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Welcome



2 Rickett Street, Haynes

Family Entertainer with Beautiful Park Views and a Pool

**UNDER
OFFER**



UNDER OFFER by Ronnie Singh with Multiple Offers!

Welcome to this spacious family home, where you will be eager to entertain friends and family for anything from dinner parties to pool parties! With multiple large living spaces, a generous outdoor alfresco, and Balinese style pool area, you and your guests will experience your own private piece of paradise. Opposite the home is the beautiful Markwell Park, with vibrant Jacaranda trees, and plenty of luscious lawn to play on. Practically a second backyard that you get to enjoy without the maintenance that goes with it!

Inside the home, the high ceilings provide a sense of grandeur and fill the house with natural light. The master suite is a luxury retreat with laminate floors, and large double windows bordered by established palms. The wide entry to the master ensuite showcases the double vanity with cabinetry that complements the tones of the flooring. Beyond this, the ensuite also offers a double shower with contemporary feature tiling. Finished with a double walk-in wardrobe, this master suite is an elegantly designed space. The secondary bedrooms don't miss out, all with carpeted flooring, built-in wardrobes, and sharing the common bathroom with a built-in bathtub that has large edging, giving extra space for storing bath toys!

With a separate theatre room that can be easily converted into a playroom or activity space, as well as a separate study, this home has the space to cater to any family's needs! Moving into the heart of the home, you are sure to be impressed with the open plan kitchen, living and dining area. With laminate flooring, and a wall lined with windows, this space has a warm, welcoming feel, and offers views of the pool area, and lush Balinese style garden beds. The generous sized kitchen features stone benchtops, with a breakfast bar for casual dining, a sizeable built-in pantry, and a crisp white tiled splashback. There is plenty of space to allow cooking to be a collaborative family activity. When the rest of the family aren't helping with dinner, they can

relax in the living area while they wait, watching the TV sitting snug in its statement wall recess. Dine inside in the comfort of air-conditioning, or head through the glass sliding doors and make the most of this magnificent backyard.

The large undercover alfresco area features café blinds and downlights so you can enjoy the space all year round, at any time of day! Looking over the pristine pool area, and the surrounding established treetops, you will feel like you have stepped into a tropical holiday destination. As well as a fantastic dining and swimming area, this backyard also has an undercover activity area around the side, perfect for a ping pong table. Open the double roller doors and reveal another usable undercover area, ideal for a home gym or workshop. The gates make it easy to drive through and have direct access to these areas for dropping off equipment, or for visitors!

This low maintenance backyard offers something for everyone, and is the perfect place for a kid's party, or to host a big family Christmas! Once you have had lunch, a dip in the pool, and a ping pong tournament, simply walk over the road for your very own shaded cricket pitch at the park! As well as the outdoor offerings, this home is modern and stylish on the inside, from the contemporary colour palettes to the luxury finishes. Topped off with solar panels, and a double garage with an additional storage recess, this home has all the extras! A floorplan that can grow with your family, and a lifestyle that you will love, this home is one you want to put on your Christmas wishlist!

SCHOOL CATCHMENT

Neerigen Brook Primary School (1.7km)

Armadale Senior High School (3.3km)

RATES

Council: \$

Water: \$1394 approx.

