


Table of Contents

- | [Welcome](#)
- | [Floor Plan](#)
- | [Comparable Sales](#)
- | [Offer Documents](#)
- | [Certificate of Title](#)
- | [Local Schools](#)
- | [Joint Form of General Conditions](#)
- | [Team Genesis](#)
- | [Team Genesis Recent Sales](#)

Welcome



4 Rickett Street, Haynes

Luxury Display Home Built by  Redink Homes


4  3  2  **Under Offer**


*** Modern Kitchen ***

*** Solar panels to save \$\$\$ on power bill ***

*** Very motivated sellers ***

This home in the heart of Haynes offers 5 bedrooms, 3 bathrooms, open plan living, and your very own home theatre. Complete with quality finishes, showstopping design, and top-notch appliances, you will be living in luxury in this modern home.

The expansive master suite boasts an exquisite built-in wardrobe, accompanied by a generously sized ensuite that showcases double bowl sinks and a complete wall covered mirror above a refined vanity. The luxurious amenities continue into the guest bedroom, which is graced with its own bathroom, complete with a spacious vanity  ideal for entertaining visitors or serving as a stylish retreat for a teenager. Meanwhile, Bedroom 3 enjoys semi-ensuite access to the shared bathroom, featuring a lavish built-in bathtub, complemented by custom-designed double sliding door wardrobes that exude sophistication and practicality.

From the spacious bedrooms with contemporary bathrooms, we move into the lavish living areas. The large kitchen sets the tone for the style of the house, with its modern sleek lines, and added character. The ample soft closing cabinetry in the dark finish adds a beautiful contrast to the white stone benchtops, and stainless-steel appliances. The white overhead cabinets with glass doors allow you to display your special serving ware, or cor items that add to the style of the home. The breakfast bar offers a casual dining option for the kids, while the clever design of the backsplash wall hides the double sink from view of the open plan dining and living areas.

The mirrored splashback behind the 5-burner stove top opens the space, and accentuates the natural light, leaving the area feeling open and airy.

Opposite the kitchen is the open plan lounge, with its striking built-in wall cabinetry. With beautiful black accents, this plays off the design of the kitchen perfectly. Display your favourite decor items, while your TV sits pretty in the middle, like a work of art! For a more serious cinema experience, step into the theatre room. Reminiscent of a classic cinema, mix up a drink at the bar while on the landing, then step down into the theatre area, and take your seat before the opening credits start rolling. Along with these standout living spaces, the fifth bedroom of this home is perfect to utilise as a home office. Work from home or give the kids the perfect space to work on their school assignments without being disturbed.

It's easy to be swept away with the extras in this home, from the stunning chandelier in the entryway, to the electric roller shutters on all windows. Complete with a laundry offering sought after built-in storage solutions, and a double garage, this home is perfect for the growing family, the large family, or the soon to be family! Right near Forrest Road, you can jump onto Tonkin in a matter of minutes, and you have everything from cafes, to parks, schools, and shopping centres within 2km of your new home. Don't miss your chance to live a convenient lifestyle in a luxury home!

SCHOOL CATCHMENT

Xavier Catholic School (290m)

Neerigen Brook Primary School (1.6km)

Armadale Senior High School (3.3km)

RATES

Council: \$2500 approx.

Water: \$1325 approx.

