT 2 186 BOARDMAN ROAD CANNING VALE WA 6155  
(T 0246888 ) REGISTERED 27/9/2019

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 415577 AND INSTRUMENT 0076673
- RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 415577 AND INSTRUMENT 0076673
- 0076674 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND, LODGED 6/3/2019.
- P109452 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 12/4/2022.

**Warning:** A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

.....END OF CERTIFICATE OF TITLE.....

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP415577  
PREVIOUS TITLE: 2950-81  
PROPERTY STREET ADDRESS: 5 NORITE RD, PIARA WATERS.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE

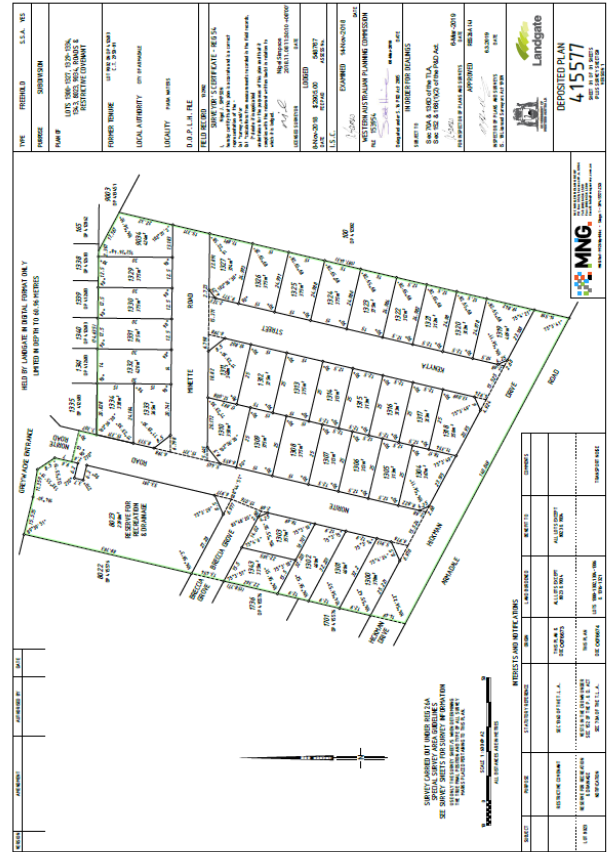
| Lot  | Certificate of Title | Lot Status | Part Lot |
|------|----------------------|------------|----------|
| 1300 | 2962/946             | Registered |          |
| 1301 | 2962/947             | Registered |          |
| 1302 | 2962/948             | Registered |          |
| 1303 | 2962/949             | Registered |          |
| 1304 | 2962/950             | Registered |          |
| 1305 | 2962/951             | Registered |          |
| 1306 | 2962/952             | Registered |          |
| 1307 | 2962/953             | Registered |          |
| 1308 | 2962/954             | Registered |          |
| 1309 | 2962/955             | Registered |          |
| 1310 | 2962/956             | Registered |          |
| 1311 | 2962/957             | Registered |          |
| 1312 | 2962/958             | Registered |          |
| 1313 | 2962/959             | Registered |          |
| 1314 | 2962/960             | Registered |          |
| 1315 | 2962/961             | Registered |          |
| 1316 | 2962/962             | Registered |          |
| 1317 | 2962/963             | Registered |          |
| 1318 | 2962/964             | Registered |          |
| 1319 | 2962/965             | Registered |          |
| 1320 | 2962/966             | Registered |          |
| 1321 | 2962/967             | Registered |          |
| 1322 | 2962/968             | Registered |          |
| 1323 | 2962/969             | Registered |          |
| 1324 | 2962/970             | Registered |          |
| 1325 | 2962/971             | Registered |          |
| 1326 | 2962/972             | Registered |          |
| 1327 | 2962/973             | Registered |          |
| 1329 | 2962/974             | Registered |          |
| 1330 | 2962/975             | Registered |          |
| 1331 | 2962/976             | Registered |          |
| 1332 | 2962/977             | Registered |          |
| 1333 | 2962/978             | Registered |          |
| 1334 | 2962/979             | Registered |          |
| 1343 | 2962/980             | Registered |          |
| 8023 | LR3170/244           | Registered |          |
| 9034 | 2962/981 (Cancelled) | Retired    |          |
| 0    | N/A                  | Retired    |          |
| 0    | N/A                  | Registered |          |
| 0    | N/A                  | Retired    |          |
| 0    | N/A                  | Retired    |          |
| 0    | N/A                  | Registered |          |
| 0    | N/A                  | Registered |          |
| 0    | N/A                  | Registered |          |
| 0    | N/A                  | Registered |          |

