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Welcome



10 Bambili Way, Harrisdale

Modern Living Meets Convenience

3  2  2  **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

Welcome to this fantastic property, where modern living and convenience come together in perfect harmony. Designed with sleek, contemporary finishes throughout, this home offers a stylish, low-maintenance lifestyle in a highly desirable location. Whether you're a first-time homebuyer, investor, or looking to downsize, this property provides everything you need and more.


As you enter, you'll immediately notice the high ceilings that create an airy and open ambiance, making every room feel spacious and inviting. The open-plan dining and living areas are ideal for family gatherings or entertaining guests, while large windows invite plenty of natural light. The comfort of year-round living is ensured with the split system air conditioning system, keeping you cool in the summer and warm in the winter.

At the heart of the home is a contemporary kitchen that will inspire your inner chef. Featuring sleek stone benchtops, a convenient breakfast bar, a gas cooktop, and an electric oven, meal prep has never been so easy. The modern appliances and stylish finishes make this kitchen a perfect space to create culinary delights, whether you're cooking for one or entertaining a crowd.

The home offers three well-appointed bedrooms and two bathrooms, with the master suite designed as a private retreat. The spacious main bedroom features a walk-in robe and a private ensuite bathroom, providing a peaceful haven for rest and relaxation. Two additional bedrooms, both with built-in robes, offer plenty of space for family members or guests. The main bathroom is elegantly designed with modern fixtures and finishes, creating a spa-like experience.

The property also boasts an enclosed yard, providing a safe, private space for children to play or for you to enjoy outdoor activities. The easy-care gardens offer a touch of greenery without the maintenance headaches, allowing you more time to enjoy the home. The double carport, with an automatic door and drive-through access to the courtyard, ensures ample parking space and practical storage options.

Located in a vibrant community, this home offers convenience at every turn. A quick 5-minute walk or short bus ride will take you to Stockland Harrisdale Shopping Centre, where you'll find major retailers like Woolworths and Aldi, as well as cafes, fast food options, and much more. Public transport options are also fantastic, with bus routes connecting you to Armadale, Cockburn, Murdoch, Southern River, and Canning Vale for easy commuting.

This home offers the perfect combination of modern living, comfort, and accessibility. Don't miss your chance to secure this beautiful property  whether you're looking for your first home, a smart investment, or a peaceful place to downsize, this property truly has it all.

SCHOOL CATCHMENT

Harrisdale Primary School - 800m

Harrisdale Senior High School - 500m

RATES

Council: \$

Water: \$1206.84 approx.

FEATURES

- * Built Year: 2015 Circa
- * 3 Bedrooms and 2 Bathrooms
- * High ceilings throughout
- * Open Plan Living
- * Living Area with Split Air Conditioning System
- * Master Suite with WIR
- * All Additional Bedrooms with BIR
- * Separate Lounge Room with Carpet Flooring

Kitchen:

- * Stone Benchtop and Breakfast Bar
- * Gas Cooktop
- * Electric Oven

Outside:

- * Low Maintenance and Easy Care Gardens
- * Double garage with Drive-Through Access to the Courtyard

