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Welcome



**106 Gracefield Boulevard,
Harrisdale**

**** UNDER OFFER ****

3  2  2 

**** UNDER
OFFER ****

From the moment you walk through the front door, this beautifully presented home welcomes you with opportunity—the opportunity to create the lifestyle you've always dreamed of.

A sophisticated, neutral colour palette forms the perfect canvas for your personal style, offering both creative freedom and seamless versatility. The open-plan layout effortlessly connects living and lounge areas, creating a harmonious flow that's ideal for everyday living and stylish entertaining.

Chic laminated flooring throughout the main living zones exudes understated luxury, while plush carpet in the bedrooms adds warmth, comfort, and insulation—perfect for cozy mornings and restful nights.

Stay refreshed year-round with a modern, stylish main bathroom and the comfort of a Samsung reverse-cycle air conditioner. The master suite is your private retreat, complete with a walk-in robe and a sleek ensuite for added privacy and indulgence. A dedicated laundry room adds everyday convenience for busy families or active professionals.

For the culinary enthusiast, the spacious, well-appointed kitchen is sure to impress. Featuring premium appliances, a striking stone benchtop with breakfast bar, a 4-burner gas cooktop, and a 60mm oven—this space is made for everything from gourmet dinners to lazy Sunday baking. Ample storage is provided by the built-in pantry and under-bench cabinetry, keeping your space clutter-free and functional.

Step outside and enjoy Perth's glorious weather from the comfort of your covered alfresco area—perfect for hosting friends and family or unwinding in peace. A double lock-up garage

offers security and extra storage for your vehicles and belongings

Catchment:

Harrisdale Primary School (110m)

Harrisdale Senior High School (700m)

RATES:

Council:

Water: \$1,199.82 approx.

Features:

- * Built Year: 2016 Circa
- * Toilet: 2
- * Open plan living and lounge area
- * Stylish laminated flooring throughout main living areas
- * Reverse cycle air conditioning (Samsung)
- * Master suite with walk-in robe (WIR)
- * All bedrooms fitted with soft carpet flooring
- * Dedicated laundry
- * Modern main bathroom

Kitchen:

- * Stone Benchtop with convenient Breakfast Bar
- * 4-burner Gas Cooktop
- * 600mm Oven
- * Built-in Pantry
- * Under-Bench Cabinetry

Outside:

- * Hot water system
- * Double lock-up garage
- * Covered alfresco area, ideal for entertaining
- * Low-maintenance backyard
- * Side access to alfresco

Lifestyle:

