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12 Laperla Street

Welcome



12 Laperla Street, Piara Waters

FOR DEFINITE SALE

3  2  2 

**End Date
Process**

All offers presented on or before 6pm Tuesday the 17th of June 2025.
(The sellers reserve the right to accept offer before the end date).

Embrace the sense of royalty provided as you step through the grand entrance of 12 Laperla Street, Piara Waters ♦ the perfect blend of modern, sophisticated living with resort style ambiance!

Bath in the warm LED lighting that cascades through the open planned living area styled with a warm, neutral palette to suit all tastes and styles, adjacent to the kitchen that exudes a feeling of modern comfort. In this stylish and updated kitchen with high-end appliances you'll find ample room for all your cooking and entertaining needs ♦ equipped with an island bench and breakfast bar, built in pantry, and a walk-in scullery providing ample room for storage and preparation, this kitchen truly embraces its role as the heart of the home.

Sweeping into the master bedroom a floor-to-ceiling glass sliding door provides easy access to the outside entertainment area and floods the room with natural light. Soft carpet flooring keeps your feet warm in those cooler months, and the master ensuite with a large, sleek, glass-enclosed shower and dual vanity extends space and luxury. Know all your storage needs will be met with the generous walk-in-robe you can fill to your heart's desire.

Get the popcorn ready and curl up on the couch in the expansive theatre room perfect for those lazy nights in with the family. Tackle crowding with the home's walk-in linen closet and built-in robes that can be found in all secondary bathrooms and keep yourself fresh by utilising the powder room equipped with a modern vanity and prominent mirror. In the main bathroom you'll be met with class and comfort with a deep-set tub just begging to be adored,

complimented with modern fittings and finishes that truly embraces the elegance within the home.

Step out into your very own tranquil oasis as you relax and unwind into the alfresco entertainment area completed with blinds that blend into the illusion of resort-style living in your own backyard. Indulge in the sizable underground pool knowing you can swim into the late hours of the night with its built-in heating system perfect for those little changes of temperature we often experience in Perth summers.

Embrace your own private paradise today by contacting Ronnie Singh on 0430 161 765 to find out how you can secure this stunning, serene home as your own!

SCHOOL CATCHMENT

Aspiri Primary School (700m)

Piara Waters Senior High School (1.1km)

RATES

Water: \$ 1,261.43 approx.

Council: \$2112.27 approx.

FEATURES

*Built Year: 2021 Circa

*Total Built Area: 251.27 sqm

*Toilet - 2

*High ceilings

*Wide door entrance for a grand welcome

*Open Plan Lounge

*LED downlights installed throughout the home

*Tile flooring in the living areas

*Ducted Reverse Cycle Air-Conditioning - Daikin

*Theatre Room

*Walk-in Linen

*Powder room with modern vanity

*Fully equipped laundry with built-in cabinetry

*Master suite featuring a spacious (WIR), carpet flooring, and ceiling fan

*All secondary bedrooms include (BIR)

*Main bathroom with modern fittings and finishes

Kitchen:

*Stylish Kitchen with Island Bench with Breakfast Bar

*Double Steam Oven (Electrolux)

*5 Burner Gas Cooktop (Electrolux)

*Soft-close cabinetry throughout

*Built-in pantry for ample storage

*Walk-in scullery for additional prep and storage space

*Reverse Osmosis Water Filter in Scullery

*Fridge space with plumbing provision

Outdoor Features:

*Alfresco Area with Blinds

*Heated Swimming Pool (Chlorine & Salt)

*Solar (5.5kW)

*Landscaped flower beds

*Dual garage with integrated workshop space/Storage

LIFESTYLE:

240m 📍 Mercy Care Early Learning Centre

500m 📍 Rossiter Pavilion

550m 📍 Mason Green Outdoor Ping Pong & Park

700m 📍 Peregrine Park

850m 📍 Piara Waters Park

1.5km 📍 Piara Nature Reserve

1.6km 📍 Newhaven Dog Park

1.6km 📍 Robot Park

1.9km 📍 Piara Waters Medical Centre

2.1km 📍 Caf 📍 De Paris

2.1km 📍 C Y O'Connor Pub

2.2km 📍 Jetts Harrisdale

2.3km 📍 Once for All Caf 📍

2.3km 📍 Charlie's Paddock Restaurant

2.3km 📍 Stockland Harrisdale Shopping Centre

2.3km 📍 Piara Village Shopping Centre

3.8km 📍 Carey Baptist College Harrisdale

3.9km 📍 Kara Basketball Court

6.2km 📍 Cockburn Central Train Station

6.2km 📍 Cockburn Gateway Shopping Centre

6.3km 📍 Armadale Golf Club

6.8km 📍 Cockburn ARC

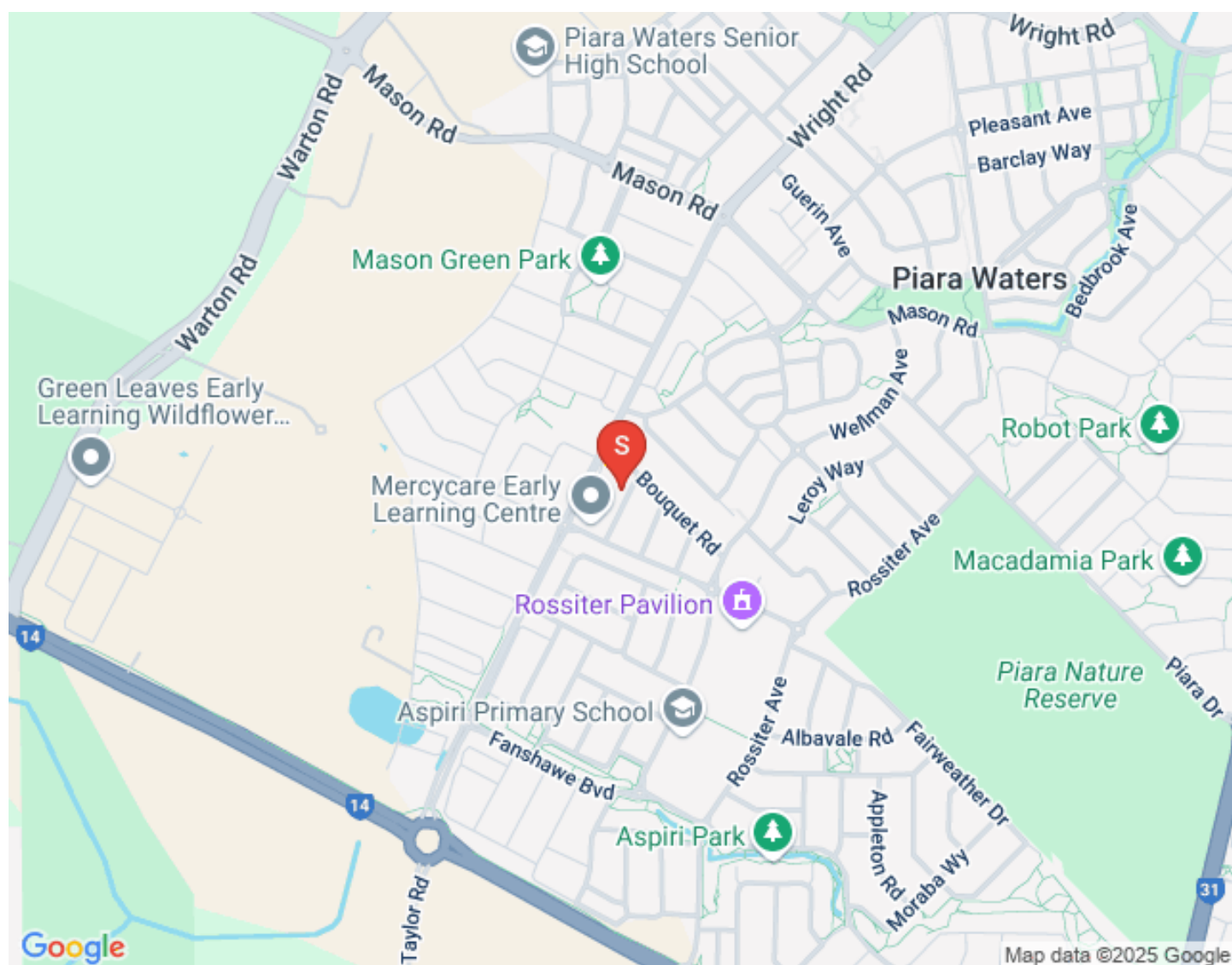
7.7km 📍 Last Drop Beeliar

11.1km 📍 Adventure World

12.5km 📍 Murdoch University

12.8km 📍 Fiona Stanley Hospital

16.1km 📍 Coogee Beach



Floor Plan

Comparable Sales



28 ESCADA WAY, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 3 Bath | 2 Car
\$1,030,000
Sold ons: 15/04/2025
Days on Market: 28

Land size: 518
sale - sold



15 LAPERLA STREET, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,075,000
Sold ons: 26/11/2024
Days on Market: 47

Land size: 483
sale - sold



41 BERKSHIRE APPROACH, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,075,000
Sold ons: 31/12/2024
Days on Market: 42

Land size: 563
sale - sold



31 BOUQUET ROAD, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,080,000
Sold ons: 05/02/2025
Days on Market: 29

Land size: 480
sale - sold



3 ARTIZAN PASS, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,090,000
Sold ons: 07/05/2025
Days on Market: 56

Land size: 608
sale - sold



35 ROTHERY LOOP, PIARA WATERS, WA 6112, PIARA WATERS

4 Bed | 2 Bath | 2 Car
\$1,165,000
Sold ons: 04/03/2025
Days on Market: 138

Land size: 759
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](#)

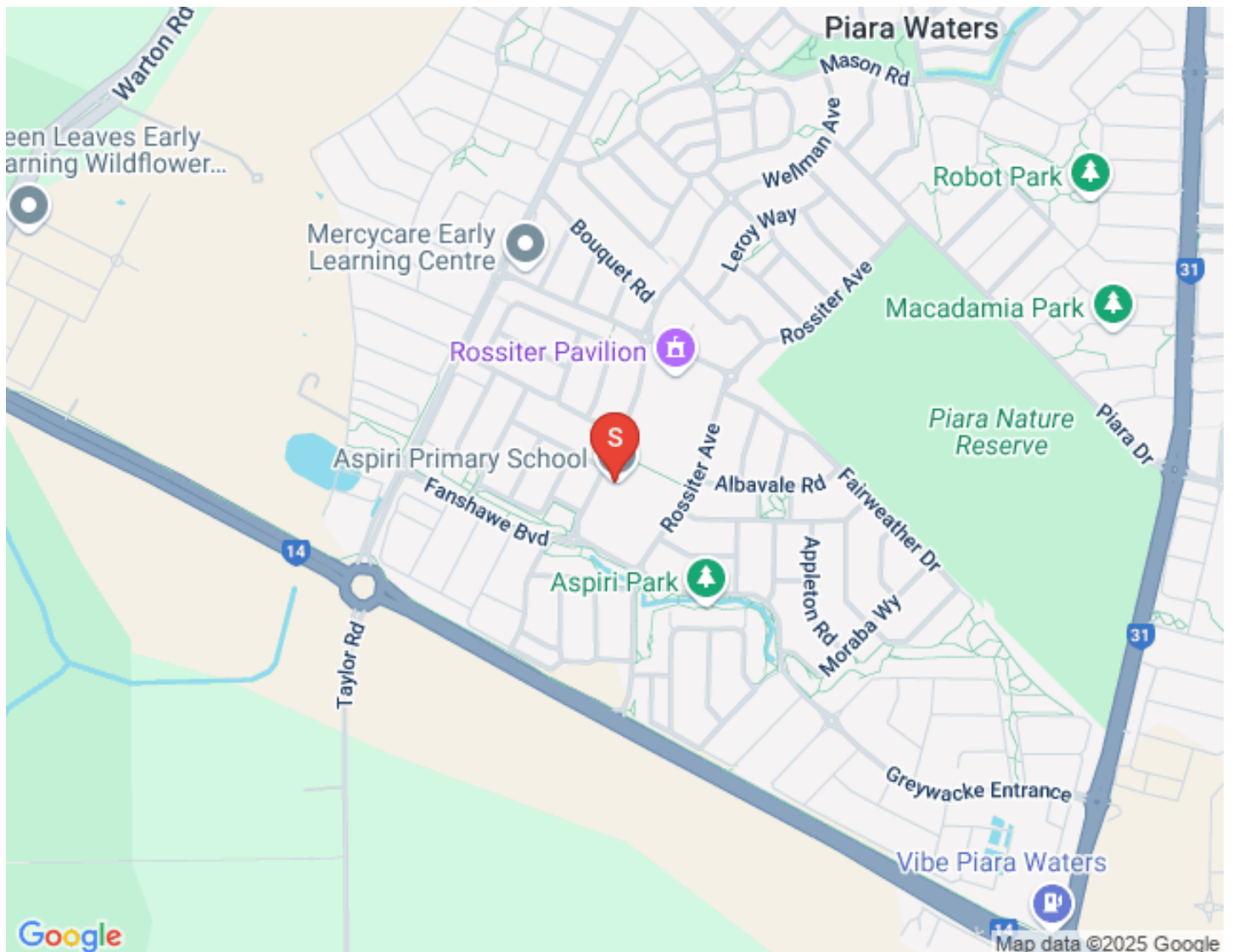
[Click to download Deposited Plan - Title List](#)

[Click to download the Document Transfer O532818](#)

Local Schools

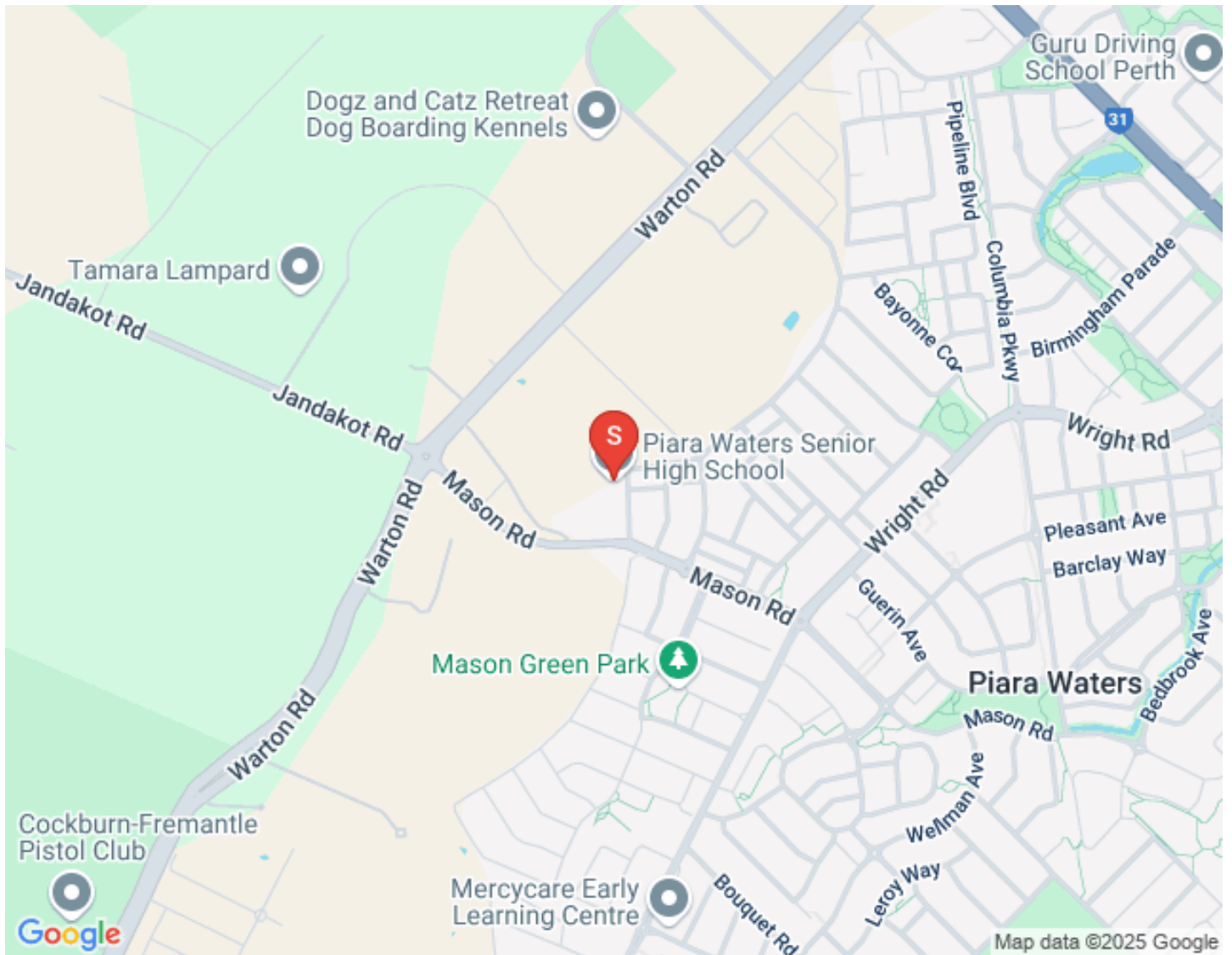


Click to view [Intake Area](#)





Click to view [Intake Area](#)



Piara Waters

Rossiter Pavillion



Piara Nature Reserve



Piara Waters Library



Harrisdale Shopping Centre

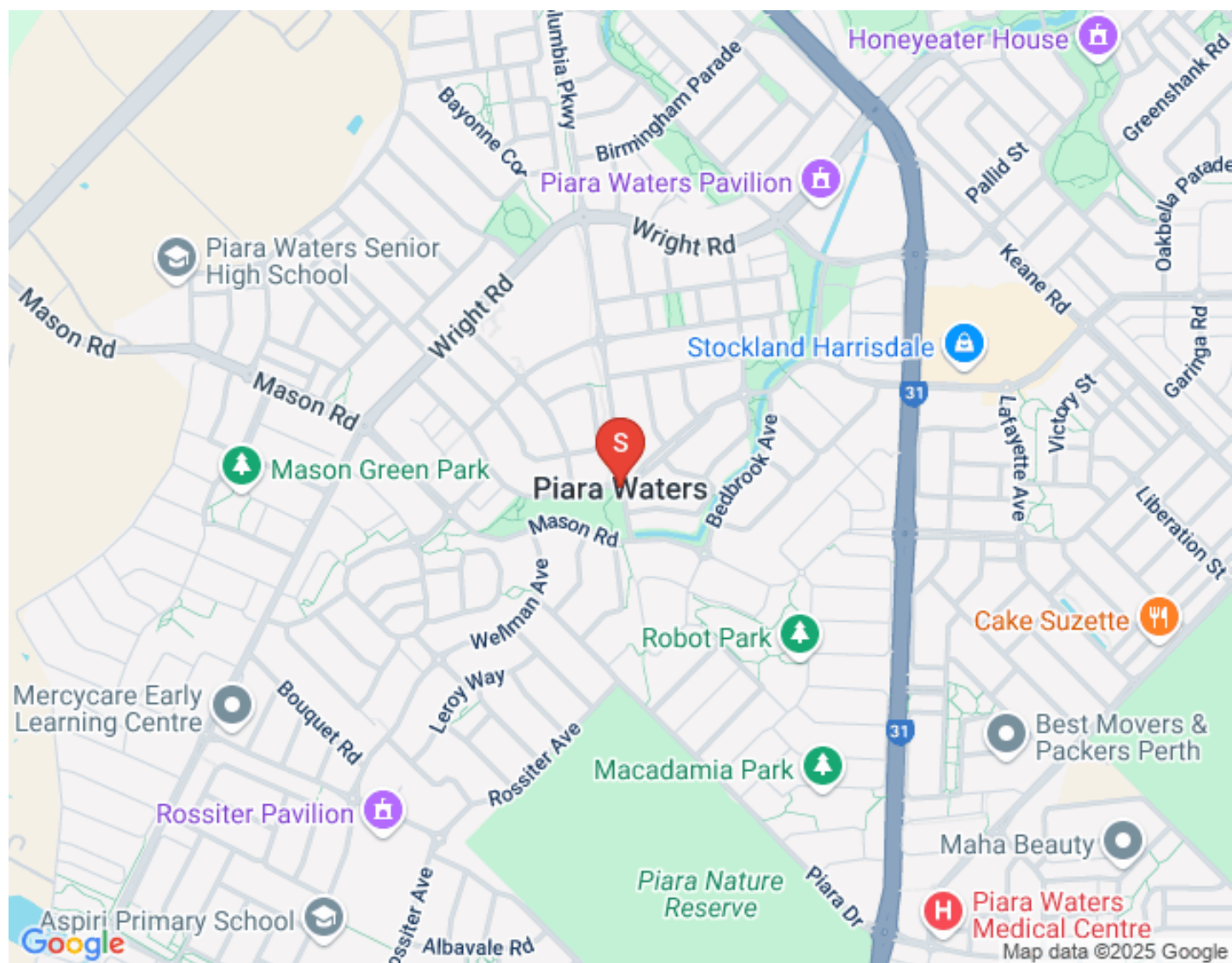


Starbucks Piara Waters



Cubby Cafe Forrestfield





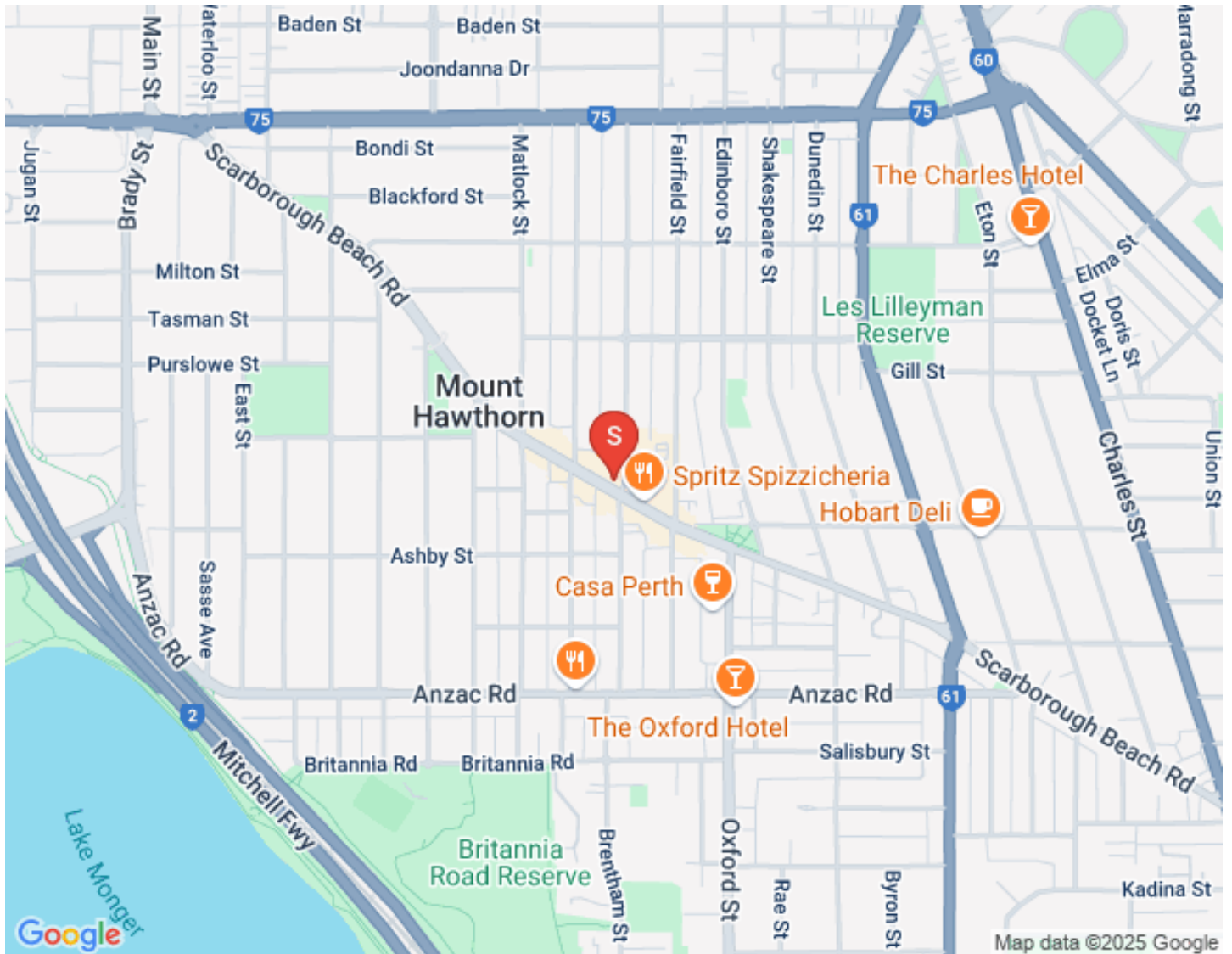
Joint Form of General Conditions

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

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.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.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@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@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.



CAITLIN MCSHERRY

RECEPTIONIST

reception@fngenesis.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



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 | 0 Car

Land size: 227sqm

Under Offer



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