LIFESTYLE

400m - Jim And Alma Baker Park

400m - Stockland Harrisdale Shopping Centre

650m - Harrisdale Park

6km - Forrestdale Lake Nature Reserve

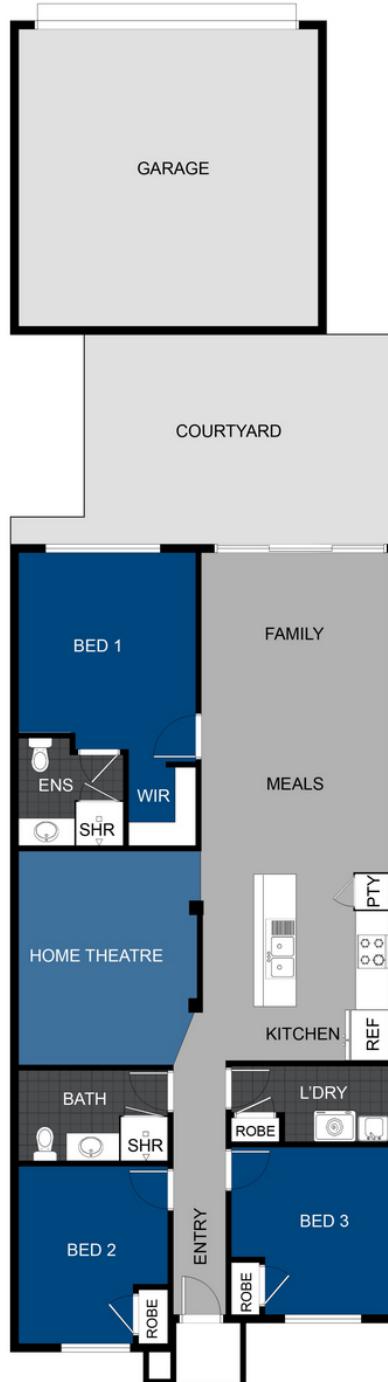
12.7km - Armadale Health Service

18km- Coogee Beach

28km - Perth CBD



Floor Plan



Comparable Sales



65 EXCHANGE AVENUE, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$700,000
Sold on: 31/07/2024
Days on Market: 44

Land size: 290



27 WYOMING LOOP, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$701,000
Sold ons: 01/07/2024
Days on Market: 49

Land size: 300



66 WELCOME MEANDER, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$715,000
Sold ons: 26/03/2024
Days on Market: 7

Land size: 289



28 GARINGA ROAD, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$721,000
Sold ons: 16/09/2024
Days on Market: 34

Land size: 300



46 DOVEDALE STREET, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$740,000
Sold ons: 27/08/2024
Days on Market: 19

Land size: 300



44 DUNMORE CRESCENT, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$745,000
Sold ons: 08/07/2024
Days on Market: 5

Land size: 300



8 GRACEFIELD BOULEVARD, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 5 Car
\$759,000
Sold ons: 11/10/2024
Days on Market: 57

CORTES
MANAGEMENT GROUP



80 KEANE ROAD, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$770,000
Sold ons: 16/09/2024
Days on Market: 13

Land size: 300

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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 the Certificate of Title](#)

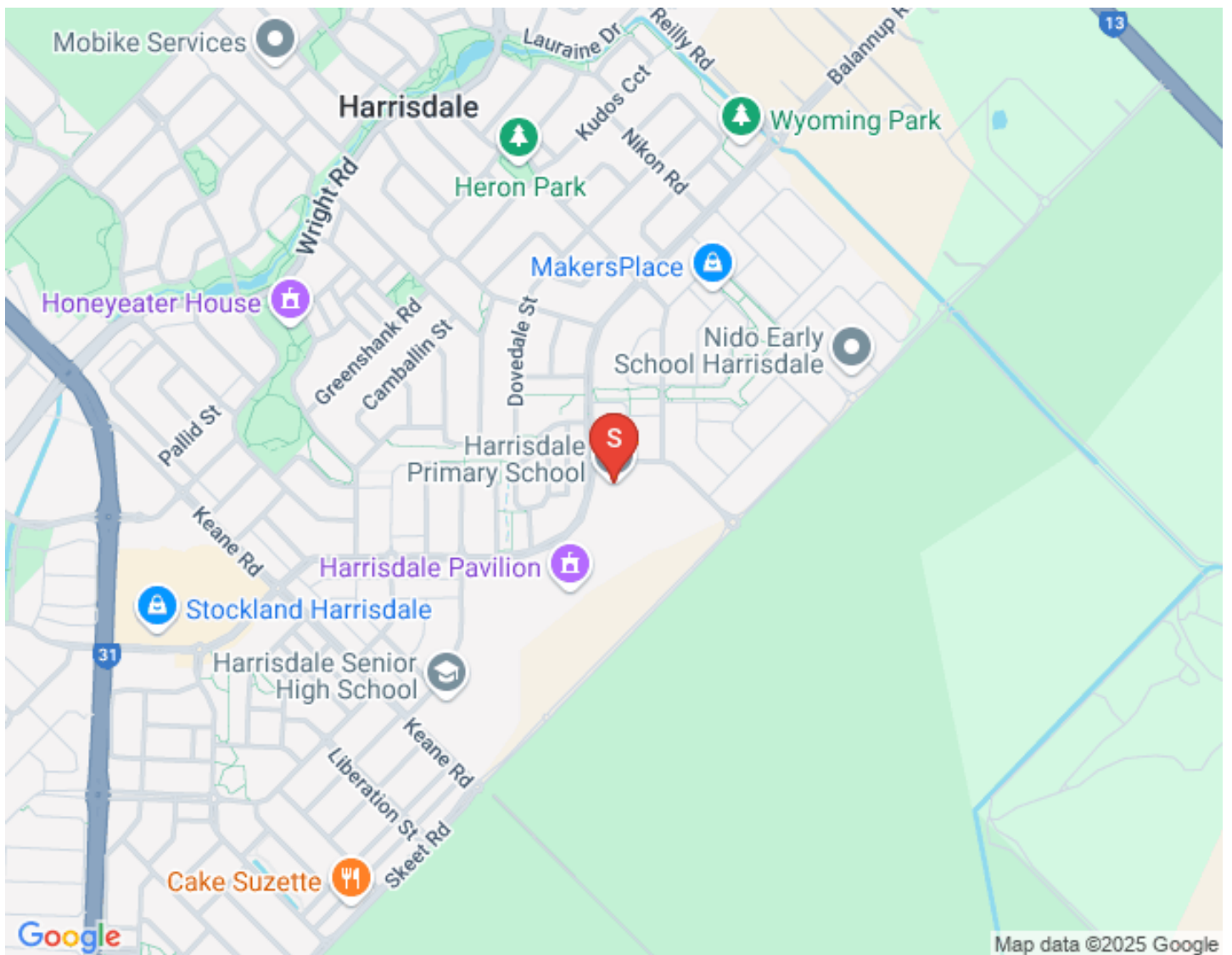
[Click to Download the Deposited Plan](#)

[Click to Download the Covenant](#)

Local Schools



[Click Here to View INTAKE AREA](#)





