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## Welcome



### 7 Anca Way, Harrisdale

Exquisite Family Living in Harrisdale

5  3  2  **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

Welcome to 7 Anca Way, Harrisdale, a beautifully designed 5-bedroom, 3-bathroom residence with a double garage, offering a total living space of 313 sqm on a 390 sqm block. Built in 2012, this home has been thoughtfully upgraded with modern features, making it a perfect retreat for families seeking space, style, and comfort. Nestled in a peaceful neighbourhood, this spacious and stylish home offers the perfect blend of comfort, functionality, and luxury, making it an ideal retreat for both relaxation and entertainment.

This beautifully designed home offers comfort and style across two levels. The ground floor features new carpets in the bedrooms, tiled living areas, and a laundry with stone benchtops and ample storage. A spacious bedroom with a semi-ensuite makes it ideal for guests or multi-generational living.

Upstairs, a versatile living area opens to a 16 sqm balcony with breathtaking lake views. The luxurious master suite boasts a custom walk-in robe, dual vanity, his-and-her showers, and a private balcony overlooking the park.

The heart of the home, the modern kitchen, features a stone benchtop with a breakfast bar, brand-new 600mm Westinghouse electric oven, new 5-burner gas stove, new induction rangehood, and soft-closing cabinets for a sleek and functional design.

The beautifully landscaped backyard is fully reticulated with flower beds, offering a serene space to relax. The alfresco is perfect for outdoor dining, while side access to the backyard provides added convenience. With direct backyard access to lush parklands, this home truly offers the best of indoor-outdoor living.

Located in a highly sought-after suburb, this home provides easy access to parks, schools, shopping centers, and public transport, making it an ideal choice for families and professionals alike.

Don't miss this incredible opportunity! contact us today to arrange a viewing and experience the luxury of 7 Anca Way!

#### Property Specifications:

- \* Block Size: 390m
- \* Total Living Area: 313m
- \* Living Area: 247m
- \* Balcony: 16m
- \* Alfresco: 10m
- \* Garage/Store: 36m
- \* Porch: 4m

#### RATES

Water: \$994.46 approx.

Council: \$

#### FEATURES

- \* Build Year: 2012
- \* Toilets: 3
- \* 1200 Wide Door with a Grand Hallway Entrance
- \* Open-Plan Living & Dining Areas
- \* Upgraded LED Downlights Throughout
- \* Freshly painted internal and external
- \* Brand New Ducted Reverse Cycle Air Conditioning Samsung
- \* Theatre Room

#### Ground Floor:

- \* New carpets in the Rooms
- \* Tiled flooring in the main living area
- \* Laundry area with stone benchtop & ample storage for linen
- \* Bedroom 2 with Semi En-Suite with stone benchtops

#### Upstairs:

- \* Living Area
- \* Spacious balcony with stunning lake views, ideal for entertaining
- \* Entire upstairs with carpet flooring recently replaced
- \* Bedrooms 3, 4 & 5 with BIR Sliding Door

#### Master Suite:

- \* Custom Walk-in Robe with make-up station
- \* Dual Vanity with Stone Benchtop

- \* His & her Shower
- \* Separate Toilet
- \* Private Balcony with Park Views

#### Kitchen:

- \* Stone Benchtop with Breakfast Bar
- \* Brand new 600mm Electric Oven 🔗 Westinghouse with new induction rangehood
- \* Soft-closing cabinets
- \* Brand new 5-burner gas stove 🔗 Westinghouse
- \* Microwave recess

#### Outside:

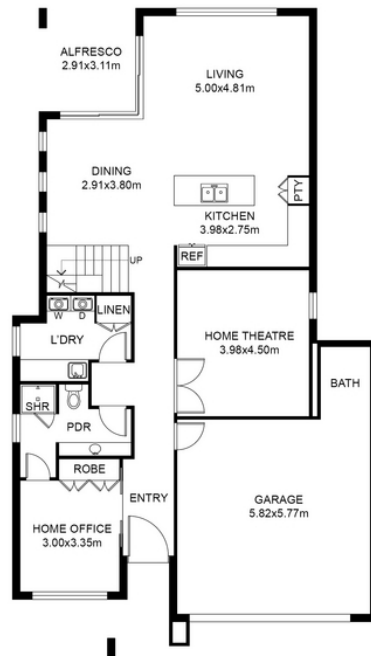
- \* Newly Painted Double Garage with Extra Storage
- \* Alfresco
- \* Reticulated Backyard with Flower Beds
- \* Side Access to the Backyard
- \* Direct Backyard Access to the Park
- \* Hot Water System 🔗 Rinnai

#### LIFESTYLE

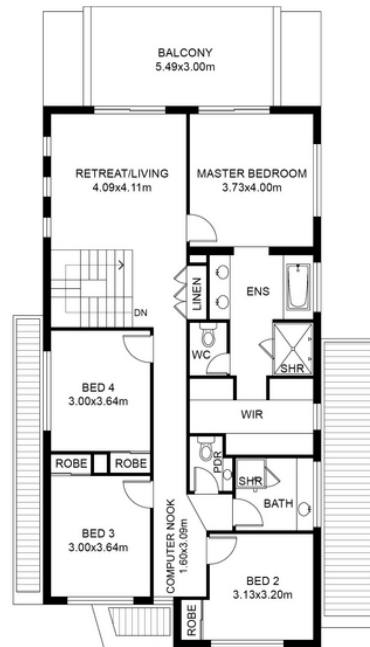
- 500m 🔗 Heron Park
- 600m 🔗 North Harrisdale Primary School
- 1.4km 🔗 Harrisdale Primary School
- 1.8km 🔗 Harrisdale Senior High School
- 1.8km 🔗 Stockland Harrisdale
- 2.3km 🔗 Piara Village
- 11.8km 🔗 St John of God Murdoch Hospital
- 12.3km 🔗 Murdoch University



# Floor Plan



GROUND LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



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.

**7 Anca Way, Harrisdale**

## Comparable Sales



### 126 WRIGHT ROAD, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 3 Car  
\$1,340,000  
Sold ons: 18/03/2024  
Days on Market: 35

Land size: 855



### 5 POLARIS WAY, CANNING VALE, WA 6155, CANNING VALE

4 Bed | 2 Bath | 2 Car  
\$1,350,000  
Sold ons: 05/07/2024  
Days on Market: 109

Land size: 664



### 9 KIAH MEWS, CANNING VALE, WA 6155, CANNING VALE

5 Bed | 2 Bath | 2 Car  
\$1,350,000  
Sold ons: 08/10/2024  
Days on Market: 14

Land size: 704



### 9 LOWELL TERRACE, PIARA WATERS, WA 6112, PIARA WATERS

5 Bed | 3 Bath | 3 Car  
\$1,400,000  
Sold ons: 22/10/2024  
Days on Market: 44

Land size: 607



### 155 WRIGHT ROAD, HARRISDALE, WA 6112, HARRISDALE

5 Bed | 3 Bath | 3 Car  
Sold ons: 03/07/2024  
Days on Market: 92

Land size: 669  
**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 the Certificate of Title](#)

[Click to Download the Deposited Plan](#)

[Click to Download the Covenant](#)

[Click Here to Download Covenant J773595](#)

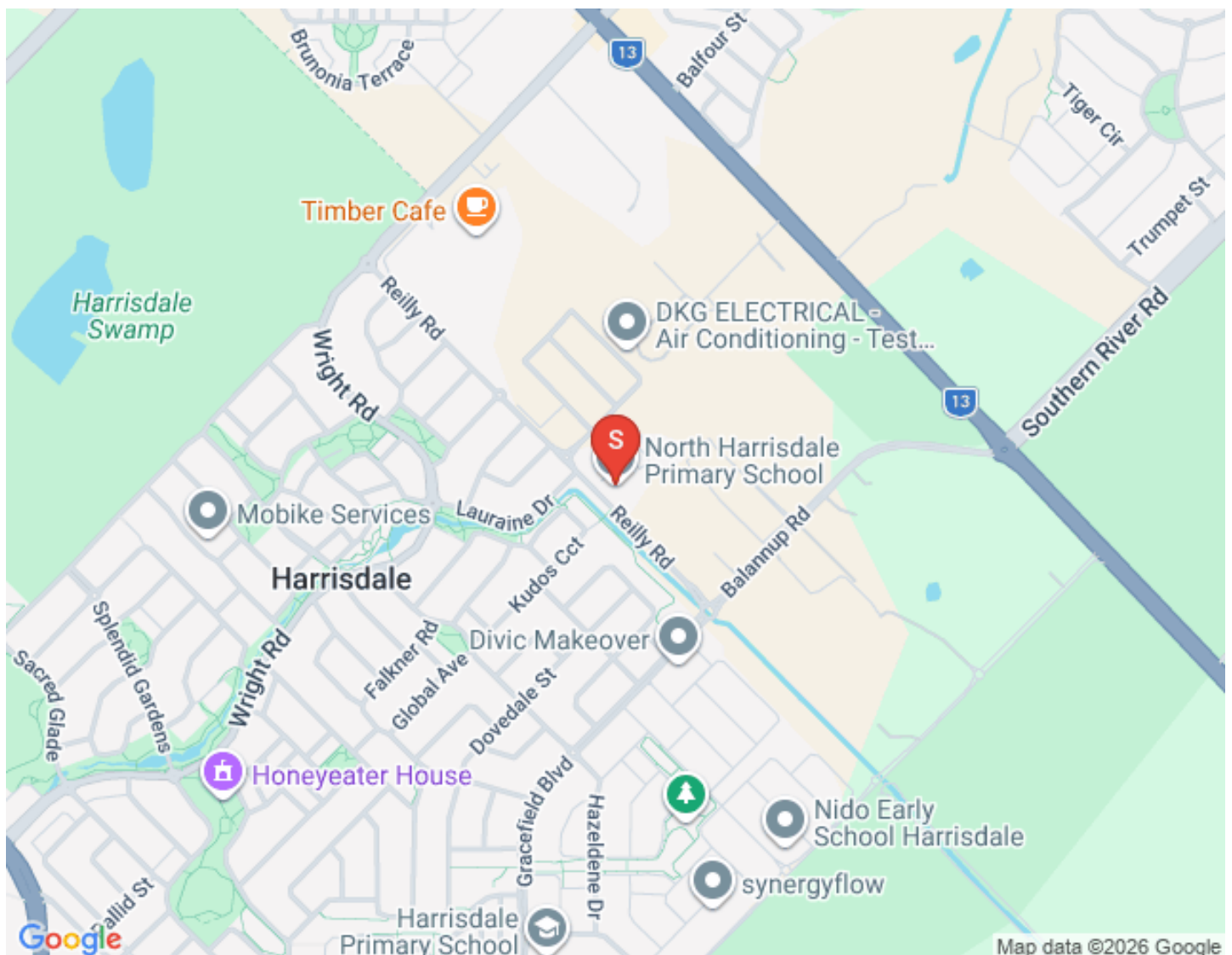
[Click Here to Download Covenant J773596](#)

[Click Here to Download Covenant J773597](#)

## Local Schools



[Click Here to View Intake Area](#)





**HARRISDALE**  
Senior High School

[Click Here to View Intake Area](#)



## Harrisdale

### Harrisdale Skate and Scooter Park



### Mason Green Park





**Harrisdale Pavillion**





## Harrisdale Youth Park



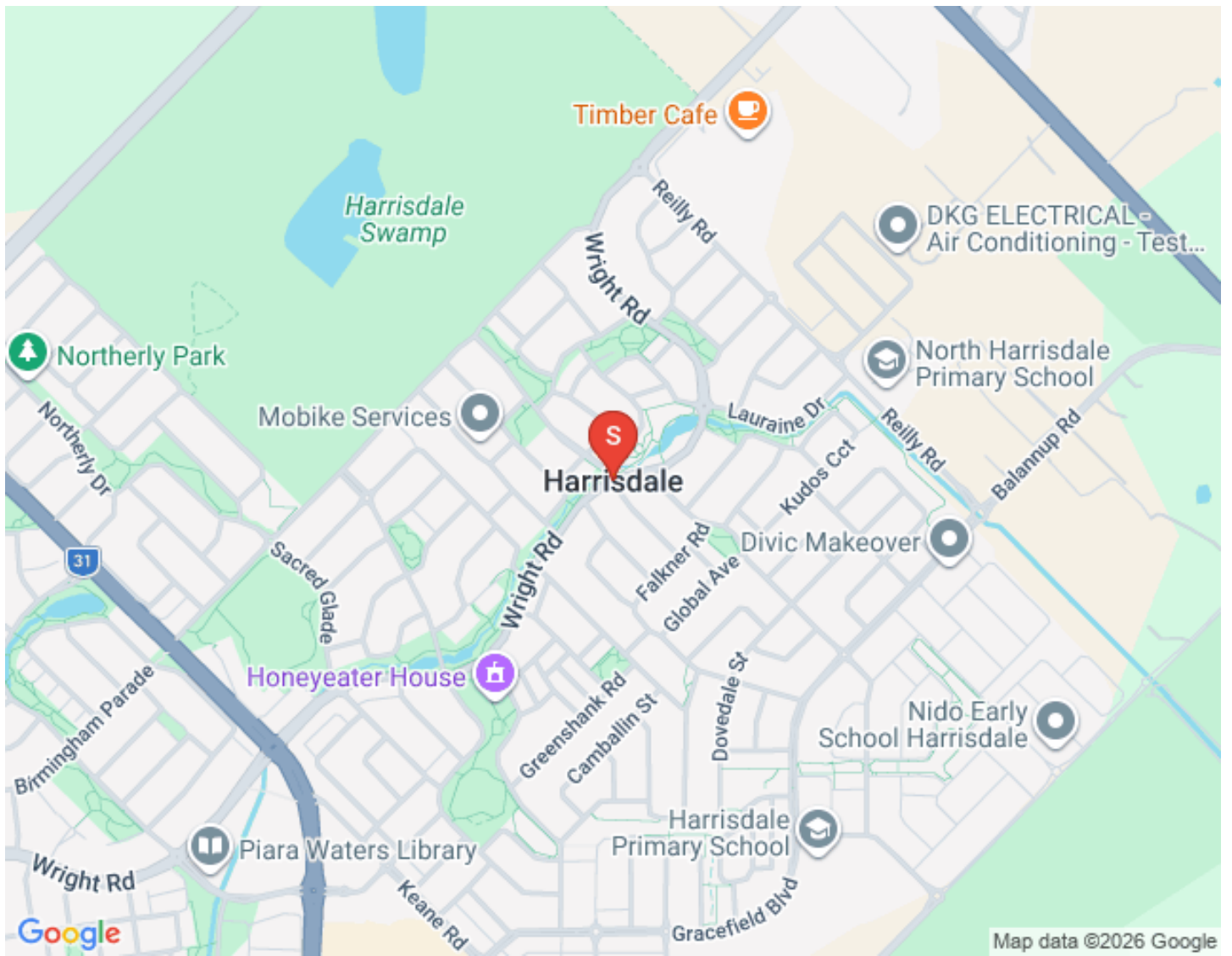
## Harrisdale Sensory Park



## Coles Southern River







## Joint Form of General Conditions

## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



**first  
national**  
REAL ESTATE

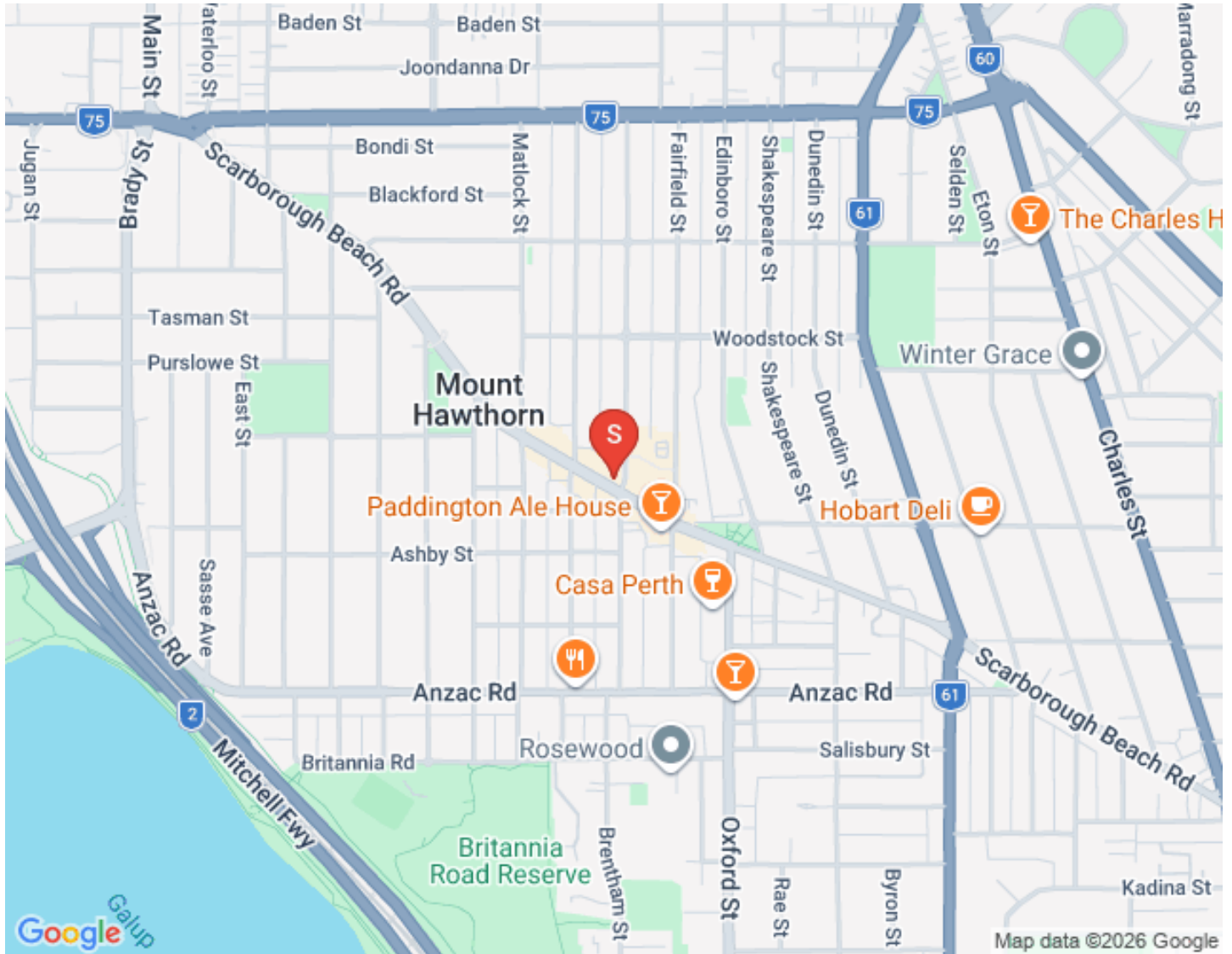
Genesis

**Ronnie Singh**

0430161765

[rsingh@fngenesis.com.au](mailto:rsingh@fngenesis.com.au)

## Team Genesis



**RONNIE SINGH**

SALES CONSULTANT

0430161765

[rsingh@fngenesis.com.au](mailto: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**

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0439 688 075

[jclover@fngenesis.com.au](mailto: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**

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0432 269 444

[dmartin@fngenesis.com.au](mailto: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**

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0417900315

[gking@fngenesisis.com.au](mailto:gking@fngenesisis.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.



## **MARK HUTCHINGS**

**SALES CONSULTANT**

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0416304650

[mhutchings@fngenesisis.com.au](mailto:mhutchings@fngenesisis.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**

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[admin@fn genesis.com.au](mailto:admin@fn genesis.com.au)

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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



### 9 Tolarno Bend, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 682sqm

UNDER OFFER!



### 34 Hamelin Loop, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 432sqm

Under Offer



## 27 Yellowwood Avenue, Piara Waters

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4 Bed | 2 Bath | 2 Car

Land size: 510sqm

Offers \$629,000 - \$669,000



## 28 Amanita Avenue, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 333sqm

Offers from \$829,000



## 10 Bambili Way, Harrisdale

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3 Bed | 2 Bath | 2 Car

Land size: 225sqm

Under Offer



## 14 Basalt Road, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 522sqm

Under Offer





## 22 Manberry Crescent, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 375sqm

Under Offer



## 6 Travertine Street, Harrisdale

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4 Bed | 2 Bath | 2 Car

Land size: 473sqm

Under Offer