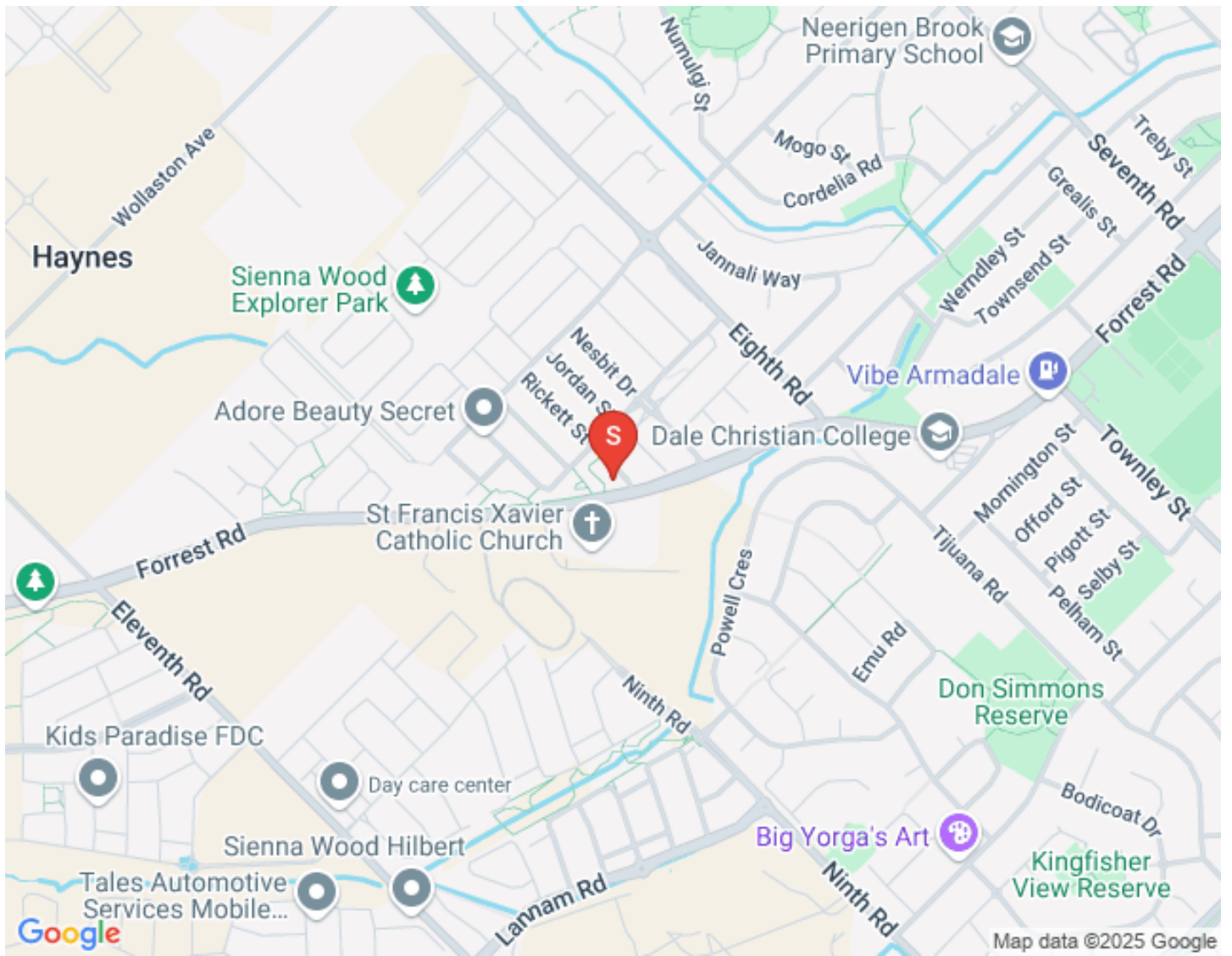
FEATURES

- * Built Year: 2014 Circa
- * Total Built Area: 293.74 Sqm
- * Wide Entryway
- * High Ceilings
- * Open Plan Dining and Lounge Area
- * Separate Theatre Room with Bar Area
- * Carpeting in Theatre and All Bedrooms
- * Built-in Display Unit in Living Room
- * Statement Chandelier
- * LED Downlights in Living Area
- * Stone Kitchen Benchtops with Breakfast Bar
- * 5 Burner Gas Stovetop (Electrolux)
- * 900m Oven (Westinghouse)
- * Microwave Recess
- * Ample Kitchen Cabinetry with Soft Closing Doors
- * Overhead Kitchen Cabinets with Undermount Rangehood

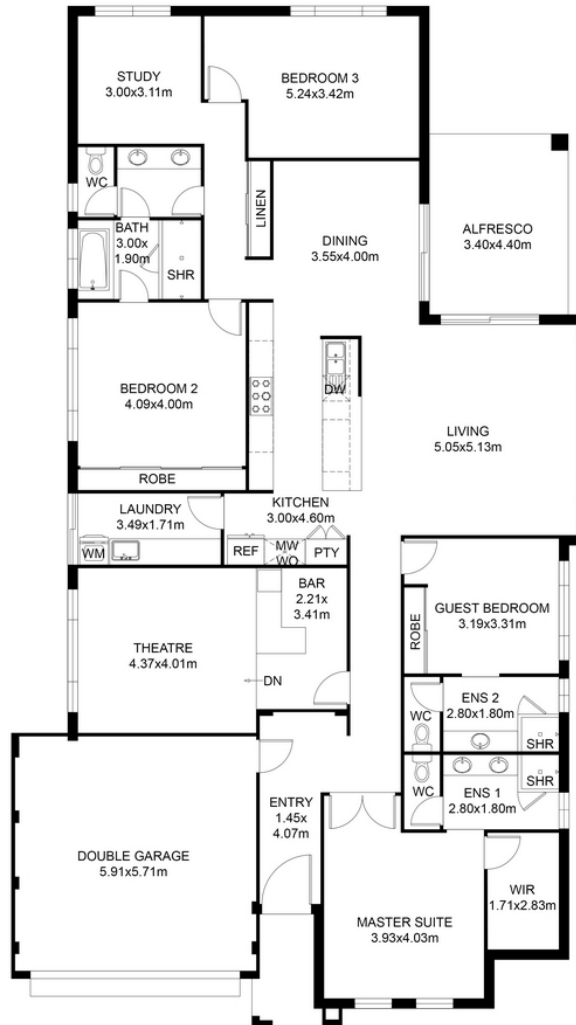
- * Ducted Reverse Cycle Air-Conditioning (Daikin)
- * Master Suite with Customised Built-in Robe
- * Master Ensuite with Double Bowl Style Sinks
- * Guest Bedroom with Ensuite and Built-in Robe
- * Bedroom 3 with Semi-Ensuite
- * Bedroom 2 & 3 with Double Sliding Door Built-in Robes
- * Bedroom 5 / Study
- * Built-in Linen Storage
- * Laundry
- * Electric Roller Shutters on all Windows
- * Low Maintenance Backyard
- * Double Garage
- * Hot Water System 300L Capacity (Chromagen Solar Water Solutions)
- * Solar Panels (4.5kW)

LIFESTYLE

- 1.0km 📍 Dale Christian College
- 1.1km 📍 Sienna Wood Explorer Park
- 1.4km 📍 Gwynne Park
- 1.7km 📍 Sienna Wood Dog Park
- 1.7km 📍 Shipwreck Park
- 1.7km 📍 Rotary Park
- 1.8km 📍 Forrest Road Bakery and Caf📍
- 1.8km 📍 Haynes Bar and Grill
- 1.8km 📍 Mooba Caf📍
- 1.8km 📍 Taste of Italy Armadale
- 1.9km 📍 Kids Paradise Family Daycare
- 1.9km 📍 Haynes Shopping Centre
- 1.9km 📍 Mattys Espresso and Gelato Bar
- 2.0km 📍 Kingfisher View Reserve
- 2.5km 📍 Armadale Medical Specialist Centre
- 2.5km 📍 Australia Tertiary Institute
- 2.6km 📍 Armadale Shopping City
- 2.8km 📍 Armadale Train Station
- 2.8km 📍 Armadale Central Shopping Centre
- 3.1km 📍 Bunnings Armadale
- 4.1km 📍 Armadale Wildlife and Reptile Centre
- 4.1km 📍 Triple T Caf📍 Forrestdale
- 4.4km 📍 Armadale Aquatic and Fitness Centre
- 4.6km 📍 Champion Drive Shopping Centre
- 6.9km 📍 Armadale Golf Club
- 8.3km 📍 Southern Hills Christian College
- 9.0km 📍 Forrestdale Lake



Floor Plan



Alfresco	14.96 m ²
Double Garage	35.67 m ²
House	238.86 m ²
Portico	4.24 m ²
Total	293.74 m ²

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. First National Real Estate 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.

