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Welcome



30 Berkshire Approach, Piara Waters

Family Oasis Amidst Serene Parkland

5  2  2  **Under Offer**

Air Conditioning

Remote Garage

Under offer by Ronnie Singh with multiple Offers!

This fantastic family home is located in the desirable suburb of Piara Waters, home to a buzzing banquet of family parklands, Piara Waters Nature Reserve and popular schools, where flexible family living is at the forefront and is now yours for the taking.

Standing proudly on a generous 540sqm block, surrounded by quality homes and friendly neighbours, this home hosts 5 bedrooms, 2 bathrooms and expansive family living areas with a low maintenance front and back yard.

From the street front, first impressions are set high with a modern rendered facade and a feature wall. As you continue up the driveway past framed garden beds you are welcomed inside through large double doors into the expansive hallway.

Offering the perfect blend of spaciousness and intimacy, ensuring that every family member can find their ideal spot for relaxation and enjoyment. Whether it's unwinding in the living room, experiencing the magic of movies in the dedicated home theatre room, or enjoying the outdoor oasis, these living areas are designed to enrich your daily life with comfort and style. Stay comfortable all year round with the ducted reverse cycle air conditioning.

The open plan living and dining area is a hive of activity, where natural light pours in through large windows, creating a warm and inviting atmosphere. Whether hosting a lively family gathering or enjoying a quiet evening, this versatile space accommodates all your lifestyle

needs. The kitchen sits off the main living area, boasting sleek stone countertops, a stainless-steel sink, a gas cooktop, an electric oven and ample storage.

The main bedroom offers the ultimate retreat for relaxation with ample space for a king-sized bed and additional furnishings, allowing you to create your unique space. The highlight of this bedroom is the ensuite bathroom, featuring a double vanity, spacious shower, and a separate toilet. The additional bedrooms are situated at the rear of the home, offering a sense of privacy and tranquillity, generously sized the bedrooms are designed with family comfort in mind, each offering its unique charm. With built-in wardrobes and large windows, they provide plenty of storage and natural light. Adjacent to these bedrooms is a well-appointed family bathroom, equipped with modern fixtures and a bathtub, perfect for relaxing baths or a quick shower.

Step outside to the covered alfresco area, an ideal setting for alfresco dining or simply basking in the sunshine. The backyard provides a tranquil backdrop for your gatherings with friends and family.

This property offers the perfect blend of suburban tranquillity and urban convenience. It's just a short drive to Perth, accessible via the Kwinana Freeway and Armadale Road, making your daily commute a breeze.

SCHOOL CATCHMENT

Aspiri Primary School (400m)

Piara Waters Senior High School (1.7km)

RATES

Water: \$1540 Approx.

Council: \$2670 Approx.

FEATURES

- * 5 Spacious bedrooms & 2 well equipped bathrooms
- * Main bedroom with an ensuite bathroom including a double vanity, shower, and separate toilet
- * Minor bedrooms, all with built-in robes and carpeted flooring
- * Well-appointed family bathroom with modern fixtures, single vanity, shower and a bathtub
- * Powder room
- * Laundry and generous amounts of storage
- * Timber laminate flooring throughout the main living areas
- * Open plan living and dining areas flooded with natural light
- * Dedicated home theatre room for cinematic entertainment with carpeted flooring
- * Ducted reverse cycle air-conditioning throughout
- * Covered alfresco and easy-care backyard
- * Double garage and a side access for additional parking requirements
- * Block 540sqm
- * Living 227sqm (approx)
- * Built in 2015

LIFESTYLE

140m - Berkshire Park

400m - Aspiri Park

700m - Rossiter Pavilion

1.6km - Piara Waters Nature Reserve

1.7km - Newhaven Dog Park

3.4km - Stockland Harrisdale Shopping Centre

4km - Forrestdale Lake

4.1km - C.Y. O'Connor Village Pub

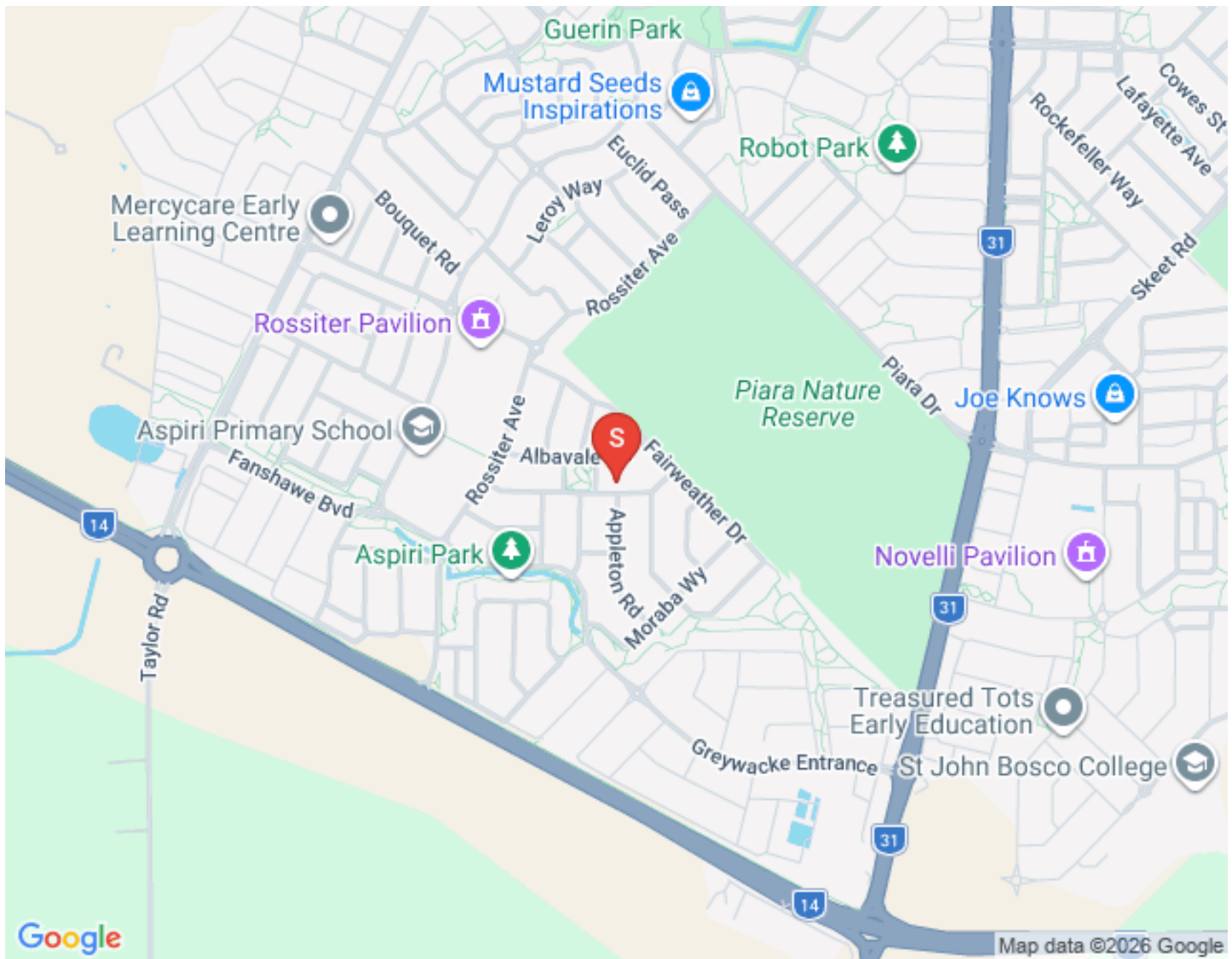
7.4km - Cockburn Central

9.3km - Jandakot Airport

13.1km - Armadale Health Service

17km - Coogee Beach

27.6km - Perth



Property Photos

Photo Gallery















Certificate of Title

[Click to Download Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Covenant M599295](#)

[Click to Download the Notification M599298](#)

[Click to Download the Notification M599299](#)



WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES

TITLE NUMBER

Volume Folio

2838 538

LAND DESCRIPTION:

LOT 294 ON DEPOSITED PLAN 401232

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BALKRUSHNA NARENDRA BHAI PATOLIYA
ASTHA BALKRUSHNA PATOLIYA
BOTH OF 23 ROSEMARY AVENUE, DARCH
AS JOINT TENANTS

(T M665481) REGISTERED 10/6/2014

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

1. RESTRICTIVE COVENANT BENEFIT - SEE SEE DEPOSITED PLAN 401232 AND INSTRUMENT M599295
2. RESTRICTIVE COVENANT BURDEN - SEE SEE DEPOSITED PLAN 401232 AND INSTRUMENT M599295
3. M599298 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 28/4/2014.
4. M599299 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 28/4/2014.
5. M665482 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 10/6/2014.

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 legal government, legal, surveying or other professional advice.

SKETCH OF LAND: DP401232
PREVIOUS TITLE: 2828-179
PROPERTY STREET ADDRESS: 30 BERKSHIRE APP, PIARA WATERS.
LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE

PRELIMINARY

DEPOSITED PLAN

LOT 294 ON DEPOSITED PLAN 401232

DEPOSITED PLAN

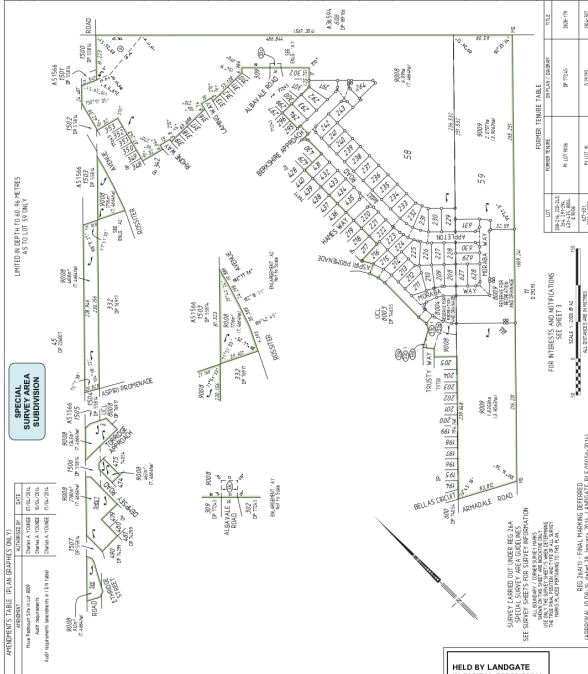
401232

SHEET 1 OF 3 SHEETS

DEPOSITED PLAN

401232

SHEET 1 OF 3 SHEETS



DEPOSITED PLAN

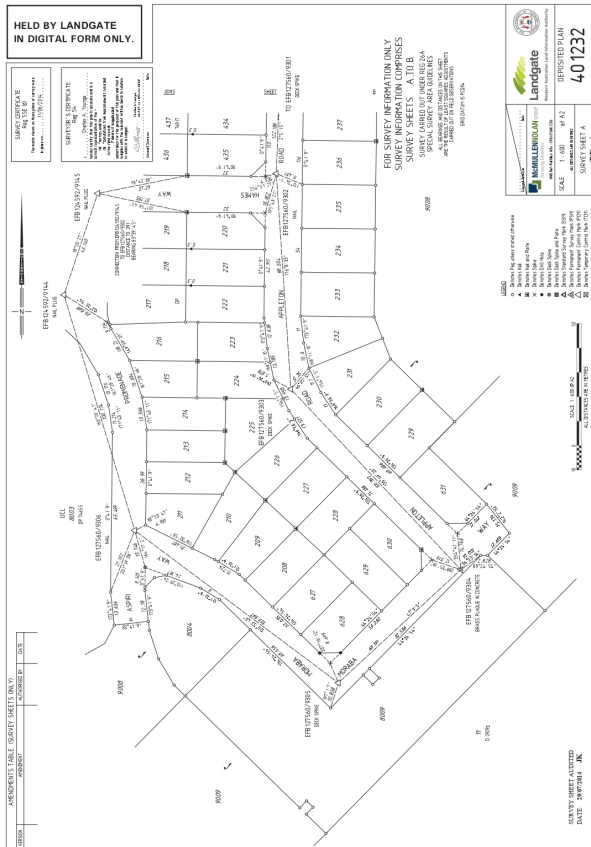
401232

SHEET 1 OF 3 SHEETS

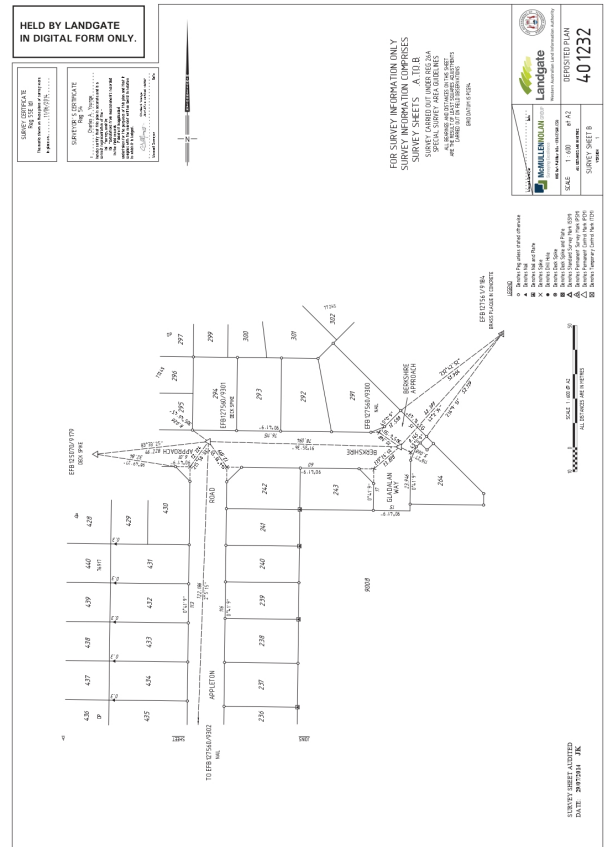
DEPOSITED PLAN

401232

SHEET 1 OF 3 SHEETS



LANDGATE COPY OF ORIGINAL NOT TO SCALE 05/10/2023 05:31 PM Request number: 65688817



LANDGATE COPY OF ORIGINAL NOT TO SCALE 05/10/2023 05:31 PM Request number: 65688817

 Landgate
www.landgate.wa.gov.au

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



177 ASPIRI PROM PIARA WATERS WA 6112

4 Bed | 2 Bath | 2 Car
\$865,000



17 TRUSTY WAY PIARA WATERS WA 6112

4 Bed | 2 Bath | 2 Car
\$865,000



17 BROADWAY BVD PIARA WATERS WA 6112

4 Bed | 2 Bath | 2 Car
\$920,500



4 JEFFERSON WAY PIARA WATERS WA 6112

4 Bed | 2 Bath | 4 Car
\$965,000



150 MASON RD PIARA WATERS WA 6112

4 Bed | 2 Bath | 2 Car
\$995,000

Local Schools



[Click Here to View INTAKE AREA](#)





[Click Here to View INTAKE AREA](#)



Piara Waters

Bayonne Park



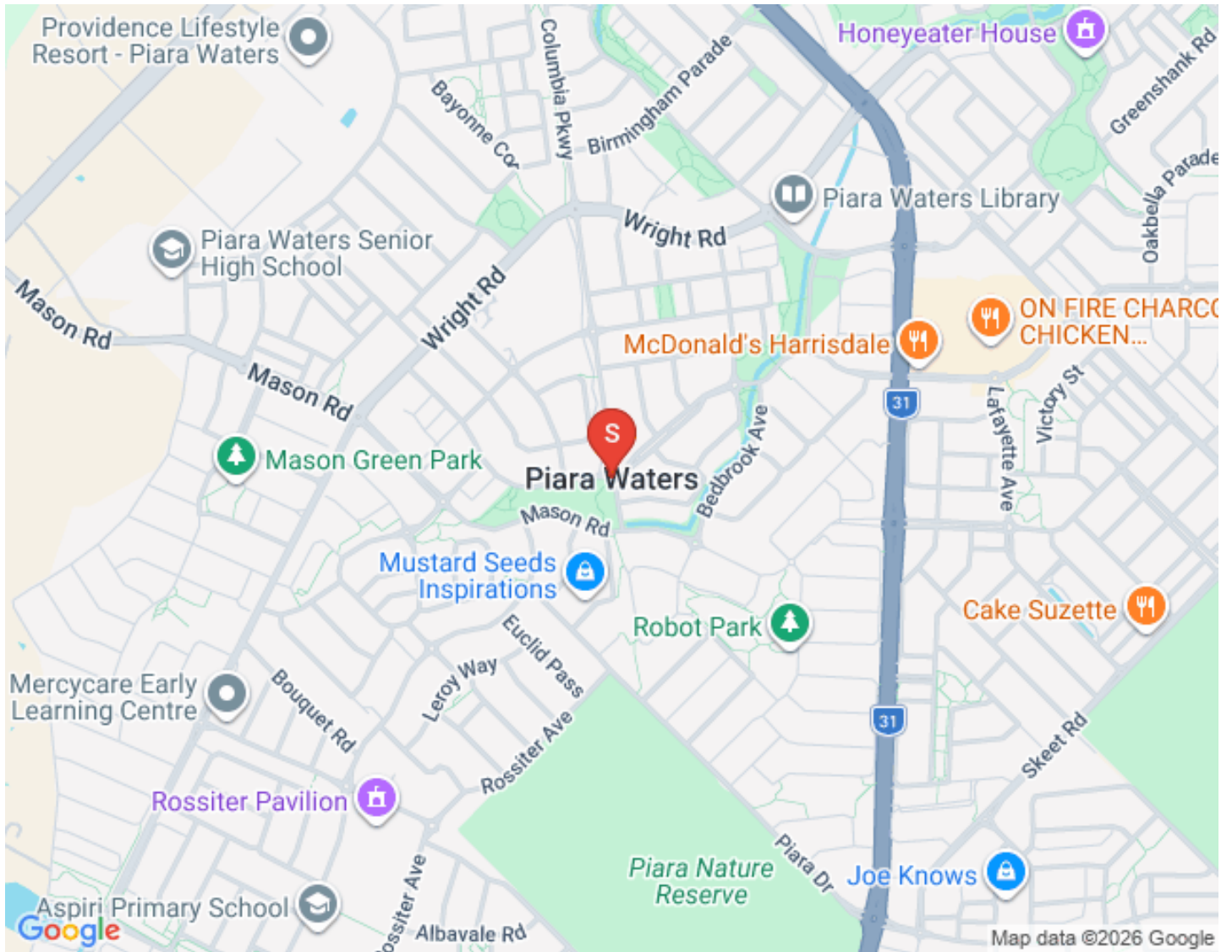
Piara Waters Pavillion

Image result for piara waters pavilion

Robot Park

Image result for Robot Park piara waters

Harrisdale Shopping Centre



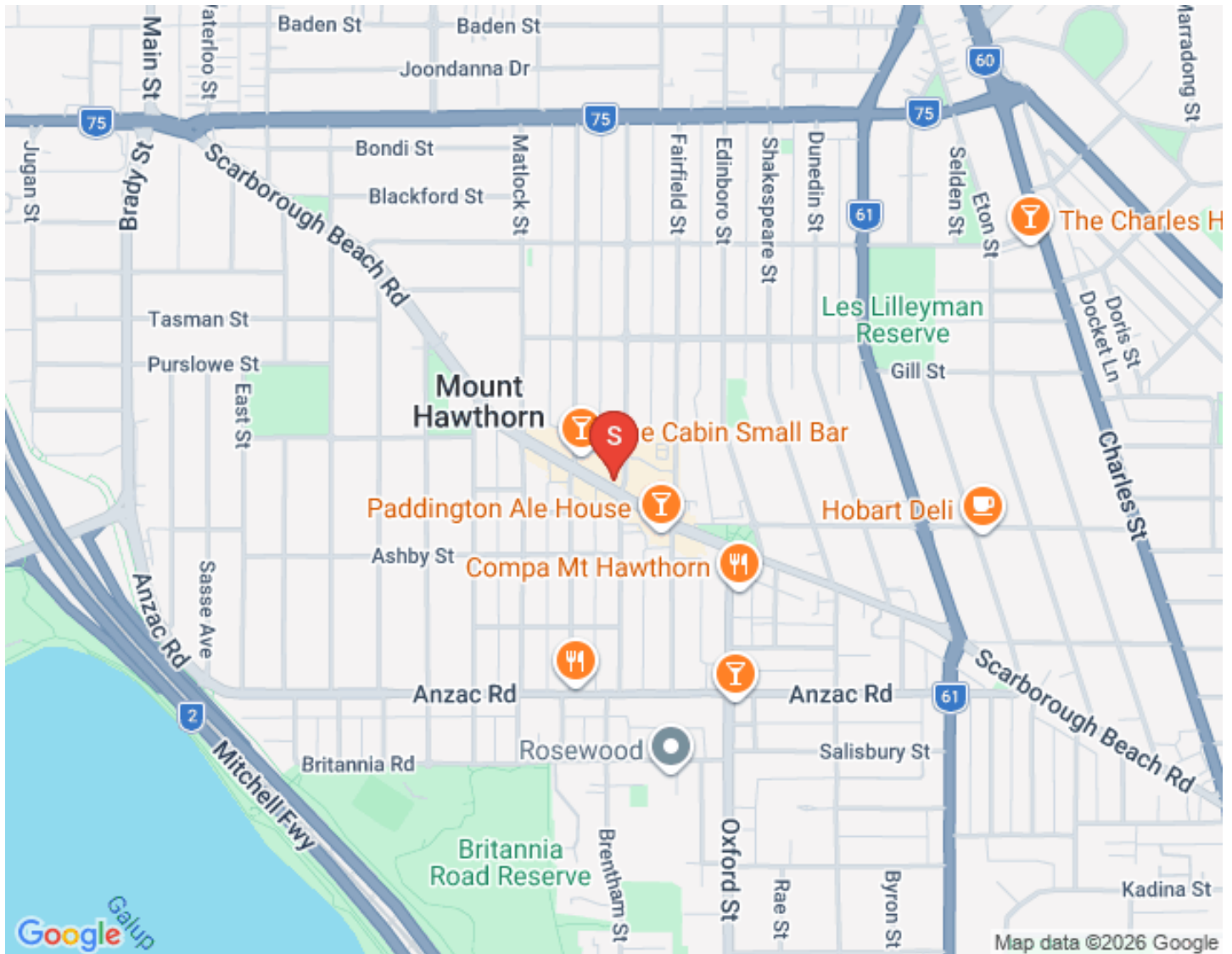
Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

