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Welcome



23 Noriker Way, Forrestdale

**Prestigious newly built family home
within Harrisdale High School
Catchment**

4  2  2  **Under Offer**

Under offer by Ronnie Singh with multiple offers!

Move right into this newly built luxury home and begin enjoying the convenient family lifestyle and exquisite home design straight away! With multiple living areas, an abundance of storage solutions, and high-end finishes, this is a premier family home on offer. Through the wide front entrance, you are welcomed into this light and bright home, with tiled flooring and high ceilings throughout. In the open plan living and dining area, these high ceilings along with the large double windows create a beautiful light filled space for the family to enjoy time together in comfort.

Prepare family meals in style with this contemporary kitchen and scullery. The sleek white soft closing cabinetry create clean lines, while offering ample overhead and under bench storage. The Island bench with the breakfast bar provides additional bench space, as well as a casual dining option. You won't be short on room to prep meals with the scullery offering even more bench space, as well as cabinetry for appliance storage. The Electrolux double steam oven means you can have multiple meals on the go when entertaining, and the double sink with the hose style faucet makes cleaning up a breeze. The laundry carries through this same crisp white style, offering additional cabinet storage, and direct access to the kitchen.

When you aren't relishing in mealtimes, explore the other living areas this home has to offer. The separate activity room is perfect as a toy room or games room for the kids, while the adults can make the most of the workspace as a home office, or study destination. Save money on memberships with your very own home gym! A compact yet functional space that allows you to work out on demand in the comfort of your own home! After completing your workout, head to the master bedroom, and cool off in your luxurious master ensuite. The ensuite features a

double vanity and huge shower recess, as well as double clerestory windows above the vanity providing natural light while maintaining privacy. The master suite is complete with a generous walk-in wardrobe, plush carpet underfoot, and views of the homes well-manicured frontage.

The secondary bedrooms all feature built-in wardrobes with mirrored sliding doors. The ducted reverse cycle air-conditioning ensures all bedrooms are temperature controlled for the ultimate comfort. The common bathroom reflects the style of the ensuite, with the addition of a built-in bathtub, perfect for the younger kids, or for the adults to relax in! The separate powder room is great for guests when entertaining, or in the morning when the whole family is getting ready for the day.

Beyond the magnificent design and contemporary interiors, this home offers practicality with storage, security, and a low maintenance backyard. The fingerprint lock on the front door adds extra security to the home, while the double garage provides yet another storage solution. The side access to the backyard is great for bikes, or to avoid taking the dog through the house when going for a walk! Enjoy outdoor meals under the covered alfresco, with views of the bordering garden beds, and the evergreen turf. Instead of having to spend time maintaining the backyard, you can venture into your community on the weekends with local parks, golf courses, shopping centres and cafes all within a few kilometres!

Additional landscaping to the park opposite your future home will commence in January 2025 with completion in May. The approved design includes a central footpath, native trees and shrubs, and open turf areas.

Both primary and high schools are within walking distance, and you are only a short drive from Adventure World, guaranteeing the kids have fun on the holidays! Secure yourself the perfect balance of style, practicality, and lifestyle with this showstopper home.

SCHOOL CATCHMENT

Forrestdale Primary School (1.5km)

Harrisdale Senior High School (1.7km)

RATES

Council: \$

Water: \$767

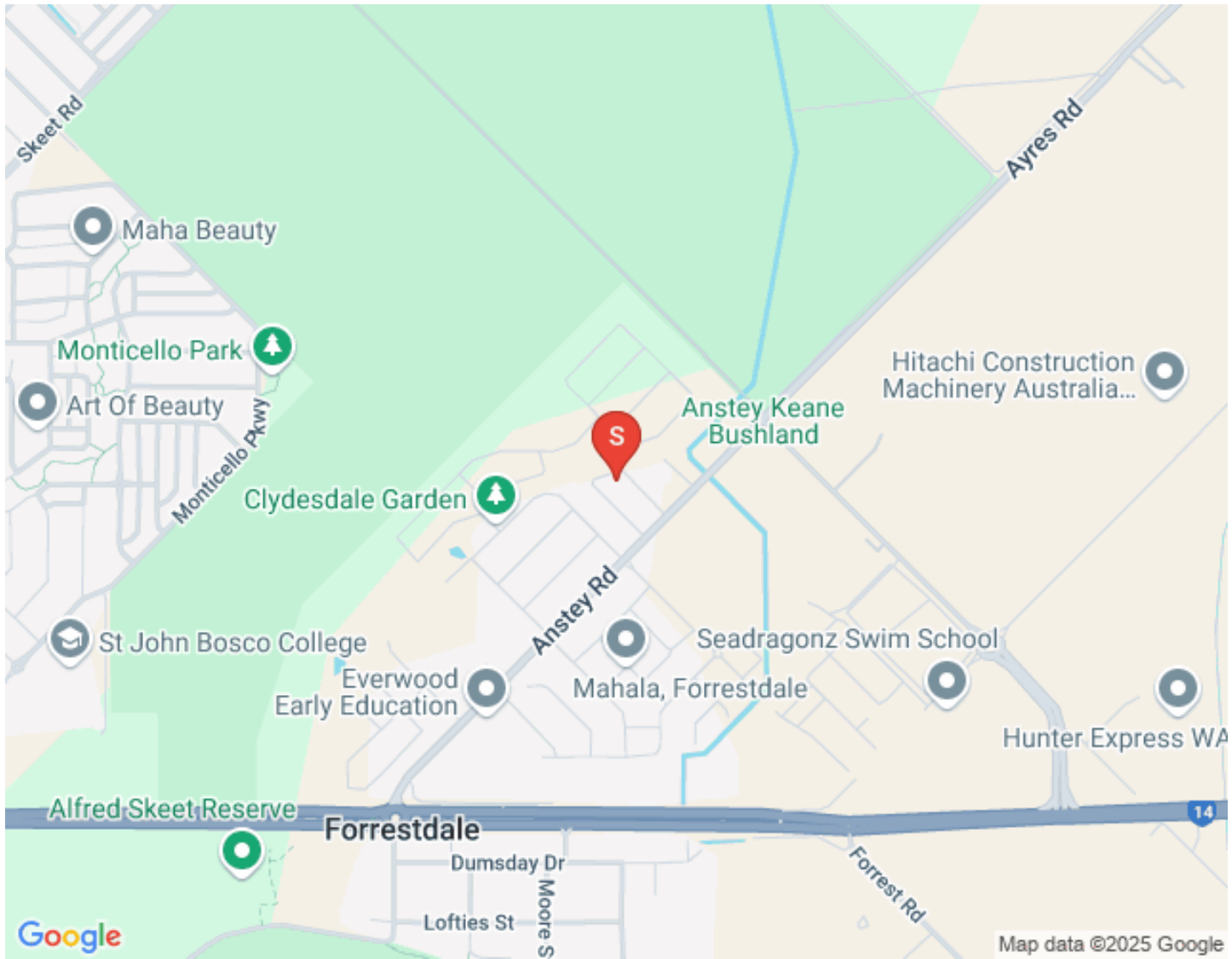
FEATURES

- * Built Year: 2024
- * Total Built Area: 242.24sqm
- * Wide Door Entrance
- * Fingerprint Door Entry for Enhanced Security
- * High Ceilings
- * Tiled Flooring Throughout the Home
- * LED Downlights
- * Open Plan Lounge for Comfortable Living
- * Ducted Reverse Cycle Air-Conditioning