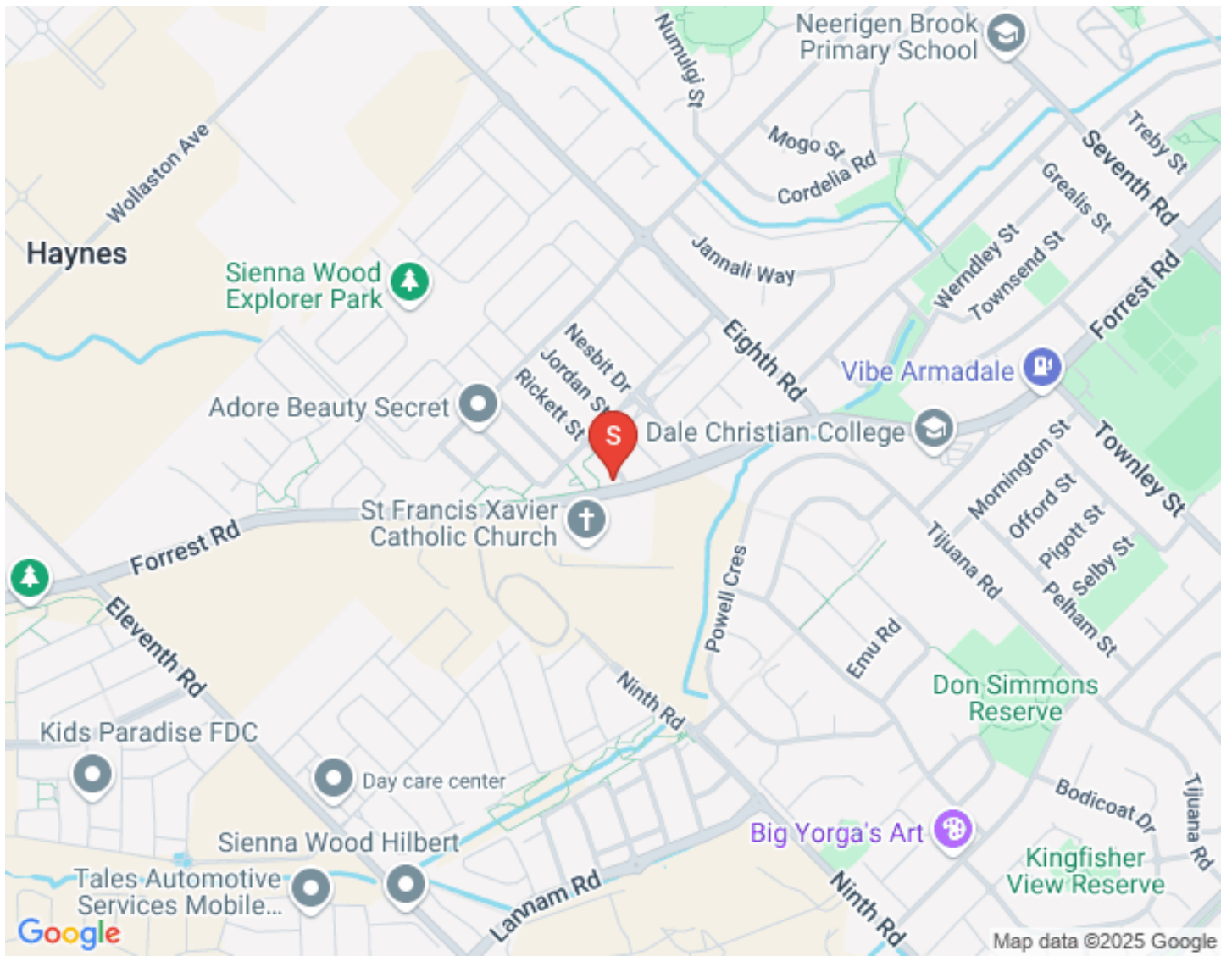
FEATURES

- * Built Year: 2017 circa
- * Total Built Area: 319 sqm
- * High Ceilings Throughout
- * LED Downlights in the Living Area
- * Laminated Planks Flooring in Living Area and Master Suite
- * Master Ensuite with Dual Vanity and Double Shower
- * Master Bedroom with Double Walk-in Wardrobe
- * Ducted Reverse Cycle Air Conditioning
- * Large Living and Dining Areas for Entertaining
- * Stone Benchtop with Breakfast Bar
- * 5 Burner Gas Stove Top (Westinghouse)
- * 900mm Oven (Westinghouse)
- * Spacious Pantry
- * Microwave Recess
- * Separate Theatre Room or Activity Room