HARRISDALE

Senior High School

[Click Here to View Harrisdale Senior High School](#)

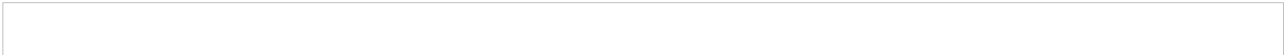


Harrisdale

Northerly Park



Stockland Harrisdale Shopping Centre



Mason Green Park



Harrisdale Park & Pavillion



Greenlink Park



Wyoming Park



Harrisdale Youth Park



Harrisdale Sensory Park



Coles Southern River





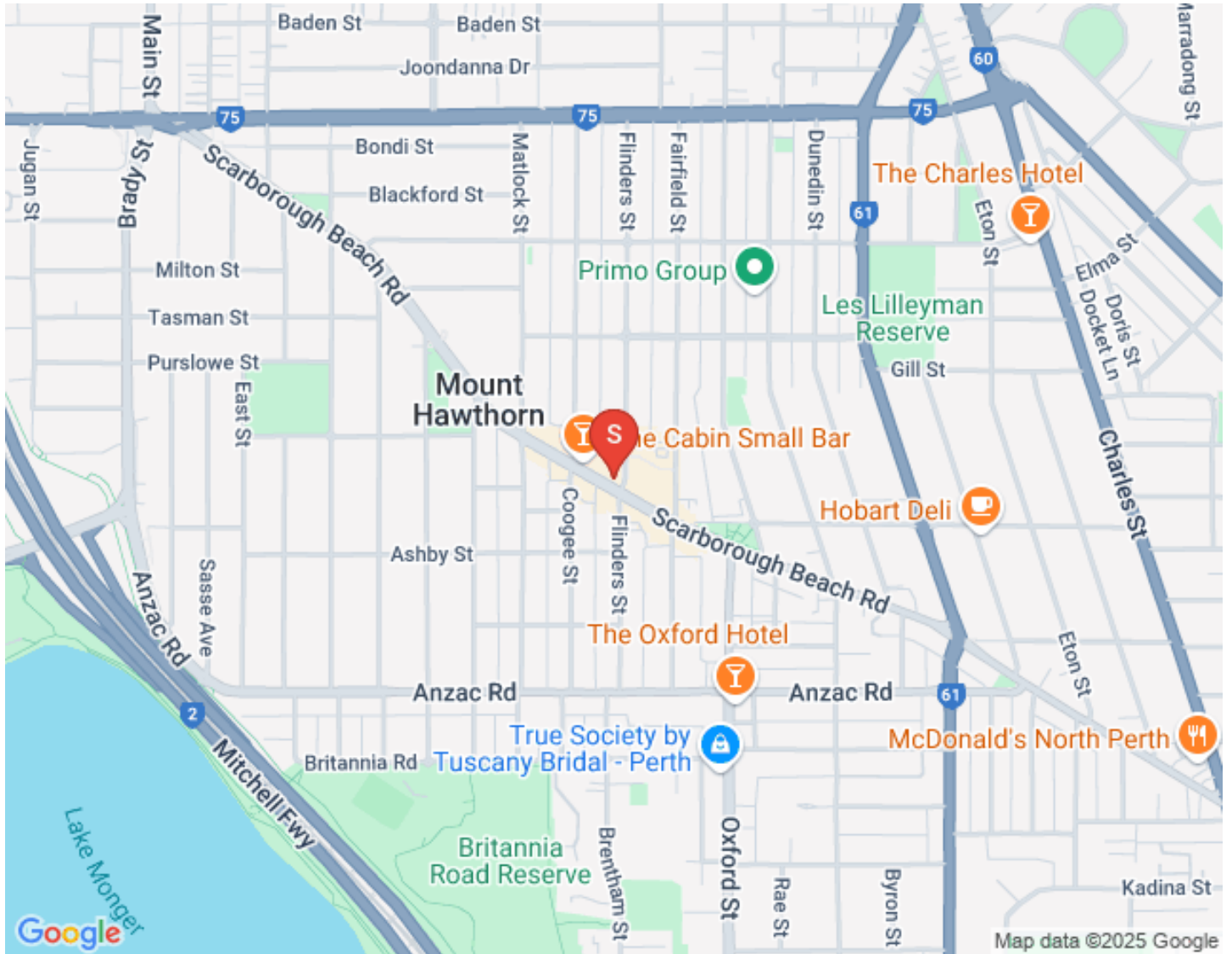
Joint Form of General Conditions

2022 General Conditions

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

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

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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

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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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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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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

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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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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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

PROPERTY MANAGER

0412 175 528

rentals@fngenesisis.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@fngenesisis.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



11 Glenora Way, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer



1 Ingot Lane, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 446sqm

Under Offer



17 Gregson Street, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

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



3B Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

UNDER OFFER



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



19 Sheldon Street, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 571sqm

UNDER OFFER



21 Sheldon Street, Piara Waters

4 Bed | 2 Bath | 4 Car

Land size: 628sqm

End Date Process



49 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 500sqm

Under Offer



3 Kitley Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 497sqm

Under Offer