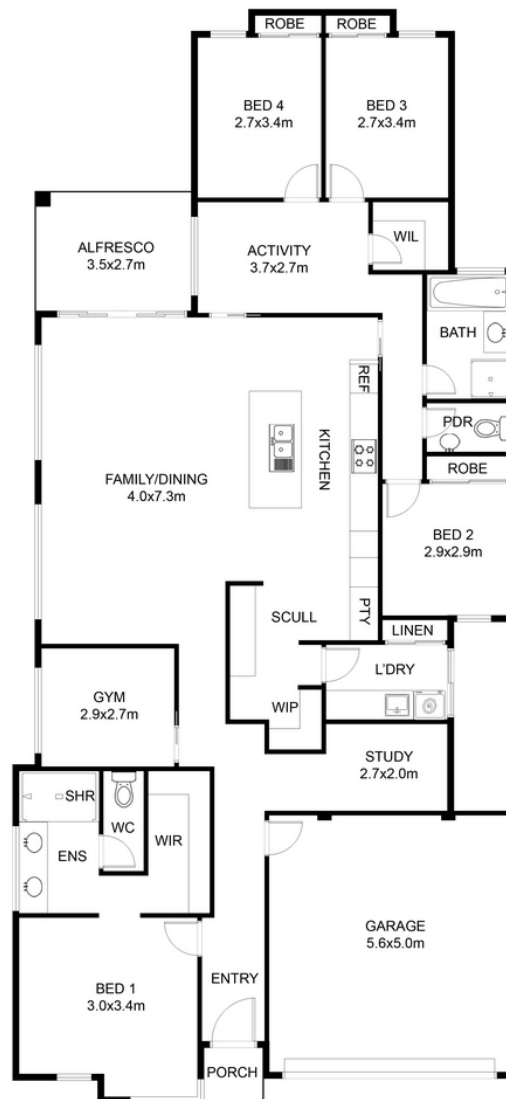
- * Activity Room for Kids
- * Secondary Bedrooms all with Built-in Wardrobes
- * Spacious Master Suite with Walk-in Robe and Dual Vanity Ensuite
- * Ample Storage for Kids
- * Well-Appointed Bathroom and Separate Powder Room
- * Dedicated Study/Workspace
- * Separate Gym Space
- * Laundry with Cabinet Storage and Direct Kitchen Access
- * Stylish Kitchen with Island Bench with Breakfast Bar
- * Spacious, Soft Closing Cabinetry
- * Double Steam Oven (Electrolux)
- * Scullery for Additional Storage and Prep Space
- * Double Garage
- * Alfresco Area for Outdoor Entertainment
- * Side Access to the Backyard
- * Reticulated Front Garden

LIFESTYLE

- 650m  Clydesdale Park
- 1.4km  Alfred Skeet Reserve
- 1.4km  Better Beans Coffee
- 1.7km  Skeet Memorial Park
- 2.7km  Triple T Caf  Forrestdale
- 3.4km  Armadale Golf Club
- 3.8km  Carey Baptist College Forrestdale
- 4.0km  Dale Medical Centre
- 5.1km  Robot Park
- 5.2km  Monticello Park
- 6.0km  Stockland Harrisdale Shopping Centre
- 6.9km  Piara Village Shopping Centre
- 9.2km  Armadale Train Station
- 14.3km  Adventure World



Floor Plan



FLOOR PLAN
TOTAL AREA : 242.24m²

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.

23 Noriker Way, Forrestdale WA 6112

Certificate of Title

[Click to Download the Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Covenant](#)

[Click to Download the Notification](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



18 DARTMOOR STREET, FORRESTDAL, WA 6112, FORRESTDAL

4 Bed | 2 Bath | 2 Car

Land size: 375

\$790,000

Sold ons: 18/07/2024

Days on Market: 32



7 BOUDICCA DRIVE, FORRESTDAL, WA 6112, FORRESTDAL

4 Bed | 2 Bath | 2 Car

Land size: 413

\$915,000

Sold ons: 14/07/2024

Days on Market: 33



7 EDERLE STREET, FORRESTDAL, WA 6112, FORRESTDAL

4 Bed | 2 Bath | 2 Car

Land size: 408

\$930,000

Sold ons: 23/10/2024

Days on Market: 21



15 BOUDICCA DRIVE, FORRESTDAL, WA 6112, FORRESTDAL

4 Bed | 2 Bath | 2 Car

Land size: 450

\$958,000

Sold ons: 04/09/2024

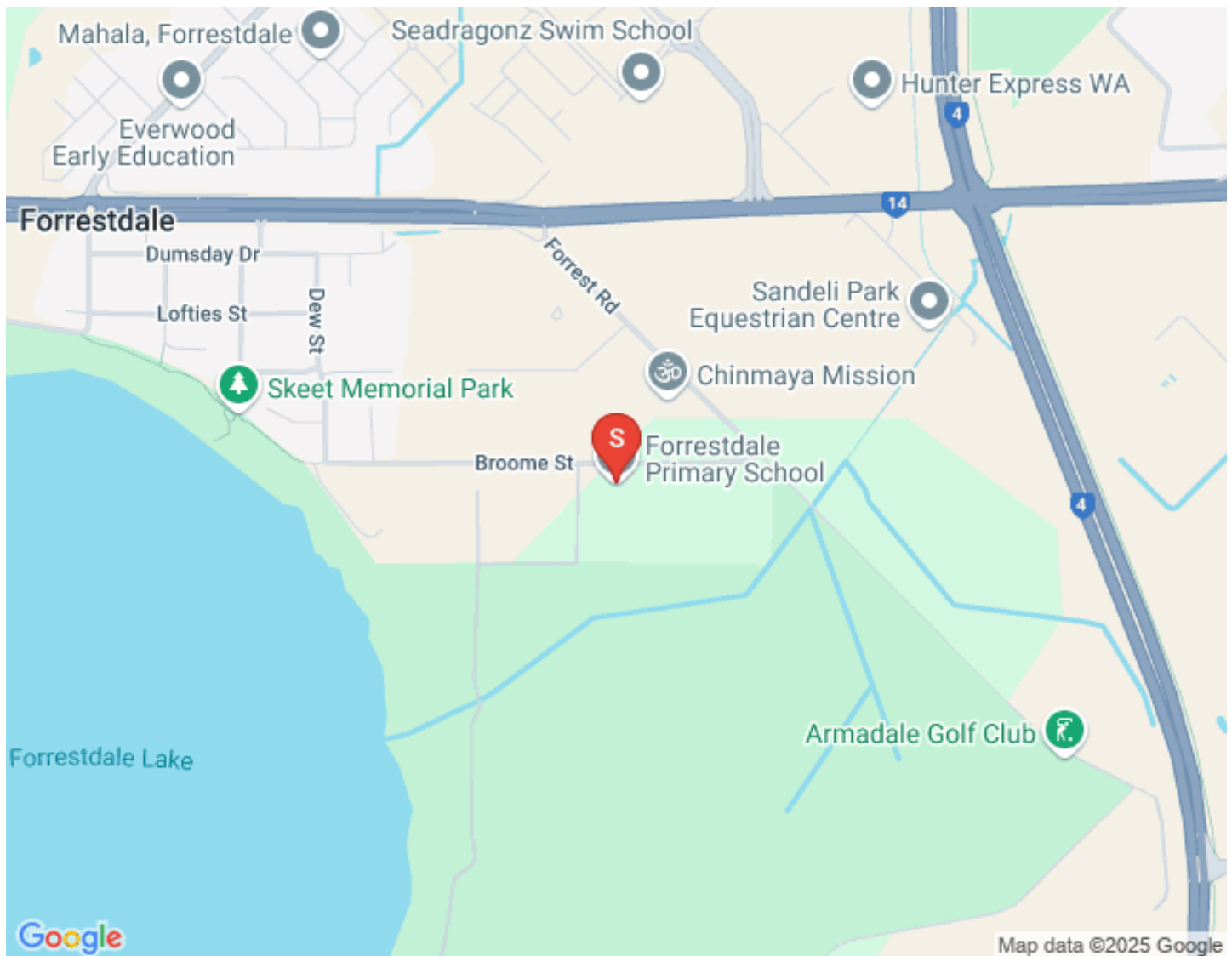
Days on Market: 9

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Local Schools



[Click Here to View INTAKE AREA](#)



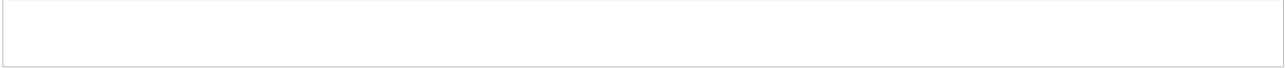


[Click Here to View INTAKE AREA](#)