220m - Harrisdale Playing Field

260m - Dovedale Park

850m - Nido Early School Harrisdale

1.3km - Stockland Harrisdale

1.6km - Piara Waters Pavilion

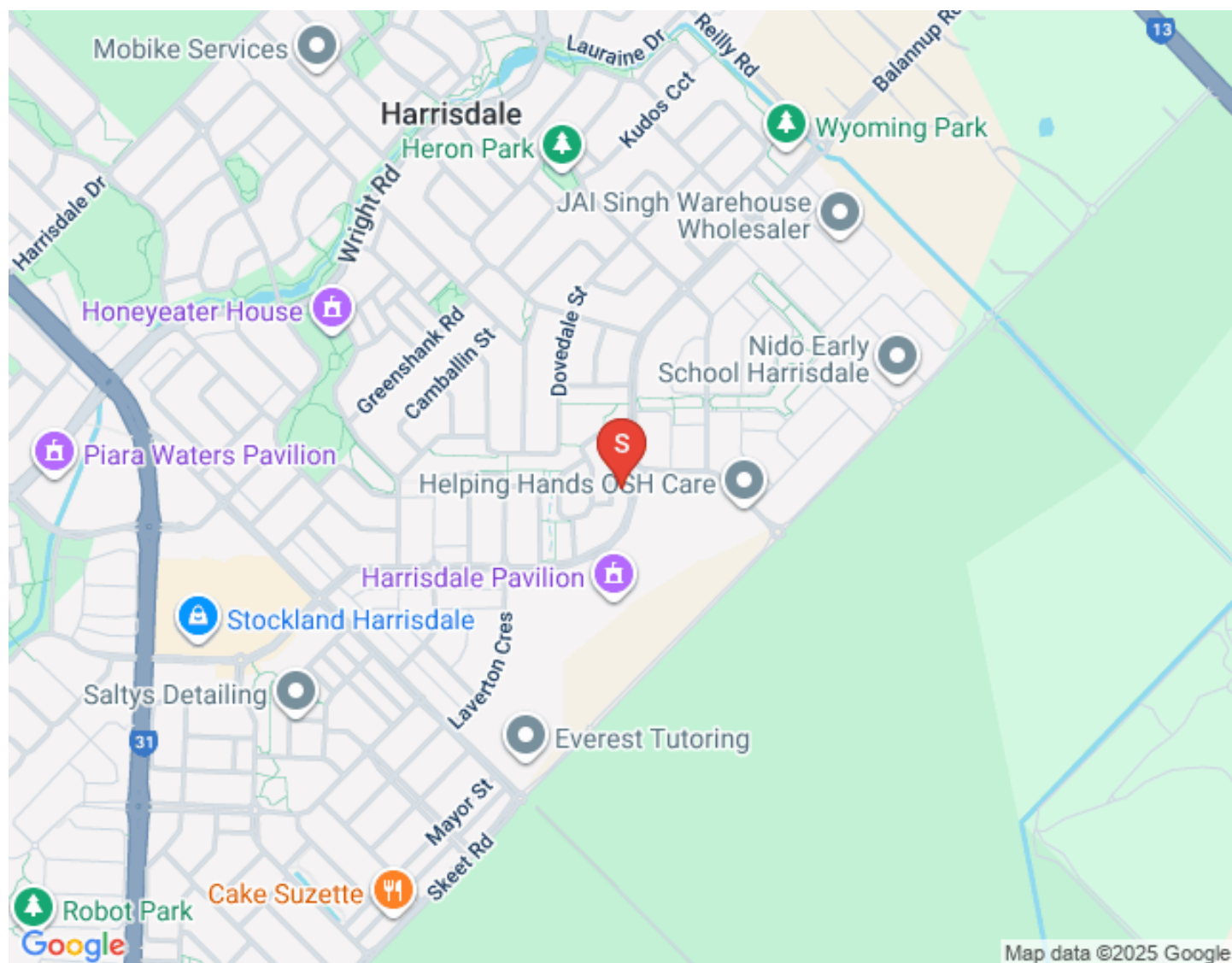
2.0km - Robot Park

2.2km - Piara Waters Medical Centre

7.5km - Urban Jungle Indoor Rock Climbing

9.1km - Cockburn Central

30km - Perth City
31km - Perth Airport



Floor Plan

Comparable Sales



150 KEANE ROAD, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$670,000
Sold ons: 24/02/2025
Days on Market: -31

Land size: 225
sale - sold



49 PYRAMID ROAD, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$673,000
Sold ons: 18/11/2024
Days on Market: 27

Land size: 225
sale - sold



32 PERSHING LINK, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$678,000
Sold ons: 21/11/2024
Days on Market: 77

Land size: 280
sale - sold



33 PYRAMID ROAD, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$680,000
Sold ons: 14/02/2025
Days on Market: 17

Land size: 224
sale - sold



10 BAMBILI WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$682,000
Sold ons: 03/04/2025
Days on Market: 140

Land size: 225
sale - sold



17 GLEESON WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$685,000
Sold ons: 28/02/2025
Days on Market: 102

Land size: 300
sale - sold



22 HAMELIN LOOP, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$715,000
Sold ons: 17/12/2024
Days on Market: 56

Land size: 290
sale - sold



23 GLEESON WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 26/11/2024
Days on Market: 8

Land size: 300
sale - sold



15 BAMBILI WAY, HARRISDALE, WA 6112, HARRISDALE

3 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 18/03/2025
Days on Market: 93

Land size: 300
sale - sold

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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 Certificate of Title](#)

[Click to download the Deposited Plan](#)

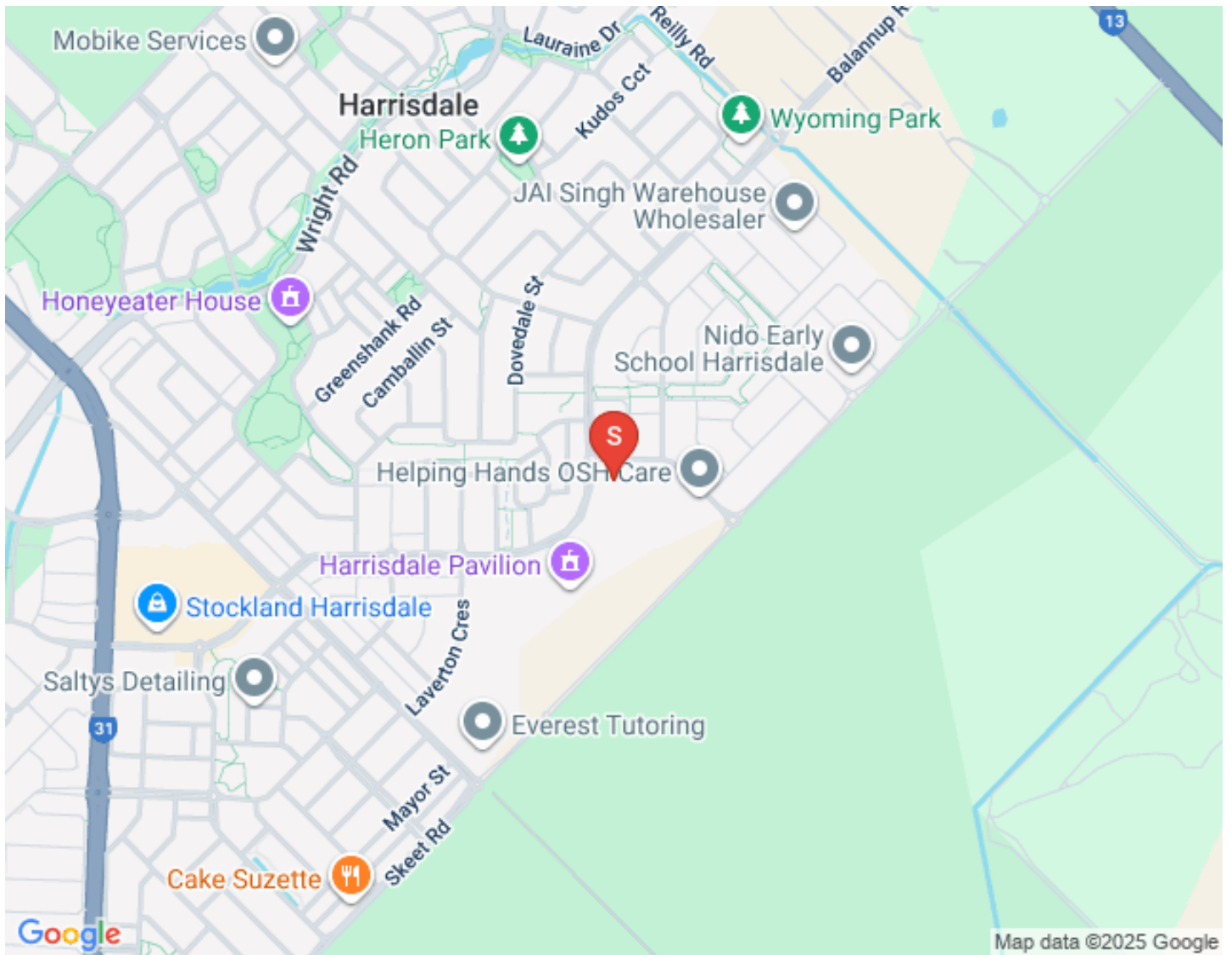
[Click to download Deposited Plan - Title List](#)

[Click to download the Document Covenant Plan](#)

Local Schools



Click to view [Intake Area](#)



Click to view [Intake Area](#)



Harrisdale

Harrisdale Calisthenic Park



Harrisdale Pavillion



Harrisdale Shopping Centre



Cafe De Paris



On Fire Charcoal Chicken





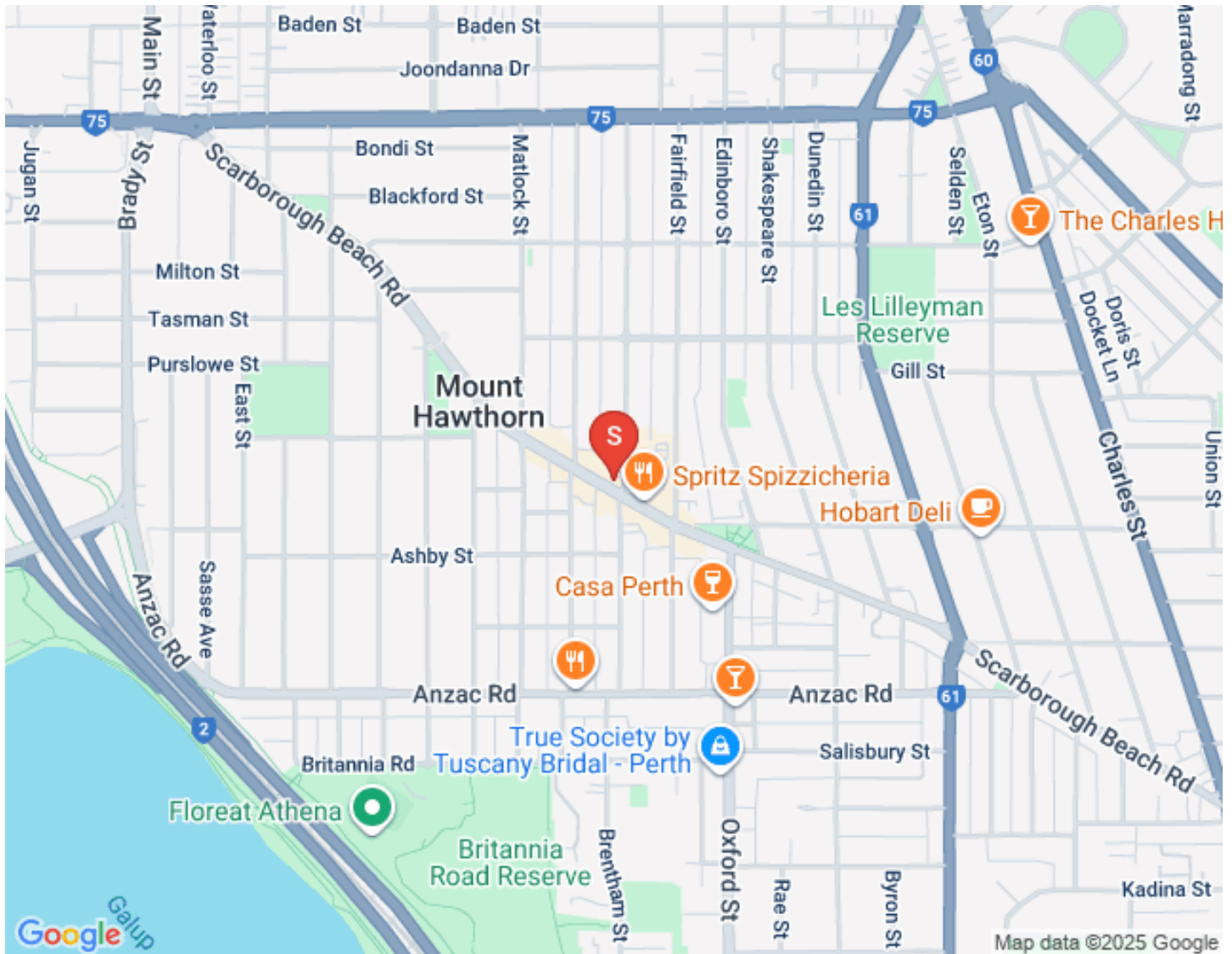
Joint Form of General Conditions

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

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

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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.



GUY KING

SALES CONSULTANT

0417900315

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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

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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.



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.



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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fngenesisis.com.au

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Our Recent Sales



38 Bluestone Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 638sqm

Under Offer



7 Anca Way, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 390sqm

Under Offer



4/74 Carbeen View, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 227sqm

Offers from \$650,000



6 Gumblossom Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 417sqm

Under Offer



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



3 Abercrombie Entrance, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 369sqm

Under Offer



28 Amanita Avenue, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 333sqm

Offers from \$829,000



10 Bambili Way, Harrisdale

3 Bed | 2 Bath | 2 Car

Land size: 225sqm

Under Offer