| Lot | Certificate of Title | Lot Status | Part Lot |
|-----|----------------------|------------|----------|
| 0   | N/A                  | Retired    |          |

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3.1.21.1 1.0m in height, maintaining the surveillance of the street from dwellings;

3.1.21.2 integrate and complement the dwelling design; or

3.1.21.3 incorporate screen-planting elements.

3.1.22 Increase the finished level of the Lot as determined by PRM Property Pty Ltd Project Manager by more than 400mm.

3.1.23 Install any TV antenna, radio antenna or satellite dish that is visible from the street.

3.1.24 Permit excessive weeds or rubbish to collect on the Lots prior to, during, and after construction commences. Excavation material, rubbish or builders waste must not be deposited on adjoining properties, nature strips or public areas during construction, but must be stored in a covered bin.

3.1.25 Permit building materials, temporary toilets or building equipment to be stored outside of the Burdened Lot boundary.

3.1.26 Permit builders or subcontractors to park on adjoining allotments, surrounding public areas, or nature strips.

**4. Burdened of Covenant**

The Burdened Land is burdened by the Covenants.

**5. Benefit of Covenant**

The Benefited Land is benefited by the Covenants.

**SCHEDULE**

**ENCUMBRANCES**

(a) In respect of Lot 9002:

(i) Easement burden created under Section 167 P&D Act. For drainage purposes to City of Armadale – See Deposited Plan 412683;

(ii) Easement burden created under Section 167 P&D Act. For sewerage purposes to Water Corporation – See Deposited Plan 412683;

(iii) Mortgage to Commonwealth Bank of Australia N968863

EXECUTED as a deed.

EXECUTED BY PRM PROPERTY  
PTY LTD (ACN 144 543 919)  
pursuant to section 127 of the  
Corporations Act 2001:

Director *and Sole Secretary* Director/Secretary \*

**STEPHEN JOHN ROBERTSON**

Full Name (Please Print) \*Delete if inapplicable

Full Name (Please Print)

**ENCUMBRANCE**

**Mortgage N968863 to Commonwealth Bank of Australia**

We, the Commonwealth Bank of Australia (ACN 123 123 124), being the Mortgagee under Mortgage Number N968863 registered as an encumbrance against the Land hereby consent to this Deed.

THE COMMON SEAL OF THE COMMONWEALTH  
BANK OF AUSTRALIA (ACN 123 123 124) by its  
Attorney *Mark Miskewitz*  
under Power of Attorney No. *M262349*  
in the presence of:

Signature of Attorney  
**Mark Miskewitz**  
Associate Director  
Bankwest Property Finance.  
Office held by Attorney

Signature of Witness  
**JULIE MICHELE HISLOP**  
Full Name of Witness (Please Print)  
**CL BOWNEST PROPERTY FINANCE**  
**300 MURRAY STREET, PERTH WA 6000**  
Address of Witness  
**ASSOCIATE DIRECTOR**  
Occupation of Witness

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3.1.5.9 in all other respects, complied with the Design Guidelines.

3.1.6 Construct or permit to be constructed or bring on to the Lots any outbuilding that is visible from the street or neighbouring property (including any detached garage, workshop, garden shed, storage shed, gazebo, pergola, patio or the like) unless constructed in materials that match, complement or are consistent with colours of the residence.

3.1.7 Subject to clause 3.1.5, construct any garden shed on the Burdened Lot with an area greater than 6m<sup>2</sup>, and with a height exceeding 2.4m and a width or depth exceeding 3m.

3.1.8 Permit any rubbish disposal containers (bins) on the Lots to be visible from any public street or thoroughfare except on days allocated by the local authority for rubbish collection from the Burdened Lot, or submit building plans that do not identify two bin storage locations screened from public view.