Lifestyle

Stockland Harrisdale Shopping Centre



Gosnells Golf Course

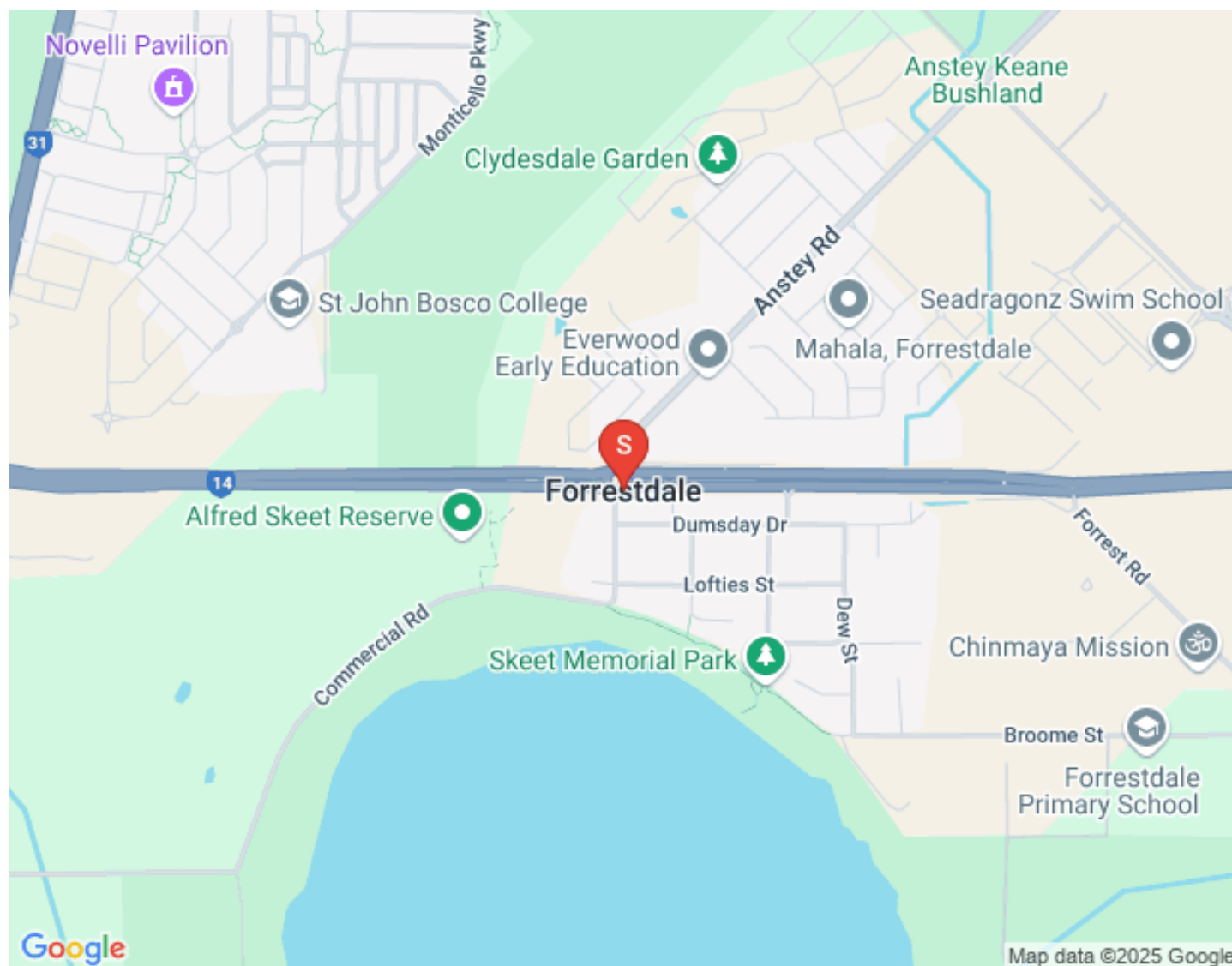


Greenlink Park



Harrisdale Swamp Reserve Walk





Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

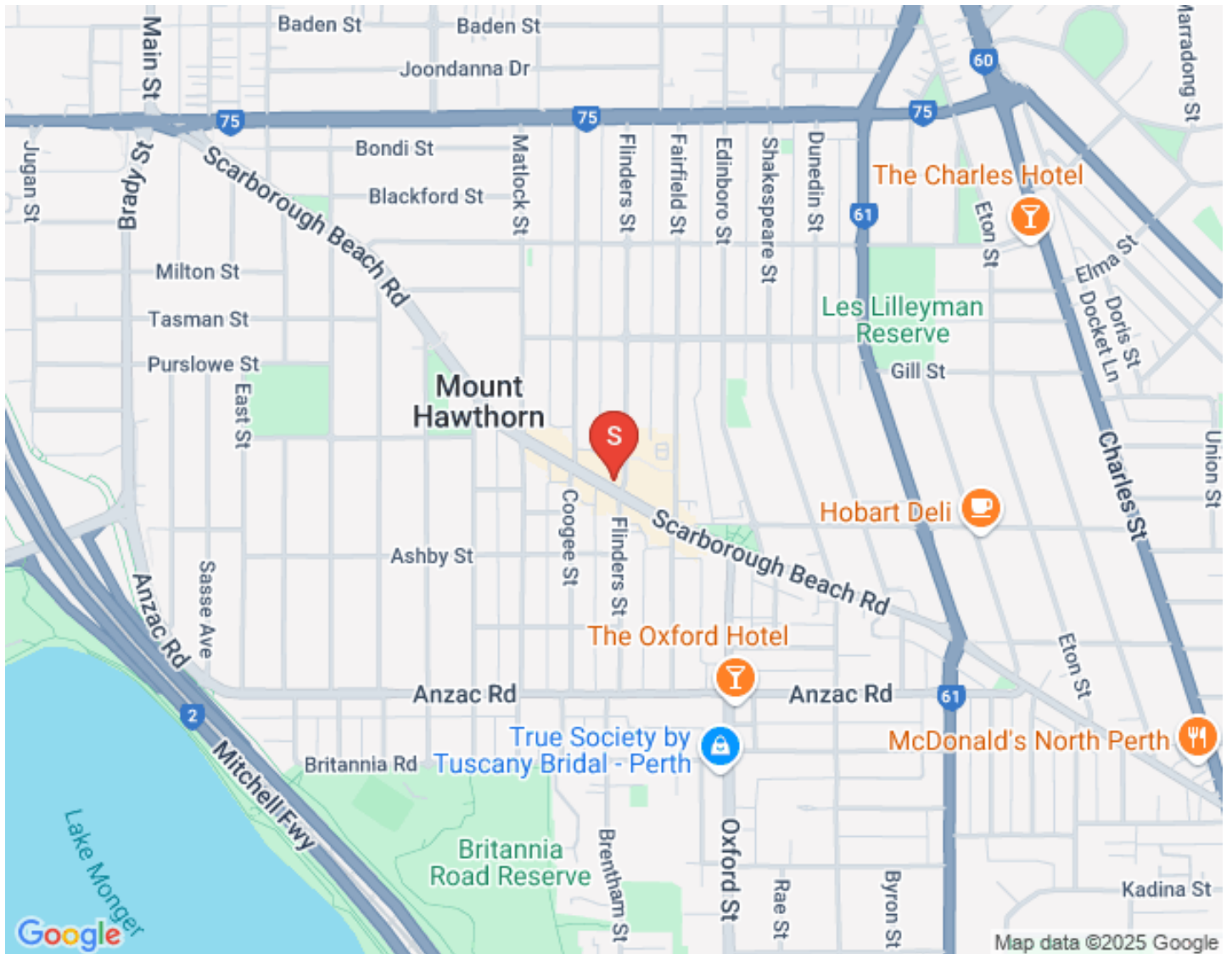
[View Joint Form Here](#)



**first
national**
REAL ESTATE
Genesis

Ronnie Singh
0430161765
rsingh@fngenesis.com.au

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.



NISTHA JAYANT

PERSONAL ASSISTANT

njayant@fngenesisis.com.au

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

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@fngenesis.com.au

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

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.



ILENA GECAN

PROPERTY MANAGER

0412 175 528

rentals@fngenesis.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@fngenesis.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



1 Blackall Mews, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 462sqm

UNDER OFFER !!



16 Blackfriars Meander, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 416sqm

From \$549,000



18 Exeter Court, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 597sqm

UNDER OFFER



3 Lanciano Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 356sqm

Under Offer



31 Terracina Parkway, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 397sqm

New Price \$699,000-\$759,000



124 Amherst Road, Canning Vale

4 Bed | 2 Bath | 2 Car

Land size: 668sqm

UNDER OFFER



9 Whittaker Turn, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 576sqm

UNDER OFFER



314 Skeet Road, Harrisdale

3 Bed | 2 Bath | 2 Car

Land size: 258sqm

End Date Process



9 Tolarno Bend, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 682sqm

UNDER OFFER!



29 Victory Street, Harrisdale

3 Bed | 2 Bath | 2 Car

Land size: 295sqm

UNDER OFFER BY RONNIE SINGH



3 Pricklybark Street, Harrisdale

3 Bed | 2 Bath | 2 Car

Land size: 443sqm

Offers in \$700,000s