4 Rickett Street, Haynes

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



3 BRIGHT STREET, HAYNES, WA 6112, HAYNES

4 Bed | 2 Bath | 2 Car
\$785,000
Sold on: 19/09/2024
Days on Market: 29

Land size: 474
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



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

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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](#)

[Click to Download the Transfer](#)

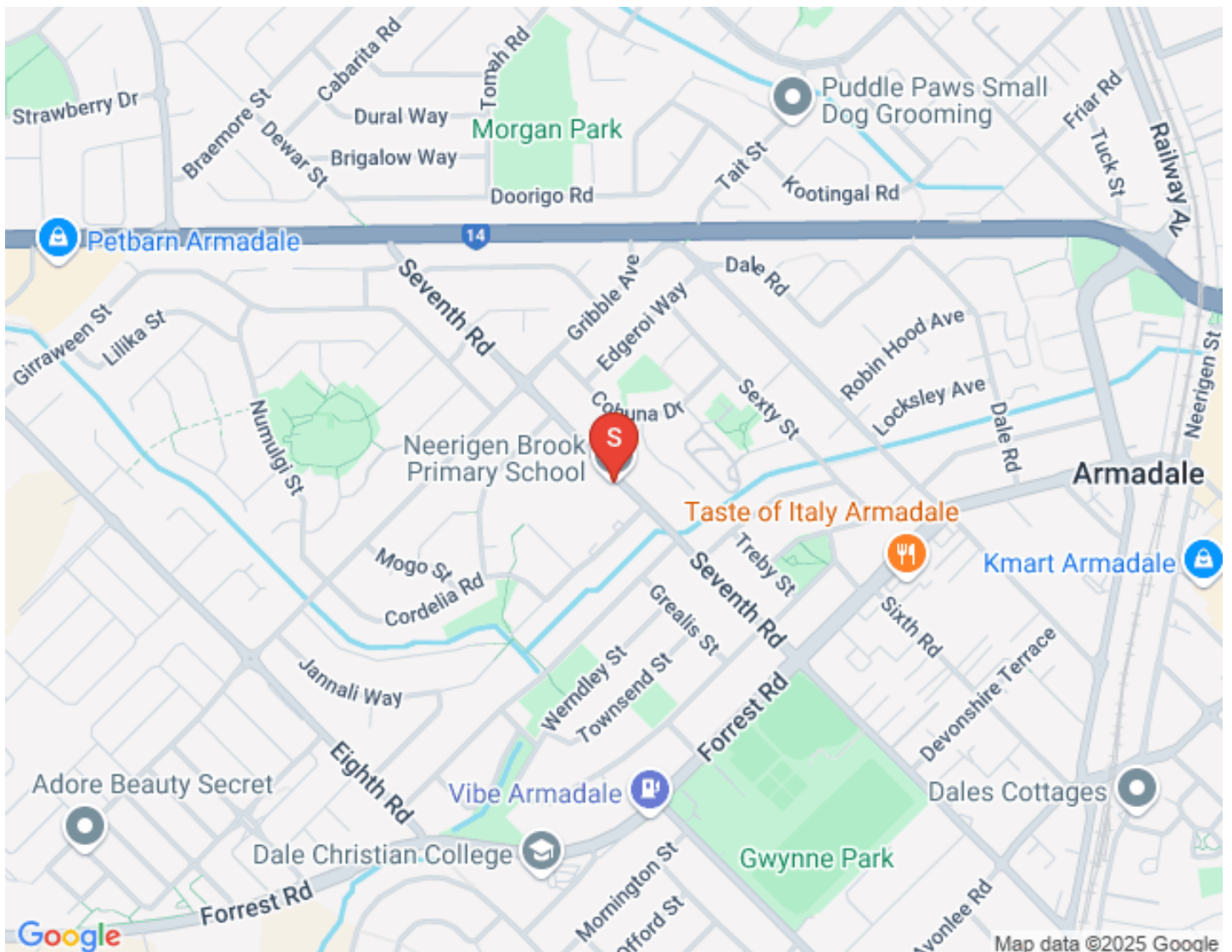
Local Schools



NEERIGEN BROOK

Primary School

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



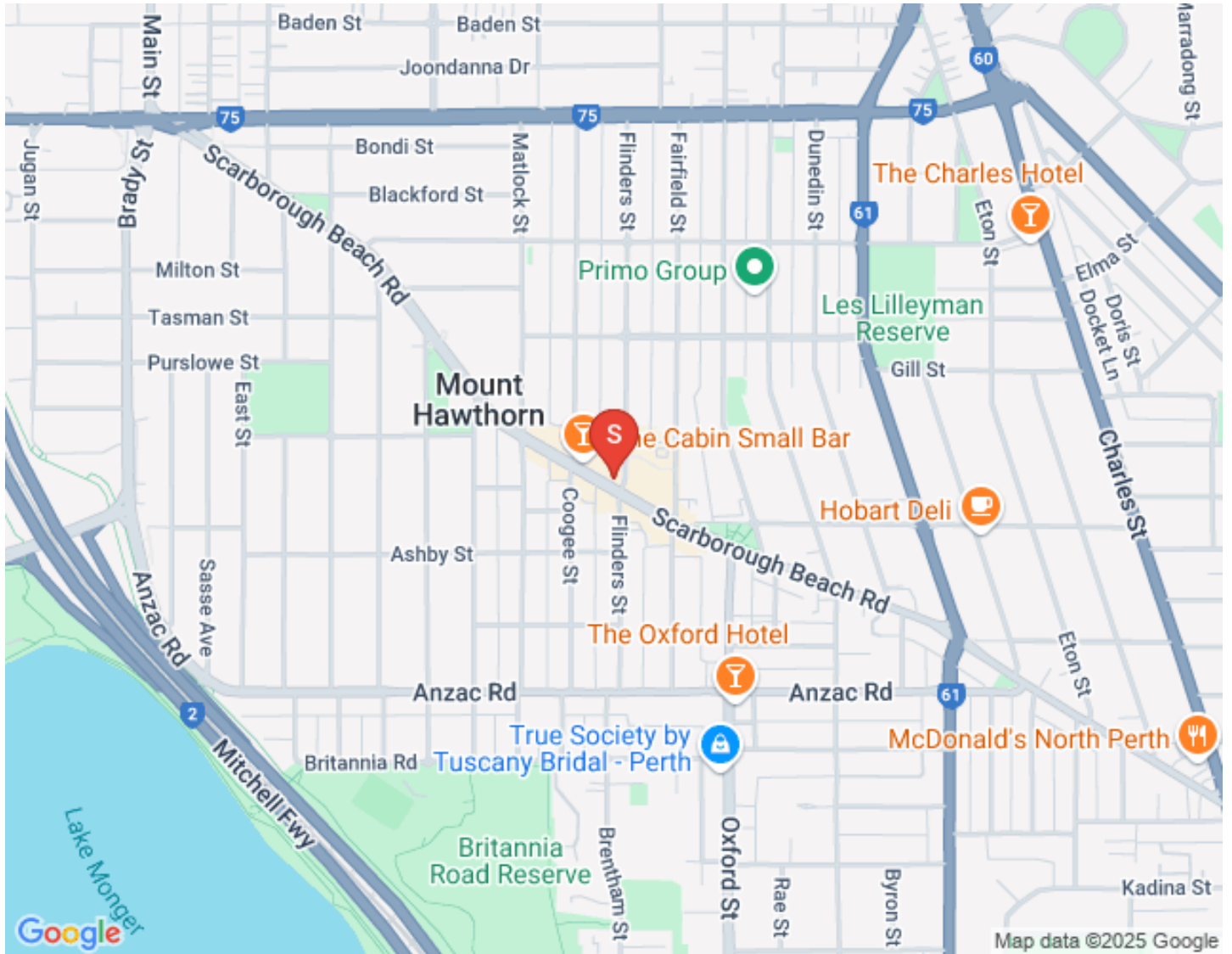
Joint Form of General Conditions

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@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.



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.

GARY SINGH

SALES CONSULTANT

gsingh@fngenesi.com.au

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset - welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesi.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@fngenesisis.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 tranquility 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@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.

Team Genesis Recent Sales



38 Kellogg Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 484sqm

UNDER OFFER



11 Southamption 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