- * Study
- * Bedrooms 2, 3 and 4 with Built-in Wardrobes
- * Carpeting in Secondary Bedrooms
- * Laundry Area
- * Entertainers Backyard
- * Heated Swimming Pool (Chlorine & Salt)
- * Alfresco Area with Blinds and Access to Neighbouring Park
- * Balinese Style Hut
- * Drive Through Side Gate Connecting Activity Area/Fitness Suite
- * Solar Panels (So Far Solar, 9kw)
- * Double Garage with Storage Recess

LIFESTYLE

- 150m  Xavier Catholic School
- 200m  Markwell Park
- 1.0km  Dale Christian College
- 1.1km  Sienna Wood Explorer Park
- 1.4km  Gwynne Park
- 1.7km  Shipwreck Park
- 1.8km  Taste of Italy Armadale
- 1.8km  Forrest Road GP
- 2.0km  Haynes Shopping Centre
- 2.8km  Armadale Central Shopping Centre
- 3.4km  Ye Olde Narrogin Inne
- 4.5km  Armadale Fitness and Aquatic Centre
- 7.2km  Champion Lakes
- 9.0km  Forestdale Lake Nautre Reserve



Floor Plan



2 Rickett Street, Haynes

Residence 204m² | Alfresco 19m² | Double Garage 36m² | Carport 27m² | Porch 4m² | Gym 29m²
Total Area 319m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.cliocreative.com.au

Comparable Sales



3 AVALANCHE LOOP, HAYNES, WA 6112, HAYNES

4 Bed | 3 Bath | 2 Car
\$780,000
Sold on: 04/07/2024
Days on Market: 48

Land size: 450
sale - sold



60 BURDEKIN TURN, HILBERT, WA 6112, HILBERT

4 Bed | 2 Bath | 2 Car
\$785,000
Sold on: 14/07/2024
Days on Market: 47

Land size: 480
sale - sold



15 MANDALUP ROAD, HAYNES, WA 6112, HAYNES

4 Bed | 3 Bath | 2 Car
\$830,000
Sold on: 19/09/2024
Days on Market: 64

Land size: 583
sale - sold



4 KOOJAN STREET, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 2 Car
\$802,000
Sold on: 23/07/2024
Days on Market: 29

Land size: 458
sale - sold



4 RICKETT STREET, HAYNES, WA 6112, HAYNES

4 Bed | 3 Bath | 2 Car
\$825,000
Days on Market: 160

Land size: 456
sale - current



10 RICKETT STREET, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 4 Car
Days on Market: 146

Land size: 456
sale - current

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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 the Covenant Plan](#)