3.1.9 Permit garden areas on the Lots and within public view to remain unlandscaped after 3 months of occupation of the residence. This includes any areas of verge or road reserve immediately abutting the Lot.

3.1.10 Carry out or permit to be carried out on the Lots any repairs or restorations of any motor vehicle, boat, trailer or other vehicle or any aircraft unless screened from public view at all times.

3.1.11 Park commercial vehicles including trucks, buses and tractors on the Burdened Lot greater than 3 tonnes or longer than 4 metres, unless within a garage or when used during the normal course of business by a visiting tradesman.

3.1.12 Store boats, caravans and camper trailers on the Burdened Lot unless in accordance with the provisions of the relevant town planning scheme and stored in the rear yard, on the driveway or on a dedicated hardstand that complements the driveway and are maintained in a sound, tidy and roadworthy manner. All other trailers not used in the normal course of business must not be visible to the public.

3.1.13 Install any roof mounted solar hot water system that is not colour matched to the roof and mounted flush to the roof pitch in accordance with the Design Guidelines.

3.1.14 Install an air conditioning unit on the roof that is not colour matched to the roof, or is visible to the street or above the ridge line of the roof in accordance with the Design Guidelines.

3.1.15 Construct or permit to be constructed any fence on the Burdened Lot forward of the building frontage set-back line, unless approved by PRM Property Pty Ltd Project Manager.

3.1.16 Construct, bring on to or use an incinerator on the Lots.

3.1.17 In respect of any wall or fence constructed on or between the boundary of the Burdened Lot and any adjacent road reserve where such wall forms part of a wall constructed to define the approximate boundaries of the land comprised in the plan and in relation to that part of the wall which abuts the Burdened Lot:

3.1.17.1 do or permit any act or thing which does or is likely to cause any removal, alteration, marking or defacement of such wall or fence;

3.1.17.2 permit such wall or fence to fall into disrepair or to become unsafe and, without limiting the foregoing, not to permit any tree or plant or any building or other thing to cause that wall to be or become structurally unsound; or

3.1.17.3 permit such wall or fence to be repaired or renewed unless the repair or renewal is made of the same material and is in the same style and colour which such wall or fence was originally constructed.

3.1.18 Permit boundary fencing to exceed 1.8m in height above the ground level.

3.1.19 Alter or permit to be altered the level of the surface of the Lots within 3 metres of any retaining wall or fence located on or within the boundaries of the Burdened Lot.

3.1.20 Permit any side boundary fence to extend forward of the building line to the front elevation. Where a parapet wall is incorporated, no fencing will extend forward of the parapet wall.

3.1.21 Permit front fencing to dominate the streetscape. If used, it must be limited to:

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**3. Covenants**

3.1 The Burdened Owner, pursuant to Section 136D of the Transfer of Land Act 1993, as amended, covenants for itself, as the person registered as the proprietor of an estate in fee simple in the Burdened Land, that the Burdened Owner will not:

3.1.1 Commence any development on a Burdened Lot without first having the plans and specifications approved by PRM Property Pty Ltd and the City of Cockburn.

3.1.2 Develop the Burdened Lot (including construct the Residence) otherwise than in accordance with the Design Guidelines, unless approved otherwise by the City of Armadale and PRM Property Pty Ltd Project Manager.

3.1.3 Construct, erect or install, or permit to be constructed, erected or installed on the Burdened Lot a Residence that does not comply with the Residential Design Codes of Western Australia.

3.1.4 Construct, erect or install, or permit to be constructed, erected or installed on the Burdened Lot a Residence:

3.1.4.1 without drawings and specifications (including a schedule of external finishes) being first submitted to PRM Property Pty Ltd Project Manager for its formal approval;

3.1.4.2 without complying with the Design Guidelines;

3.1.4.3 without complying with any condition imposed by PRM Property Pty Ltd; and

3.1.4.4 that is not in accordance with clause 3.1.5 of the Restrictive Covenant.

3.1.5 Construct, or permit to be constructed, on the Burdened Lot any Residence other than a house having:

3.1.5.1 Had the Residence's design assessed by an appropriately accredited energy efficiency assessor, or assessment process in accordance with the Design Guidelines.

3.1.5.2 All structural walls predominantly constructed of brick, masonry or rendered finish or as otherwise approved by PRM Property Pty Ltd Project Manager in accordance with the Design Guidelines.

3.1.5.3 Roofs covered either with:

(a) clay or concrete tiles; or

(b) metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as not to have highly light-reflective qualities, unless screened from public view as incorporated within the Design Guidelines.

3.1.5.4 A double garage (suitable to fully contain two standard family sedans with garage door closed), that forms part of the main Residence that is fitted with a panel lift door of a timber or colourbond steel finish or, where separate, materials and design are consistent with the main home.

3.1.5.5 A traditional roof that is pitched at an angle of not less than 24 degrees 38 minutes and not exceeding 45 degrees, except verandahs, canopies and pergolas which may have a shallower pitch. Where alternative roof profiles such as flat, concealed, skillion, cantilevered or curved roof pitches are proposed, coloured elevation plans are to be submitted to PRM Property Pty Ltd Project Manager for consideration, who may approve, reject or amend the plans at its absolute discretion.

3.1.5.6 Been designed to address the street or public open space by way of design, fenestration and main entrance and, in relation to a residence constructed on a corner Lot, been designed to address both street frontages.

3.1.5.7 Prior to, or on completion of construction of the residence, a double cross-over and driveway, not wider than 6 metres, constructed of brick paving or concrete finished in a decorative manner (e.g. stencilled, exposed aggregate, terrazzo, limestone) with natural concrete only permitted in between the road kerb and any existing footpath.

3.1.5.8 Prior to, or on completion of construction of the residence a clearly numbered brick or masonry letterbox finished to match or complement the residence; and

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**Document Notes:**

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [0076673] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

8/3/2019 07:38:41

Registration date amended to 6.3.2019 at 9.00 hours due to lot sync process. See letter from lodging party dated 7.3.2019 in Application 0076671.

8/3/2019 07:45:18

Clause 2.1 of Restrictive Covenant 0076673 is amended by the inclusion at Clause 2.1 the following words "Benefited Land" means all the lots on the Deposited Plan other than the Excluded Lots. See letter from the preparing party dated 7.3.2019

FORM B2

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED

**BLANK INSTRUMENT FORM**

**RESTRICTIVE COVENANT SECTION 136D TLA**

(Note 1)

THIS DEED is made on the 19<sup>th</sup> day of November 2018.

BY: **PRM PROPERTY PTY LTD (ACN 144 547 019)** of 19 Hardy Street, South Perth in the State of Western Australia ("the Burdened Owner")

**1. Recitals**

- 1.1 The Burdened Owner is registered as the proprietor of the Land subject to the Encumbrances.
- 1.2 The Burdened Owner is desirous of subdividing the Land by the registration of the Deposited Plan so that the Benefited Land and the Burdened Land are separate lots.
- 1.3 The Burdened Owner, pursuant to Section 136D of the Transfer of Land Act 1893, as amended, enters into the Covenants for the benefit of the Benefited Land upon the terms herein.

THIS DEED WITNESSES:

**2. Definitions**

2.1 In this Deed:

"Benefited Owner" means PRM Property Pty Ltd and its respective successors in title of the Benefited Land and all persons deriving title from them;

"Burdened Owner" means PRM Property Pty Ltd and its respective successors in title of the Burdened Land and all persons deriving title from them;

"Burdened Land" means Lots on the Deposited Plan other than the Excluded Lots;

"Covenants" means the covenants granted by the Burdened Owner out of the Burdened Land for the benefit of the Benefited Land details of which are set out in clause 3 of this Deed;

"Deposited Plan" means Deposited Plan 415577;

"Design Guidelines" means the Aspirin - Piara Waters Residential Design Guidelines for The Nursey at Aspirin Subdivision;

"Encumbrances" means the encumbrances described in the Schedule to this Deed;

"Excluded Lots" means Lots 8023 and 9034 on the Deposited Plan;

"Land" means Lot 9002 on Deposited Plan 412683, the whole of the land in Certificate of Title Volume 2950 Folio 81.

"Lot" means a lot on the Deposited Plan; and

"Residence" means a single or multiple residential dwelling.