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

0439 688 075

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

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.



GUY KING

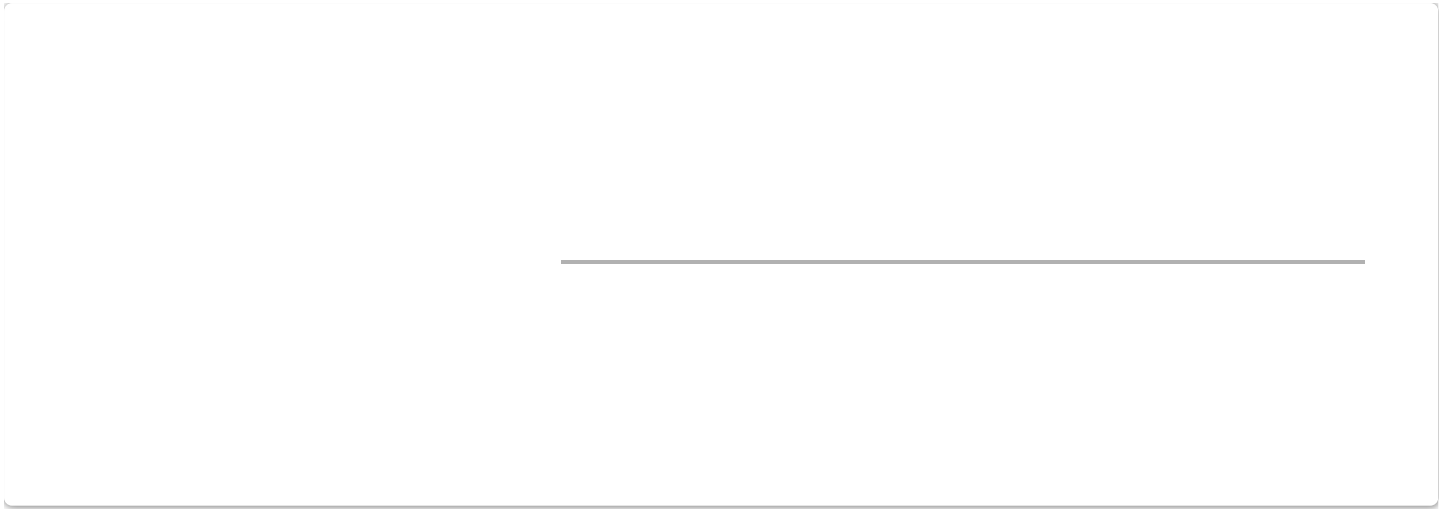
SALES CONSULTANT

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.



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

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



7 Gladalan Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 510sqm

\$710,000



38 Kellogg Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



11 Southampton Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



6 Limestone Rise, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 426sqm

Under Offer



2 Bayonne Corner, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 596sqm

Under Offer



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



22 Apatite Street, Treeby

3 Bed | 2 Bath | 2 Car

Land size: 250sqm

Under Offer



141 Huntingdale Road, Huntingdale

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

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



12 Hambly Crescent, Canning Vale

4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



2 Kelpie Way, Southern River

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

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



15 Dortmund Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



14 Marseille Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD