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YouTube Video

Welcome



38 Bluestone Loop, Piara Waters

Under Offer by Ronnie Singh!!

4  2  2  **Under Offer**

Welcome to 38 Bluestone Loop - a home that offers a semblance of modern style mixed with a balance of sleek, easy living.

Starting in the heart of the home this vibrant and stylish kitchen boasts the perfect place for cooking and entertaining. With luxurious stone benchtops and a breakfast bar, overhead cabinets with ample storage, and an integrated dishwasher, cooking and clean-up can be made easy paving the way for memories to be made. Moving into the spacious open-plan dining and living area you'll be welcomed with high ceilings and a relaxed atmosphere molded by comfort and ease, and know you'll stay cool in those sweltering Perth summer months with the ducted reverse-cycle air conditioning.

The master suite surrounds its users with poise and ambiance with a built-in-robe that provides easy storage options, and an ensuite with a dual-vanity for the perfect his and her lifestyle. Three cosy bedrooms each with their own built-in-robos provides a cluster-free space, and the dedicated study nook or activity room gives the option of a work-from-home lifestyle or the perfect place for kids to be kids.

Step outside into the outdoor alfresco area perfect for those long, sunny Perth days spent dipping your toes in the pool and talking until sunset and know your gardening days will be short and sweet with the perfect easy to maintain garden.

We know outside of home lifestyle is important to, and this location makes it easy to branch outside of its comfort and indulge in the serenity of the nearby Broadway and Whittaker park - the perfect places to soak up the sunshine and embrace nature.

Whether you're wanting to upgrade for more space or you're after your first home, 38 Bluestone Loop is waiting for you.

SCHOOL CATCHMENT

Piara Waters Primary School (1.3km)
Piara Waters Senior High School (2.1km)

RATES

Water: \$1,494.47 approx.
Council: \$3372.84 approx.

Features:

Built Year: 2009 Circa
Total Built: 262sqm
Toilets: 2
High Ceilings
Wide Door Entrance
Tiled Flooring Throughout Living Areas
Study Nook / Activity Area
Open Plan Living & Dining
Theatre Room
Ducted Reverse Cycle Air-Conditioning (Fujitsu)
Dedicated Laundry Space
Master Suite with Dual Vanity & BIR
Bedrooms 2, 3 & 4 with BIR

Kitchen:

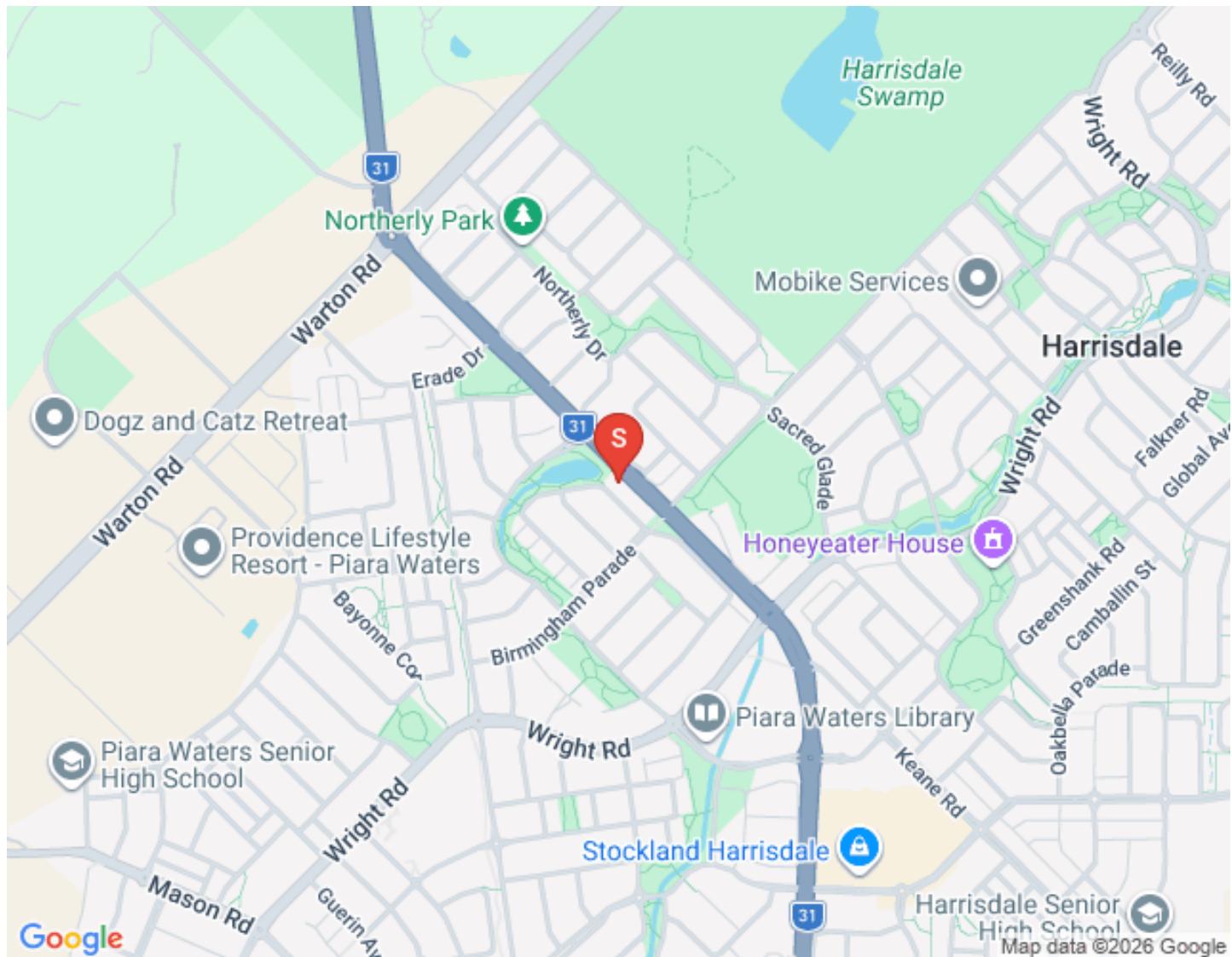
Ambassador Stone Benchtop with Breakfast Bar
Integrated Dishwasher
Overhead Cabinets
Built-in Rangehood
Induction Cooktop - Westinghouse
900mm Oven - Westinghouse
Scullery

Outdoor:

Low Maintenance Backyard
Flowerbeds with Reticulation
Swimming Pool
Alfresco Area
Garden Shed
Dual Backyard Access (Garage & Side)
Hot Water System (Rheem)
Security Cameras
Solar Power: 6.2 kW system

LIFESTYLE:

130m - Turin Park
350m - Rosette Park
450m - Piara Waters Pavilion
600m - McPhail Park
1.3km - Stockland Harrisdale Shopping Centre
1.5km - C.Y. O'Connor Village Pub
2.3km - Piara Waters Medical Centre
2.4km - Piara Nature Reserve
3.1km - Bunnings Harrisdale
8.9km - Cockburn Central
14.7km - Armadale Health Service
18.4km - Coogee Beach
22.6km - Perth Airport



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 Covenant Plan J971092](#)

[Click to download Covenant Plan J971093](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



3 ADENINE BEND, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car

Land size: 643

\$1,200,000

sale - sold

Sold ons: 12/03/2025

Days on Market: 155



14 WHIMBREL WAY, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car

Land size: 646

\$1,220,000

sale - sold

Sold ons: 04/05/2025

Days on Market: 34



40 CANTERBURY TRAIL, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 3 Car

Land size: 640

\$1,230,000

sale - sold

Sold ons: 11/02/2025

Days on Market: 23



44 CANTERBURY TRAIL, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car

Land size: 672

\$1,430,000

sale - sold

Sold ons: 14/10/2024

Days on Market: 7

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Local Schools

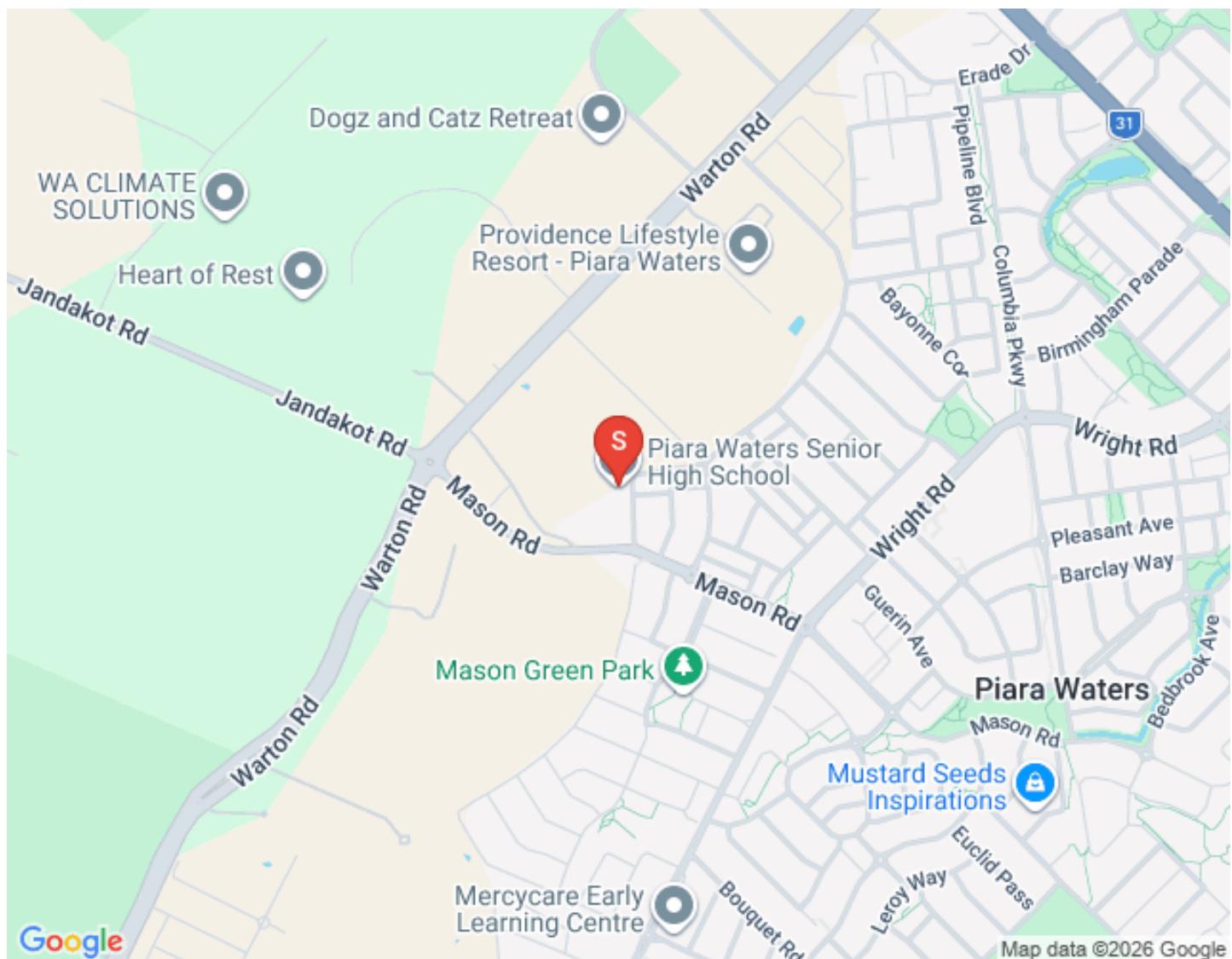


[Click Here to View INTAKE AREA](#)





[**Click Here to View INTAKE AREA**](#)



Piara Waters

Piara Waters Pavillion



Northerly Drive Playground



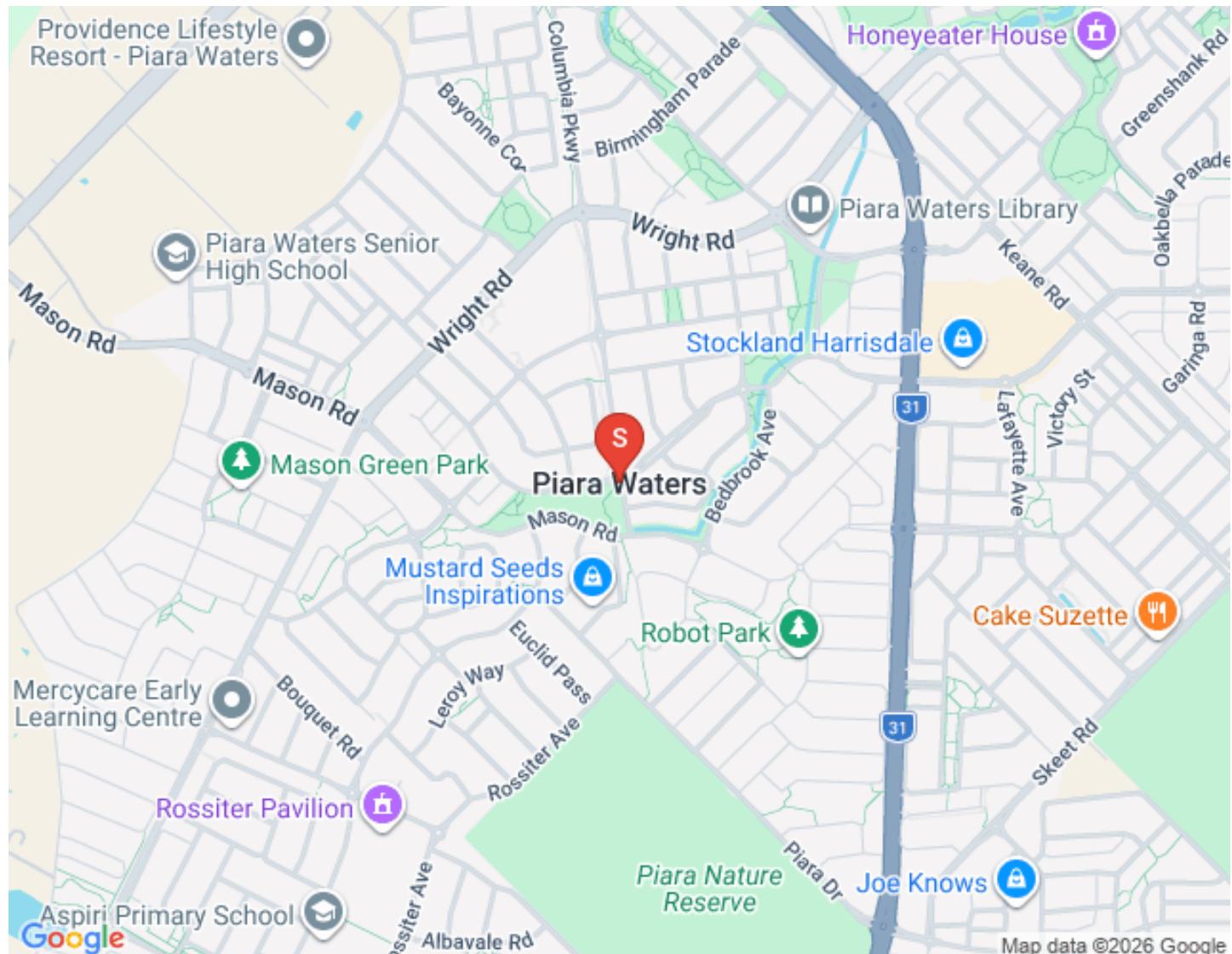
Piara Waters Library



Harrisdale Shopping Centre



Starbucks Piara Waters



Joint Form of General Conditions

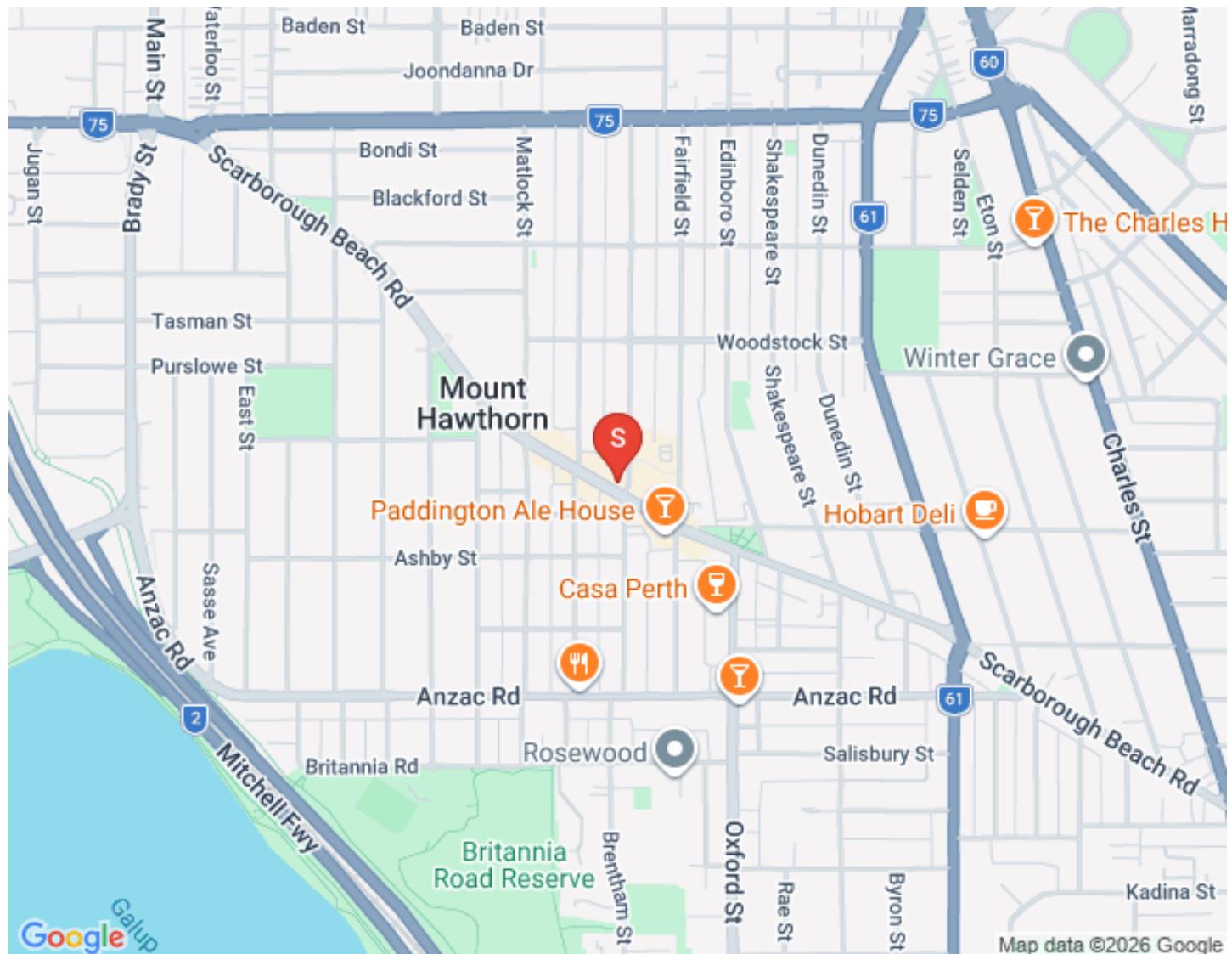
2022 General Conditions

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

The Law Society
OF WESTERN AUSTRALIA
The voice of the legal profession in Western Australia

 **REIWA**
REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fnogenesis.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@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.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fngensis.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.

Our Recent Sales



7 Anca Way, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 390sqm

Under Offer

 **Genesis**



4/74 Carbeen View, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 227sqm

Offers from \$650,000

 **Genesis**



6 Gumblossom Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 417sqm

Under Offer

 **Genesis**



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