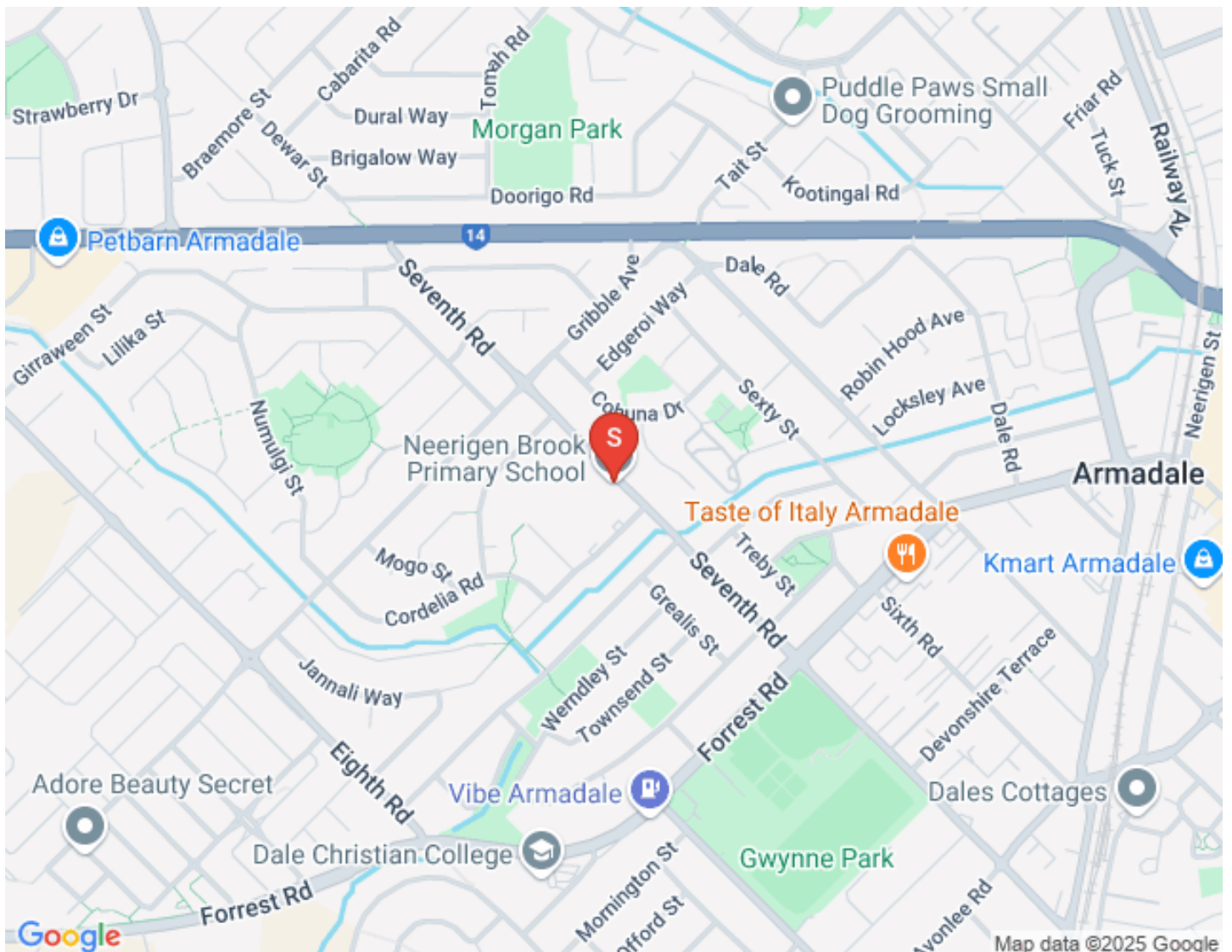
Local Schools



NEERIGEN BROOK

Primary School

[Click Here to View Neerigen Brook Primary School](#)



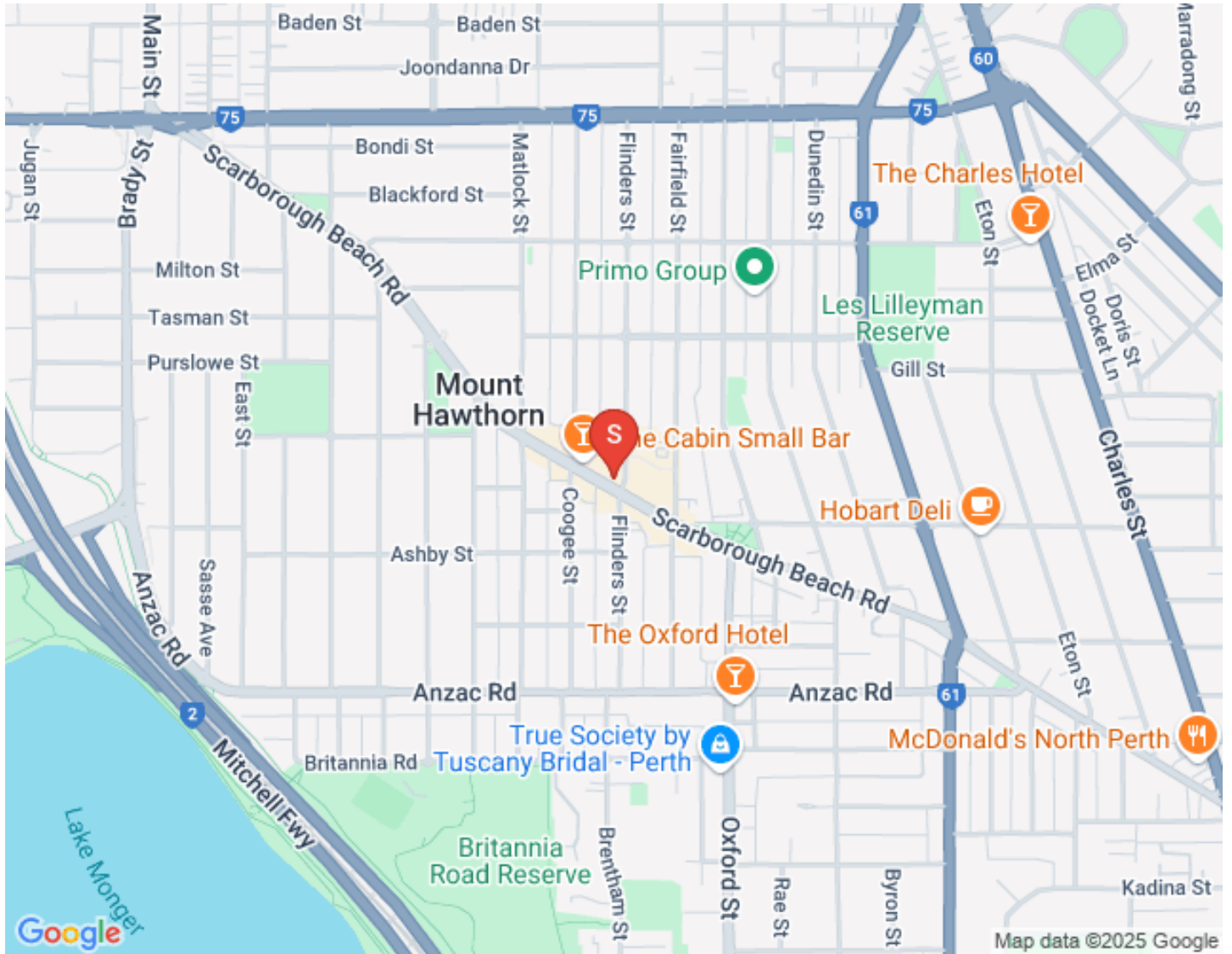
Joint Form of General Conditions

2022 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**

[View Joint Form Here](#)

Team Genesis



RONNIE SINGH

SALES CONSULTANT

0430161765

rsingh@fngenesi.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.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesisis.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.



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.

Team Genesis Recent Sales



38 Kellogg Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



11 Southampton Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 556sqm

Under Offer



60 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



141 Huntingdale Road, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 501sqm

Under Offer



40 Firefalls Close, Huntingdale

4 Bed | 2 Bath | 2 Car

Land size: 584sqm

UNDER OFFER !



14 Calamocha Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 450sqm

Under Offer



12 Hambly Crescent, Canning Vale

4 Bed | 2 Bath | 2 Car

Land size: 570sqm

End Date Process



2 Kelpie Way, Southern River

4 Bed | 2 Bath | 2 Car

Land size: 342sqm

Under Offer



6 Kelpie Way, Southern River

3 Bed | 2 Bath | 2 Car

Land size: 300sqm

UNDER OFFER



47 Millstream Drive, Southern River

4 Bed | 2 Bath | 2 Car

Land size: 510sqm

End Date Process



58 Archdale Loop, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

Under Offer



15 Dortmund Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 640sqm

UNDER OFFER



14 Marseille Gardens, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 589sqm

SOLD



17 Leroy Way, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 546sqm

Under Offer



11 Isla Place, Piara Waters

3 Bed | 2 Bath | 1 Car

Land size: 299sqm

Under Offer



16 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 418sqm

Under Offer



1D Basalt Road, Harrisdale

4 Bed | 2 Bath | 1 Car

Land size: 260sqm

Under Offer



6 Carbeen View, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 396sqm

Under Offer



3A Fanshawe Boulevard, Piara Waters

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



21 Lignite Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 545sqm

Under Offer



51 Yellowwood Avenue, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 486sqm

Under Offer