Page 7

## PAYMENT OPTIONS

BY CREDIT CARD: Any credit card payments to be made to our customer services team on 92737373

IN PERSON: Landgate, 1 Midland Square, Midland,  
or  
Perth Branch Office, QBE Building,  
200 St Georges Terrace, Perth.

BY POST: PO Box 2222, Midland WA 6936 or DX 88  
(Cheques or money orders to be made payable to Landgate.)

BY FAX: 9273 7673

DEALING NO: 0076671 CONTACT PERSON: Jim Peter

YOUR REFERENCE: The Nursery

COMPLETE THIS SECTION IF PAYING BY EBIS ACCOUNT (BY FAX)

EBIS Account Number

|  |  |  |  |  |  |
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Western Australian Land Information  
Authority Office Use Only  
Order No: \_\_\_\_\_

EBIS Company Name: \_\_\_\_\_

Amount: Fax Requisition Fee \$ \_\_\_\_\_ Additional Fees \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

I hereby authorise the Western Australian Land Information Authority to debit the above EBIS account: \_\_\_\_\_  
(Signature of person authorising payment)

Name of person authorising payment: \_\_\_\_\_  
(Please Print Name)

Contact Phone No: \_\_\_\_\_



## Requisition Notice

Section 192 of the Transfer of Land Act

Your Ref: The Nursery  
Our Ref: 0076671  
Enquiries: Jim Peter  
Telephone: 9273 7361  
Facsimile: 9273 7673

7 March 2019

PAUL GARNETTS CONVEYANCING W A  
PO BOX 157  
KARRINYUP WA 6921  
AU

Facsimile: 94400477  
Email:  
Delivered by: Fax

Dear Sir/Madam

### Requisition Notice

Registration of the document(s) referenced cannot be affected until all requisitions listed below are complied with and the fee payable is received. A time limit of 21 days applies from the date stated above after which all documents may be rejected.

It is generally not necessary to attend Landgate in person to make corrections to requisitioned documents however, if an appointment is necessary, please contact Landgate using the contact details above.

| Doc. No | Description                                                                                                                                                                                                                                                                                                | Req. Fee |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 0076671 | The lodging party must submit a signed letter requesting that the lodgement date of the documents be amended to the same date that the plan was placed in Order For Dealings (See Land Titles Registration policy and procedure guide SUB-01 Subdivision and Customer Information Bulletin 197 Appendix B) | 85.00    |
| 0076673 | Restrictive Covenant: 0076673 does not define what is meant by "Benefitted Land".                                                                                                                                                                                                                          | 0        |

Requisition Sub Total \$ 85.00  
Additional Fee \$ 0  
TOTAL FEE Payable \$ 85.00

Sincerely,

JEAN VILLANI  
REGISTRAR OF TITLES

Requisitions may be attended to by:

1. Directly using the contact details provided above.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.
4. For further information regarding this requisition notice please liaise with the Contact Person as shown above.

Correspondence by representatives of parties to documents must take the capacity in which they act and confirm that they are duly authorised to do so. An amendment by letter is at the discretion of the Registrar of Titles. Unless these requisitions are complied with, the documents will be rejected. Documents may be withdrawn from registration, a withdrawal fee is applicable per document. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.

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## Offer Documents

[Click to Download the Offer Pack](#)

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

## Comparable Sales



### 17 LEROY WAY, PIARA WATERS, WA 6112

4 Bed | 2 Bath | 2 Car  
\$900,000  
Sold on: 28/03/2024  
Days on Market: 119

Land size: 546  
**sale - sold**



### 20 YELLOWWOOD AVENUE, PIARA WATERS, WA 6112

4 Bed | 2 Bath | 2 Car  
\$985,000  
Sold on: 09/04/2024  
Days on Market: 27

Land size: 592  
**sale - sold**



### 8 BERKSHIRE APPROACH, PIARA WATERS, WA 6112

4 Bed | 2 Bath | 2 Car  
\$1,005,000  
Sold on: 11/01/2024  
Days on Market: 146

Land size: 540  
**sale - sold**



### 31 TORRIDGE APPROACH, PIARA WATERS, WA 6112

4 Bed | 2 Bath | 2 Car  
\$1,130,000  
Sold on: 12/02/2024  
Days on Market: 83

**sale - sold**



### 11 PIPELINE BOULEVARD, PIARA WATERS, WA 6112

4 Bed | 2 Bath | 2 Car  
\$1,100,000  
Sold on: 05/02/2024  
Days on Market: 6

Land size: 610  
**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



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## Piara Waters

### Bayonne Park



### Piara Waters Pavillion





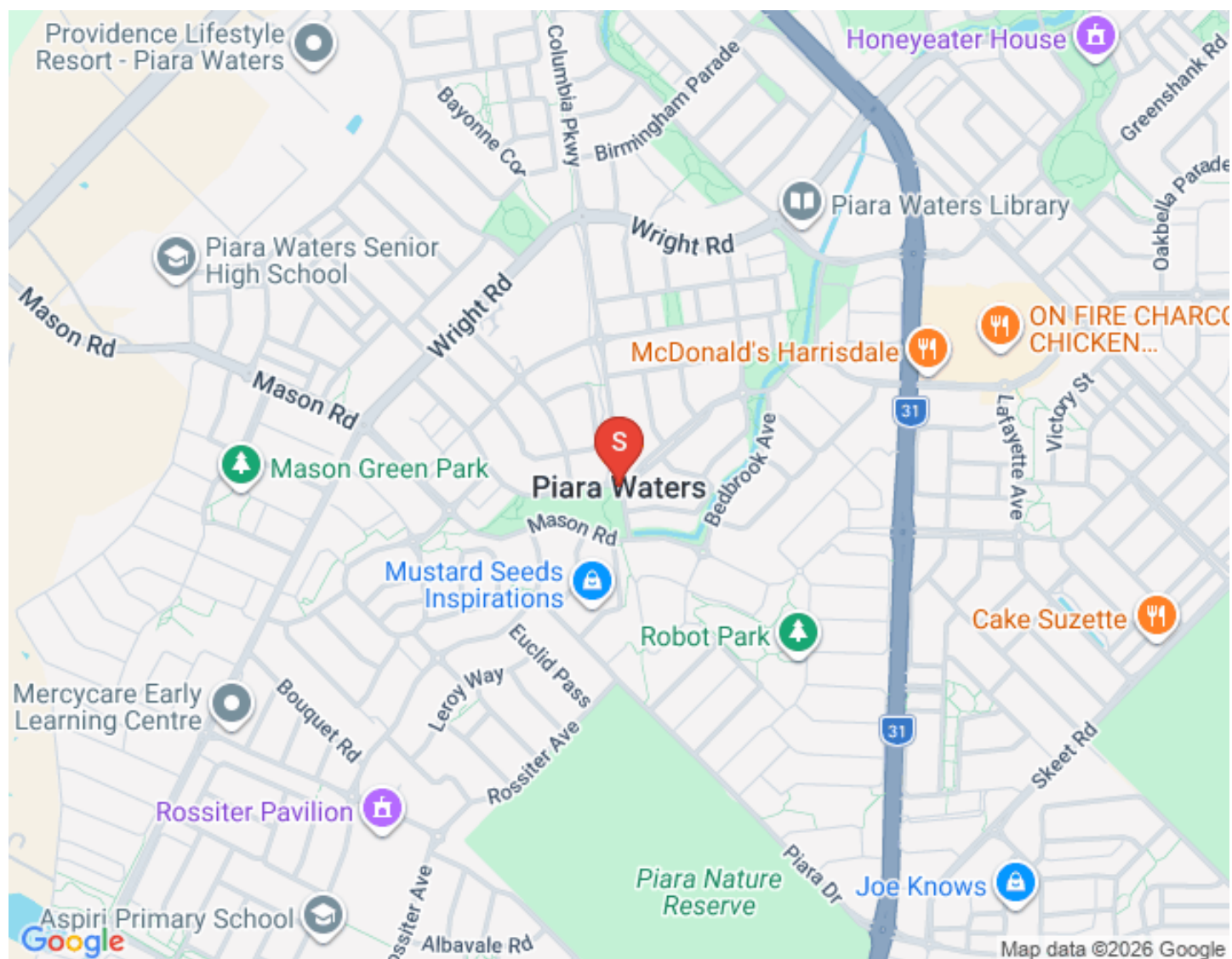
## Robot Park

Image result for Robot Park piara waters

## Harrisdale Shopping Centre







## Joint Form of General Conditions

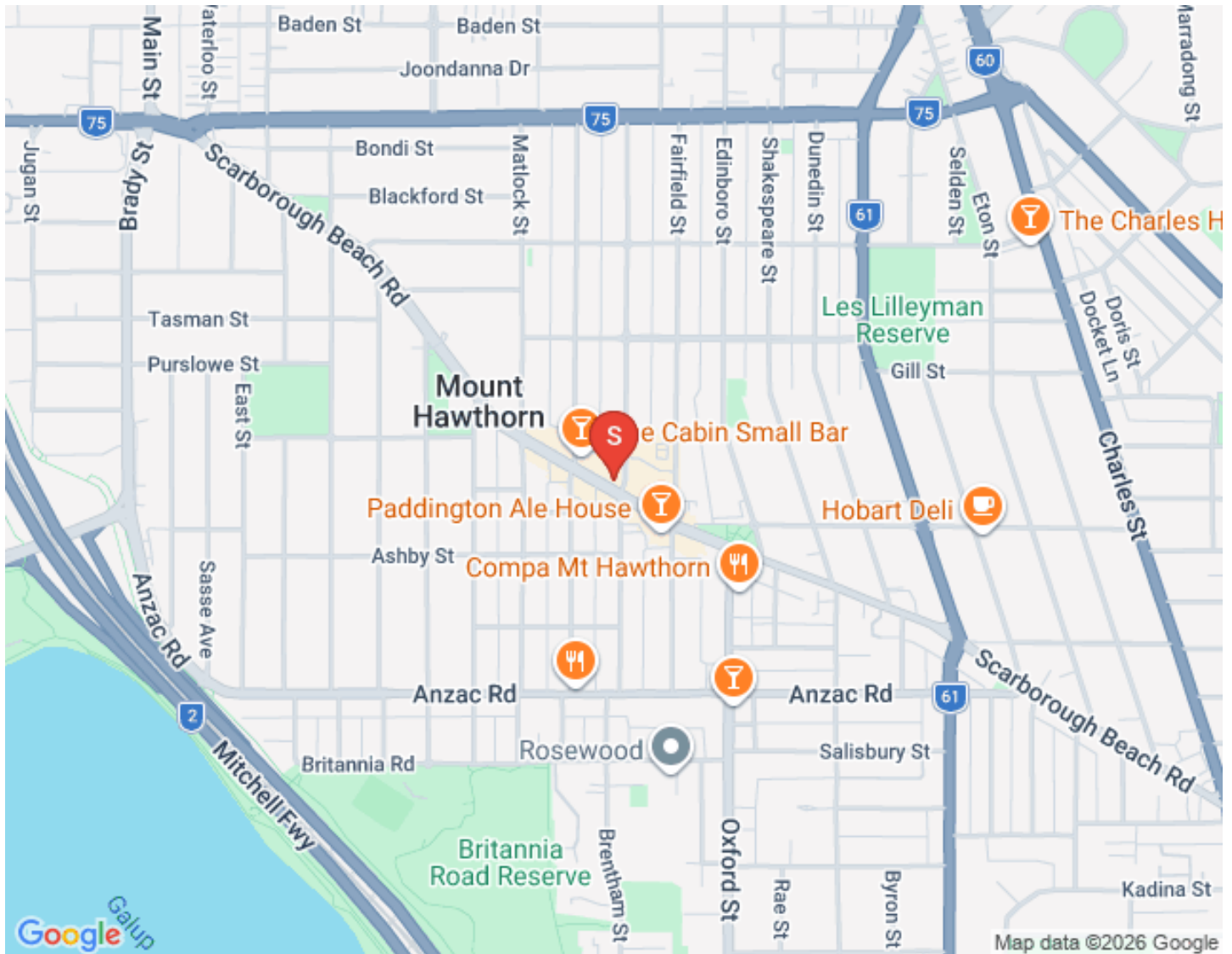
## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

## Team Genesis



### RONNIE SINGH

SALES CONSULTANT

0430161765

[rsingh@fngenesis.com.au](mailto:rsingh@fngenesis.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

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0439 688 075

[jclover@fngenesis.com.au](mailto: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

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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.

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## MARK HUTCHINGS

SALES CONSULTANT

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0416304650

[mhutchings@fngenesis.com.au](mailto: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.



## GUY KING

SALES CONSULTANT

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0417900315

[gking@fngenesis.com.au](mailto:gking@fngenesis.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.





## KAHLA PURVIS

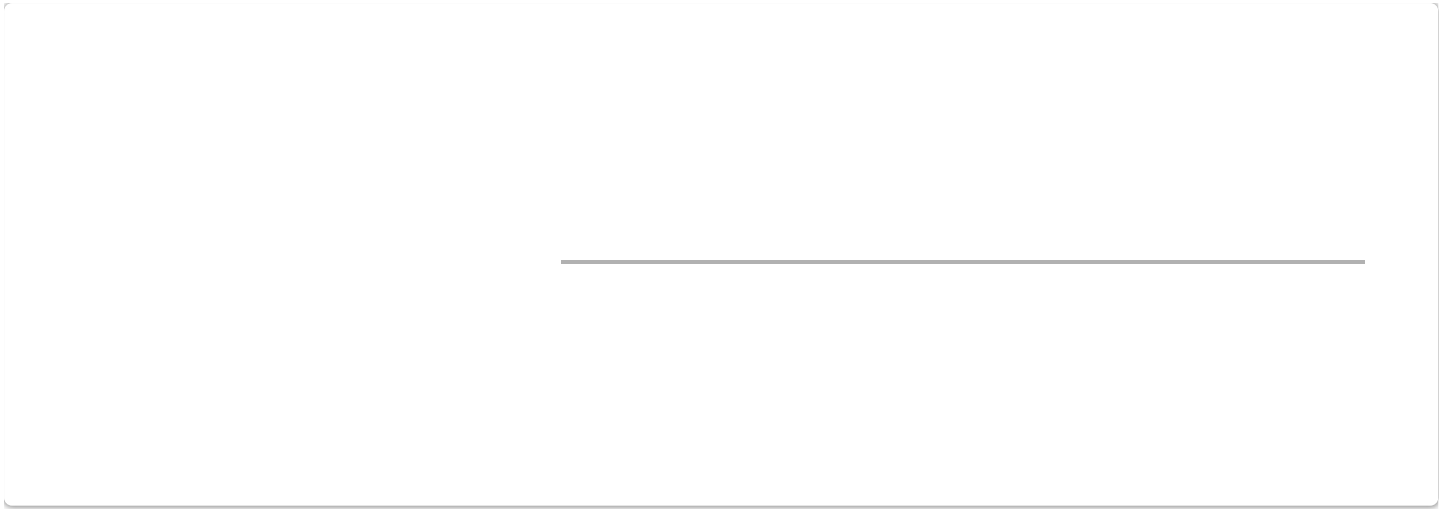
SALES ADMINISTRATOR

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[admin@fngenesis.com.au](mailto:admin@fngenesis.com.au)

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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.



## Recent Sales in the Area



### 1 Ingot Lane, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 446sqm

Under Offer



### 155 Gracefield Boulevard, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 438sqm

Under Offer



### 3 Counihan Bend, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 575sqm

Under Offer



## 56 Abercrombie Entrance, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 7 Gladalan Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 510sqm

\$710,000



## 38 Kellogg Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER





## 11 Southampton Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



## 6 Limestone Rise, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 426sqm

Under Offer



## 2 Bayonne Corner, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer



## 60 Archdale Loop, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 22 Apatite Street, Treeby

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3 Bed | 2 Bath | 2 Car

Land size: 250sqm

Under Offer



## 141 Huntingdale Road, Huntingdale

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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

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4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



## 12 Hambly Crescent, Canning Vale

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4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



## 2 Kelpie Way, Southern River

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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

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4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



## 15 Dortmund Gardens, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



## 14 Marseille Gardens, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD



## 17 Leroy Way, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



## 11 Isla Place, Piara Waters

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3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



## 16 Hickman Drive, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer