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Welcome



10 Grandis Bend, Southern River

Modern Living in a Prime Location

3  2  2  **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

Step into a beautifully presented 3-bedroom, 2-bathroom home in one of the most sought-after locations in Southern River. Ideally positioned in the Harrisdale High School catchment area, and just a short walk from Southern River Shopping Centre, local restaurants, medical facilities, childcare, and convenient transport links, this is a home that offers both style and convenience for busy families, first-time buyers, or savvy investors.

Freshly updated with a new coat of paint and brand-new vinyl flooring throughout the living areas, this home is move-in ready, with nothing left to do except enjoy. The modern, low-maintenance design makes it the perfect choice whether you're starting your homeownership journey, downsizing, or looking for a great investment in a growing area.

At the heart of the home is a spacious kitchen featuring stainless steel appliances, ample storage, and plenty of prep space, all overlooking the open-plan meals and family areas  a perfect layout for modern family living. For added flexibility, a separate games/theatre room with double doors offers the ideal second living space for entertainment, relaxation, or even a home office.

Outdoors, enjoy the low-maintenance backyard designed for easy living, featuring a generous patio with paving, artificial turf, and tidy, easy-care gardens. A small garden shed, retractable clothesline, and a large side gate for convenient rear access complete the space, making this home as practical as it is stylish.

**Southern River offers a family-friendly lifestyle in a beautifully connected suburb. With its

expansive parks, wetlands, and Sutherlands Park a sporting hub for local cricket and football this area is perfect for outdoor lovers. Urban development in recent years has brought modern amenities, while still preserving green spaces for everyone to enjoy.

Whether you're looking to buy your first home, downsize to something more manageable, or secure a high-demand rental property, this home offers incredible value in a vibrant and convenient community.

Don't miss out on this opportunity book your viewing today and make this fantastic property yours!

Rates:

Council: \$2139.64 approx

Water: \$1,285.92 approx.

CATCHMENTS:

Southern Grove Primary School (2.4km)

Harrisdale Senior High School (3.7km)

Features:

- * Built Year:2009 Circa
- * Vinyl Flooring
- * Single Feature Door
- * Skirting Boards
- * Feature Lights
- * Open Plan
- * Gas Point in Meals/Family
- * Ducted Evaporative

Kitchen:

- * Chef Oven
- * Burner Stove
- * Pantry
- * Cabinets
- * Double Sink

Theatre Room/Games Room:

- * Double Doors
- * Sliding Door Access to Patio

Master Suite With WIR

- * Single Vanity with Under Cupboards
- * Bedroom 2& 3 with Carpet Flooring
- * Bedroom 2& 3 With Mirror Sliding Double BIR

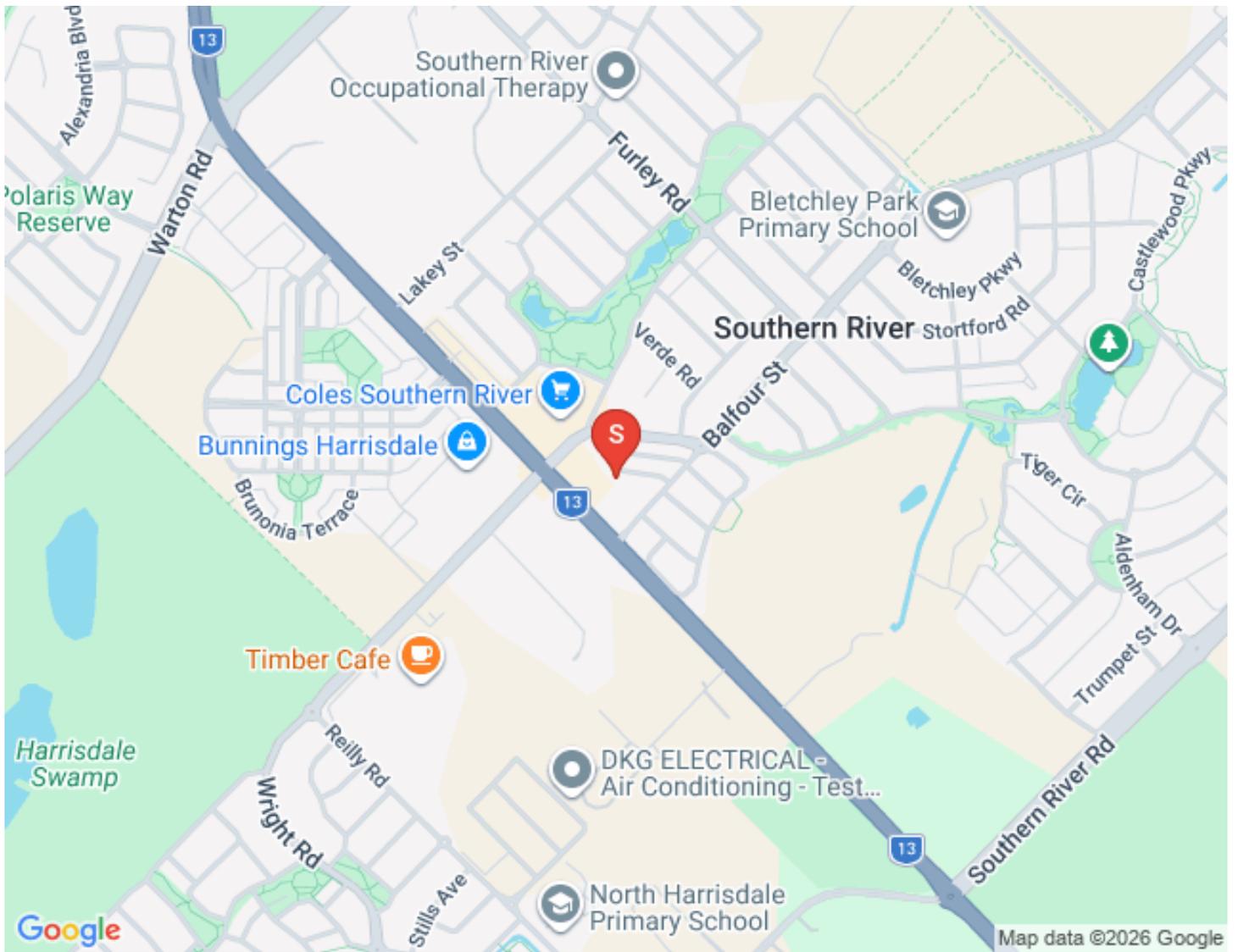
Outside:

- *Artificial Turf Front and Back

- *Spacious Patio
- * Easy Care Garden
- * Reticulated Garden Beds
- * Large Gate for Side Access
- * Double Garage
- * Shoppers Entry
- * Large Gate For Side Access
- * Double Outdoor Power Point

LIFESTYLE:

- 300m - The Village Harrisdale
- 400m - Centuria Southern River
- 1.2km - Castlewood Parkway Reserve
- 2.5km - Gosnells Golf Club
- 3.0km - Harrisdale Primary School
- 3.8km - Southern River Square
- 4.1km - Robot Park
- 14.2km - Shelley Beach Park
- 25km - Perth CBD



Floor Plan

Certificate of Title

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

[Click to Download the Deposited Plan](#)

[Click to Download the Notification](#)

Offer Documents

[Click to Download the Offer Pack](#)

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

Comparable Sales



24 CAVERSHAM BEND, SOUTHERN RIVER, WA 6110, SOUTHERN RIVER

4 Bed | 2 Bath | 2 Car
\$786,000
Sold ons: 12/09/2024
Days on Market: 37

Land size: 326
sale - sold



22 BRISTLE AVENUE, SOUTHERN RIVER, WA 6110, SOUTHERN RIVER

3 Bed | 2 Bath | 2 Car
\$805,000
Sold ons: 02/04/2024
Days on Market: 7

Land size: 408
sale - sold



55 WYOMING LOOP, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car
\$840,000
Sold ons: 17/09/2024
Days on Market: 43

Land size: 375
sale - sold

Powered by PropTrack



This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptack Pty Ltd (ABN 43 127 386 298).

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Tenancy Agreement

[Click to Download the Tenancy Agreement](#)

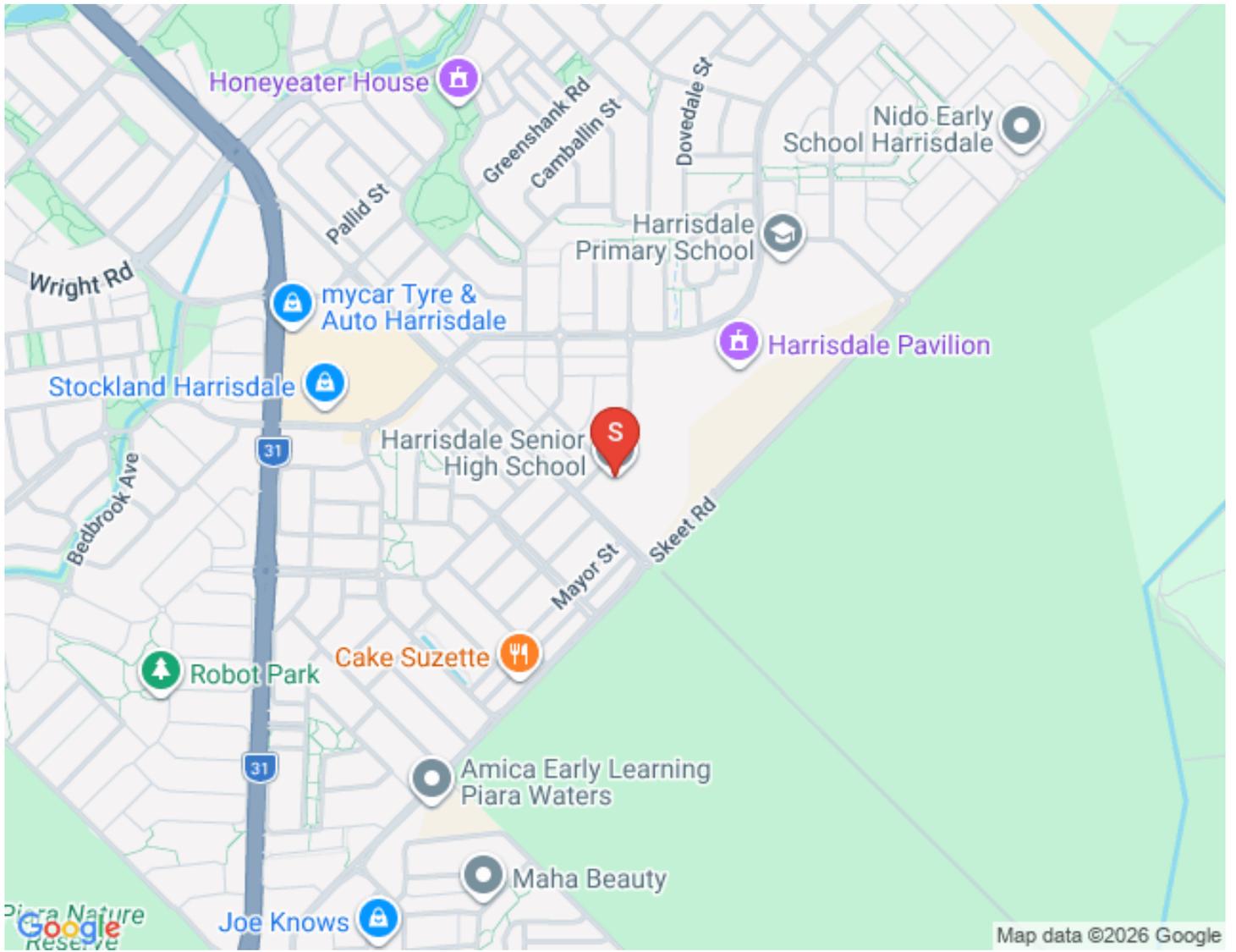
Local Schools



[Click Here to View Bletchley Park Primary School](#)



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



Southern River

Sutherlands Park





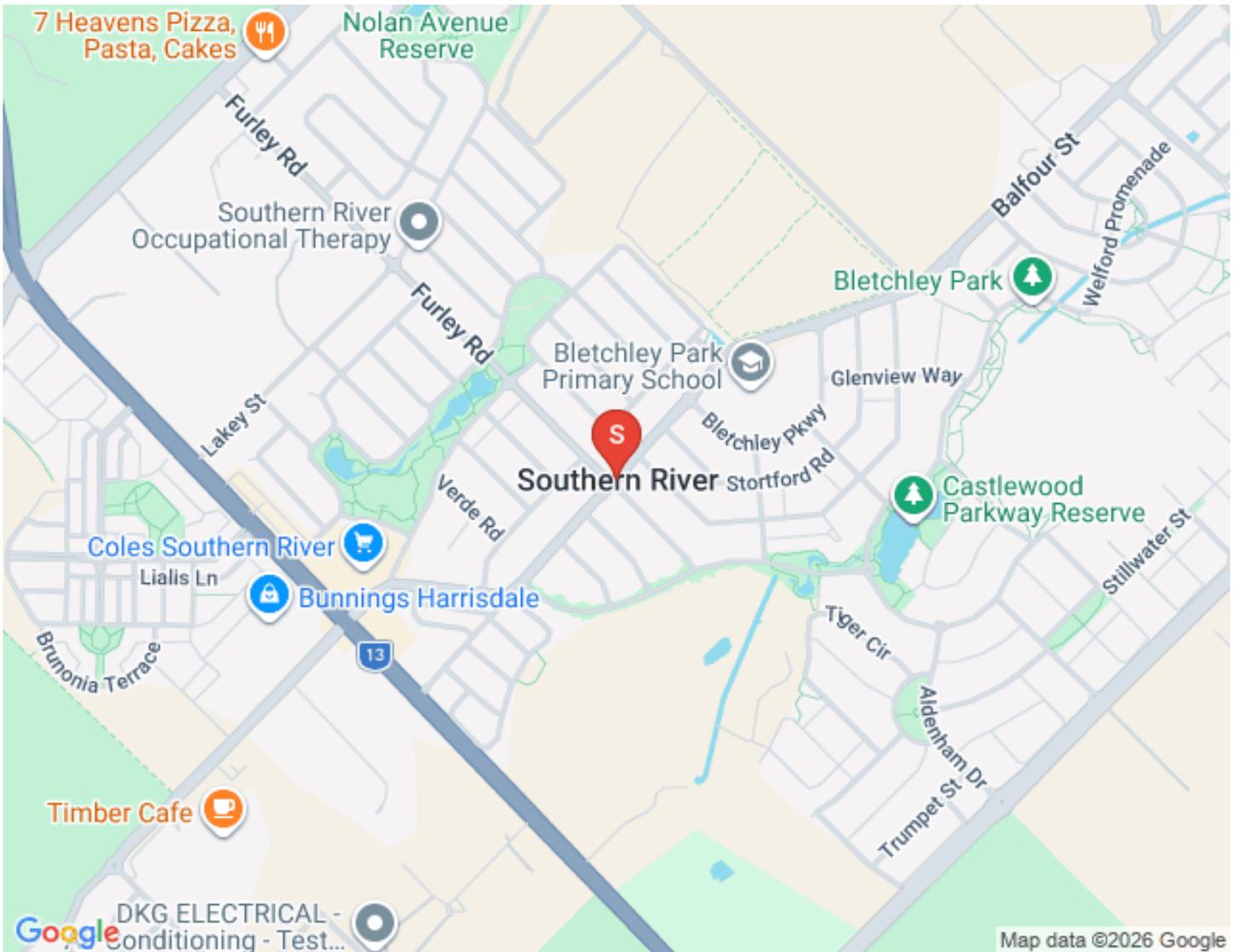
Sorbello Circuit Reserve



Robot Park

Image result for Robot Park piara waters

Primewest Southern River



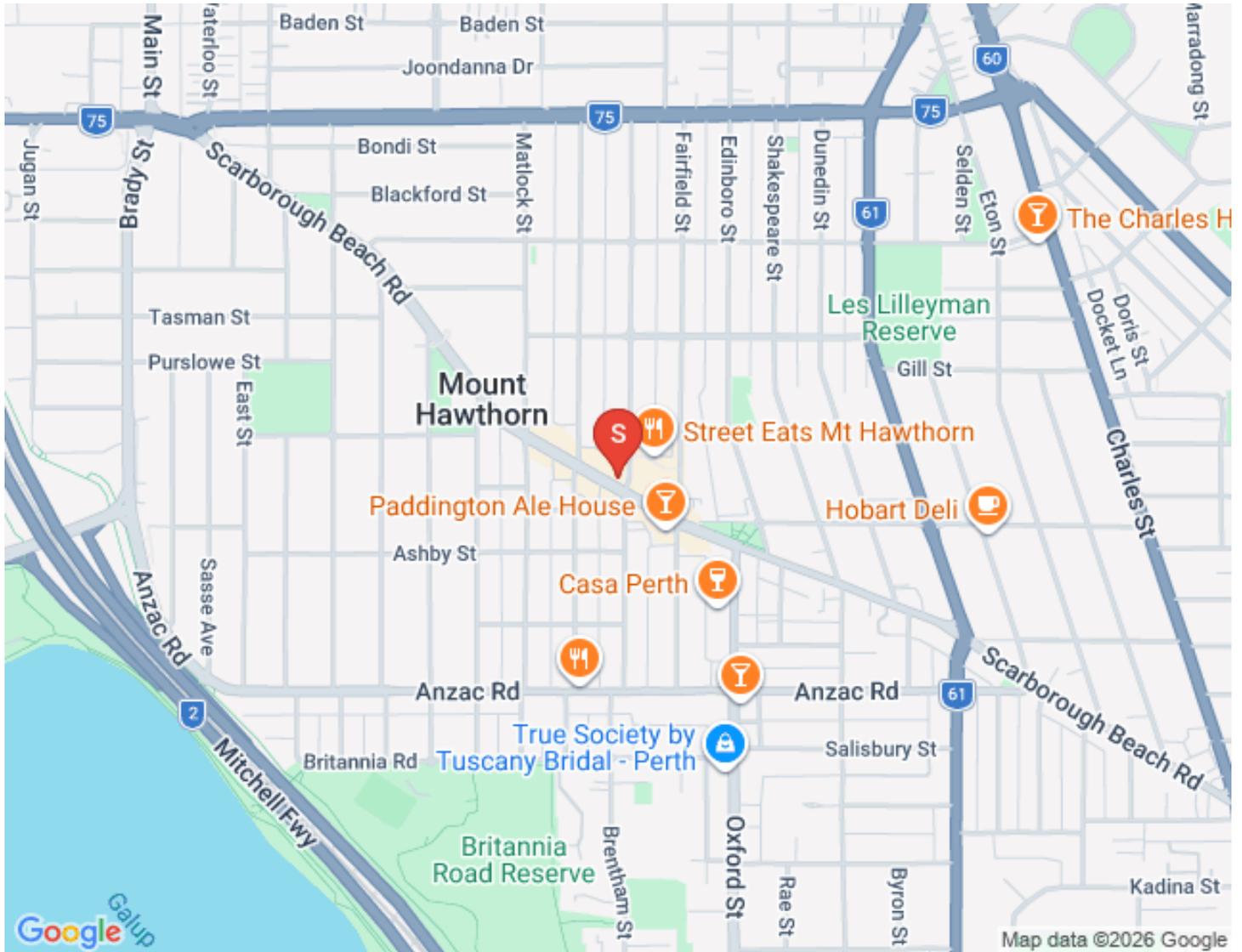
Joint Form of General Conditions

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.



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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"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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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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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@fn genesis.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



29 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 3 Car

Land size: 641sqm

UNDER OFFER



18 Exeter Court, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 597sqm

UNDER OFFER



8 Laming Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 458sqm

UNDER OFFER



3 Lanciano Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 356sqm

Under Offer



9 Whittaker Turn, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 576sqm

UNDER OFFER



9 Tolarno Bend, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 682sqm

UNDER OFFER!



40 Firefalls Close, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !