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Welcome



3 Abercrombie Entrance, Harrisdale

FOR DEFINITE SALE

4 2 2 **Under Offer**

Under Offer by Ronnie Singh with multiple offers!

Step into relaxed family living at 3 Abercrombie Entrance, Harrisdale, where space, comfort, and convenience come together in one of Harrisdale's most family-friendly pockets. Positioned just moments from tree-lined parks, walking trails and local schools, this beautifully presented four-bedroom, two-bathroom home is made for those who want the ease of low-maintenance living without compromising on lifestyle.

Built in 2015 on a 369 sqm block, the home offers a thoughtful layout with generous proportions, open plan living, as well as a separate theatre, with contemporary finishes throughout. Whether you're a young family, busy couple, or investor looking for a high-demand area, this home ticks all the right boxes.

Step inside and follow the flow of warm timber-look floors and ambient LED lighting into a light-filled space where everyday living effortlessly comes together. The open-plan kitchen, dining, and living zone is designed for connection, ideal for family meals, relaxed evenings, or entertaining with ease. A separate theatre room offers that extra touch of comfort, perfect for weekend movies or a peaceful escape from the everyday.

The kitchen is designed to inspire, combining style and functionality with sleek cabinetry, a generous breakfast bar for casual catch-ups, a walk-in pantry to keep things organised, and premium Westinghouse appliances including a 900mm oven and 5-burner gas cooktop are perfect hosts for everything from lazy Sunday brunches to lively weekend dinners with friends.

All four bedrooms offer walk-in robes, with the master suite positioned privately at the front of

the home, complete with its own ensuite and lovely natural light. The family bathroom is modern and functional, and the laundry includes built-in linen storage with outdoor access.

Outdoors, the paved alfresco with a ceiling fan creates the perfect spot for weekend BBQ's or morning coffee, while the easy-care garden beds add a touch of greenery without the upkeep. Side access and a double garage offer added flexibility and secure storage.

What truly enhances this home is it's enviable location. Just a short stroll to Wyoming and Heron Parks, with Harrisdale Primary and High Schools nearby, and everyday conveniences at Stockland Harrisdale Shopping Centre just minutes away, you'll enjoy a connected lifestyle with everything at your fingertips.

If you're looking for a ﷽move-in-ready﷽ home with all the extras in a well connected, family oriented location, this is it.

SCHOOL CATCHMENT:
Harrisdale Primary School (0.6 km)
Harrisdale Senior High School (0.9 km)

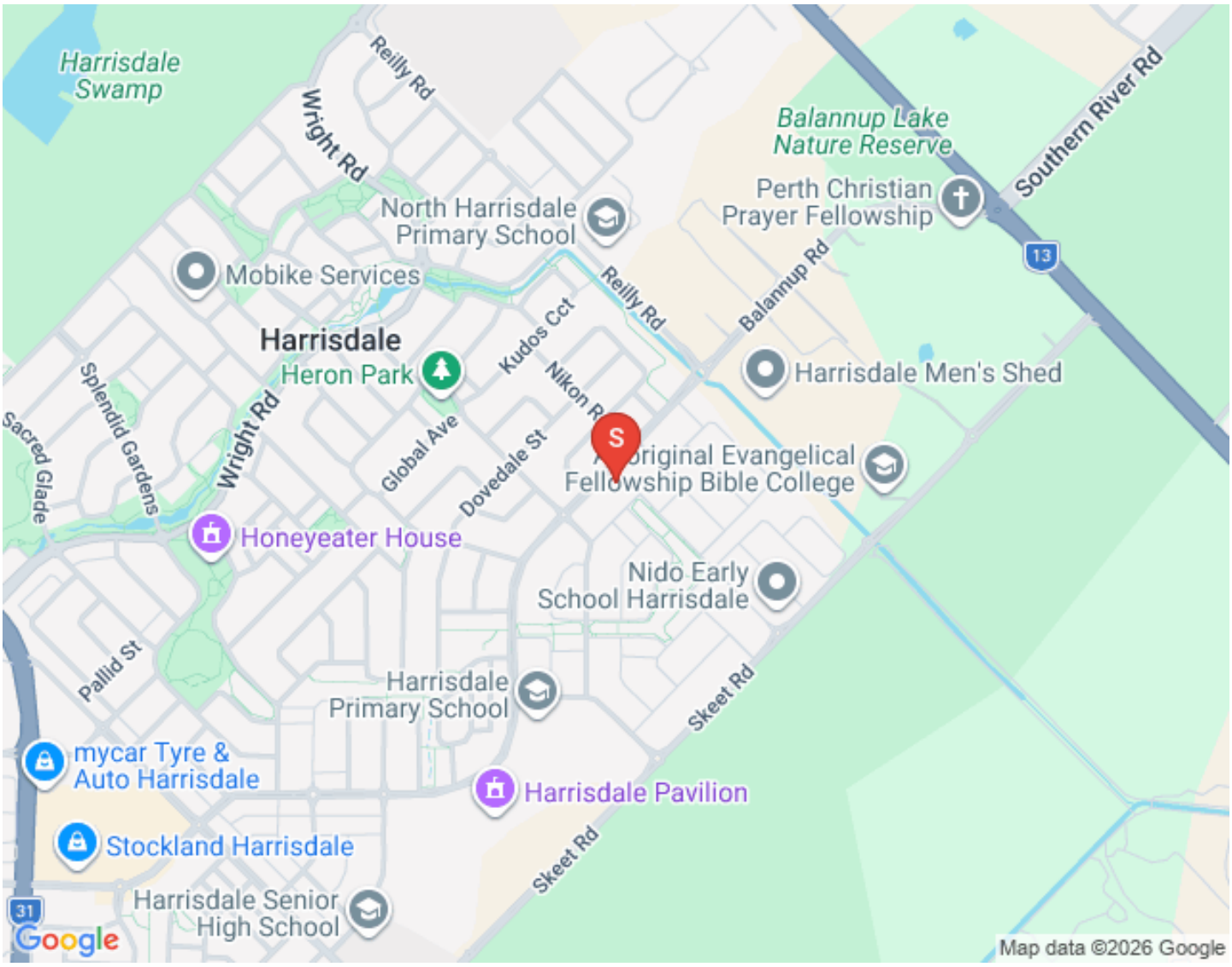
RATES:
Water: $1,305.54 approx.
Council: $2808 approx.

FEATURES:
Features:
* Built Year: 2015 Circa
* Total Built: 230sqm (approx.)
* Builder: Blueprint Homes
* Toilets: 2
* Property is Currently Tenanted until Feb 5th, 2026 at $750 per week
* Vinyl Flooring
* LED drop-down lights in Living Area/Theatre/Mastersuite
* Open Plan living/Dining
* Theatre Room
* Ducted reverse cycle air conditioning (Fujitsu)
* Master suite with WIR
* All bedrooms with carpet flooring
* All bedrooms with WIR
* Laundry Area with linen storage

Kitchen:
* Benchtop with breakfast bar
* 900mm Oven (Westinghouse)
* 5 burner Gas stove (Westinghouse)
* Built in cabinets
* Larder

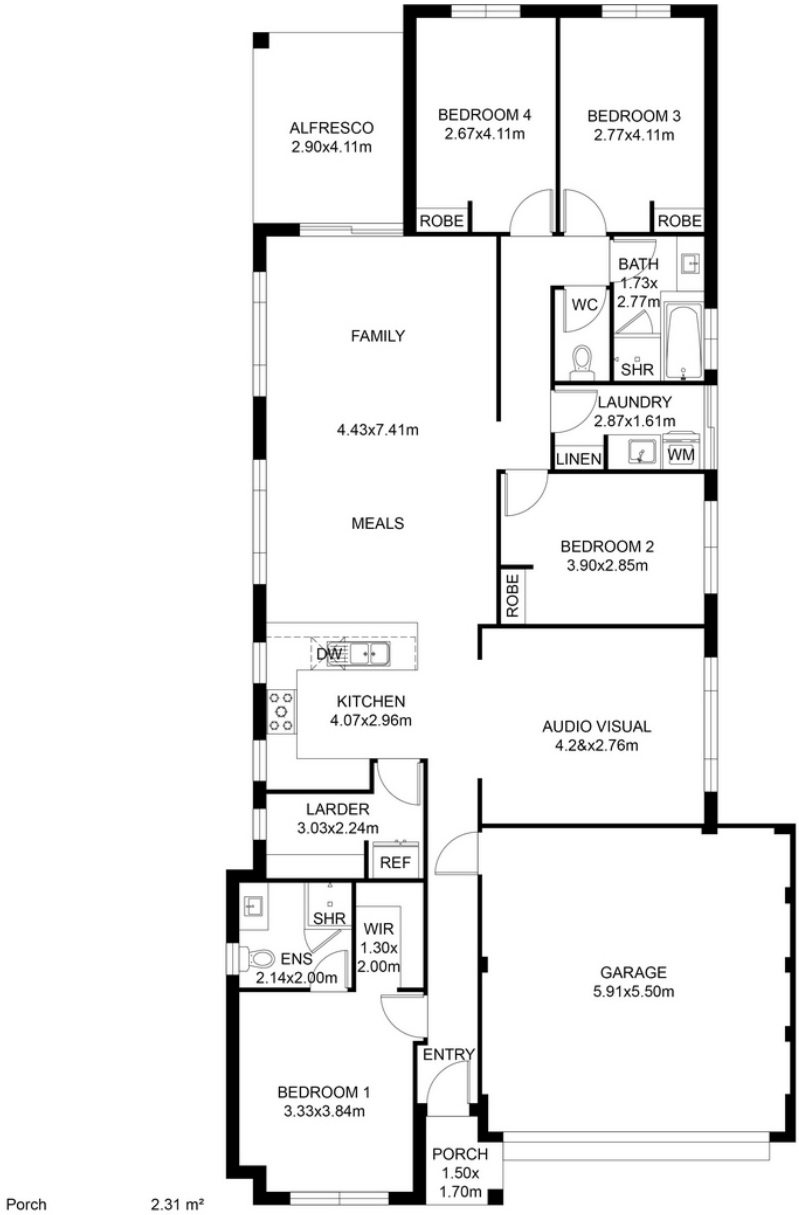
Outside
* Double Garage
* Side access to the backyard
* Alfresco
* Low-maintenance yard with flowerbeds
* Hot water system (Vulcan)

LOCATION (Approx.):
350m - Wyoming Park
550m - Heron Park
1.3km - Harrisdale Swamp
1.8km • Timber Caf•
1.8km • Woolworths Harrisdale
2.1km - Bunnings Harrisdale
3.4km - Piara Waters Medical Centre
3.7km - C.Y. O'Connor Village Pub
7.1km - Forrestdale Lake Nature Reserve
7.8km - Armadale Golf Club
11.6km - Jandakot Airport
17.3km • Curtin University
20km - Coogee Beach
31.4km • Perth CBD


Harrisdale Swamp
Reilly Rd
Wright Rd
Balannup Lake Nature Reserve
Southern River Rd
Perth Christian Prayer Fellowship
North Harrisdale Primary School
Mobike Services
Reilly Rd
Balannup Rd
13
Harrisdale
Heron Park
Kudos Cct
Nikon R
Harrisdale Men's Shed
Splendid Gardens
Wright Rd
Sacred Glade
Global Ave
Dovedale St
S
Aboriginal Evangelical Fellowship Bible College
Honeyeater House
Nido Early School Harrisdale
Pallid St
Harrisdale Primary School
Skeet Rd
mycar Tyre & Auto Harrisdale
Harrisdale Pavilion
Stockland Harrisdale
Skeet Rd
31
Harrisdale Senior High School
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Map data ©2026 Google

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Floor Plan



Porch	2.31 m²
Alfresco	10.73 m²
Garage	36.18 m²
Residence	160.88 m²
Total	230.04 m²

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.

3 Abercrombie Entrance, Harrisdale

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Comparable Sales



3 HURBON WAY, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car — Land size: 313
$780,000
Sold ons: 21/11/2024
Days on Market: 64



10 NICKLUP STREET, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car — Land size: 375
$790,000
Sold ons: 21/07/2024
Days on Market: 81



5 MEKA WAY, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car — Land size: 376
$873,000
Sold ons: 28/08/2024
Days on Market: 69



81 DOVEDALE STREET, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car — Land size: 450
$900,100
Sold ons: 26/05/2024
Days on Market: 41



6 NIKON ROAD, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car — Land size: 450
$930,000
Sold ons: 05/05/2024
Days on Market: 14



10 SOLANDER STREET, HARRISDALE, WA 6112, HARRISDALE

4 Bed | 2 Bath | 2 Car

Land size: 576

$950,000

Sold ons: 09/06/2024

Days on Market: 21

Powered by PropTrack

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Offer Documents

Click to download the Offer Pack
Click to download the Multiple Offers Form

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Certificate of Title

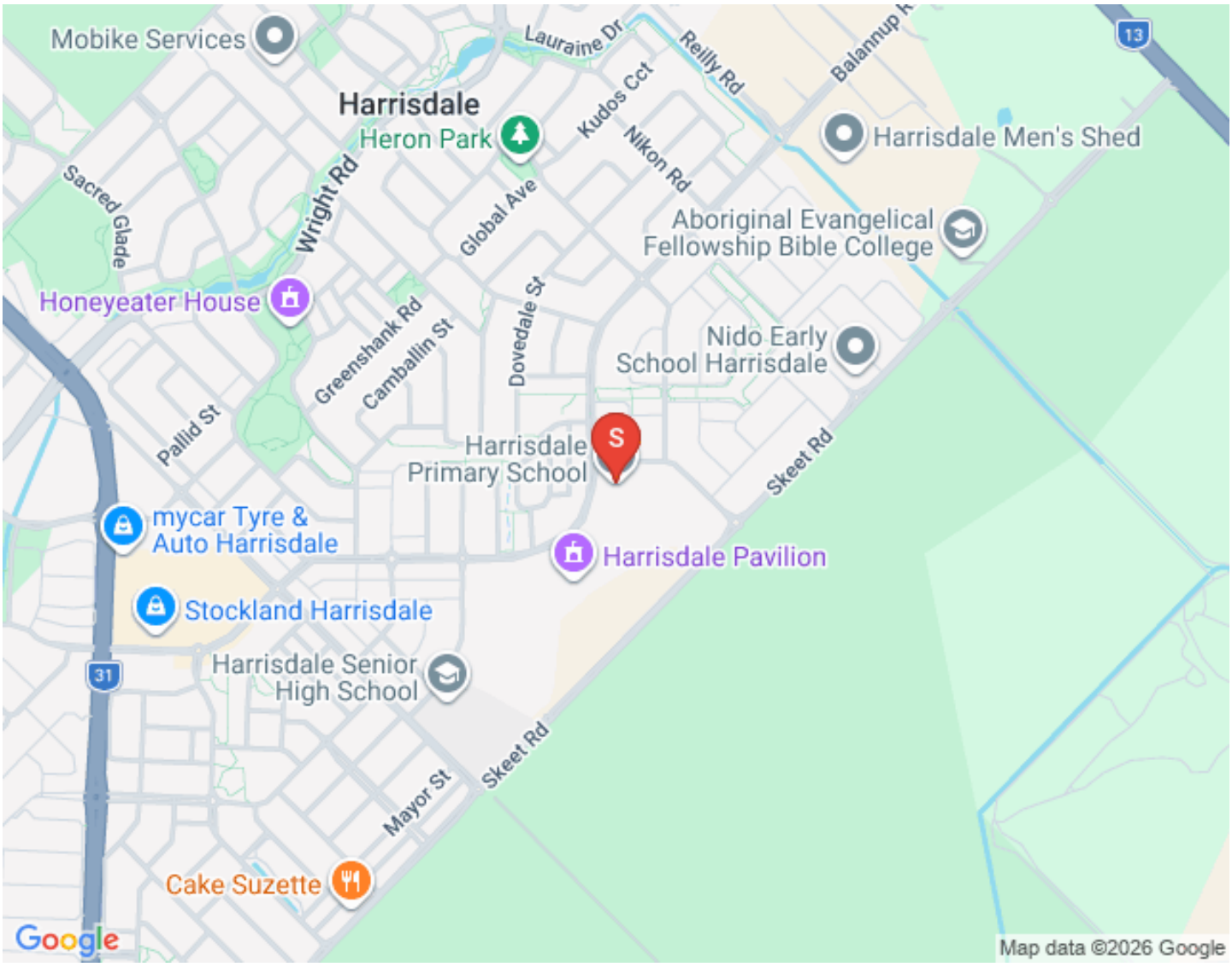
Click to download the Certificate of Title
Click to download the Deposited Plan
Click to download the Deposited Plan - Title List
Click to download the Covenant Plan

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Local Schools

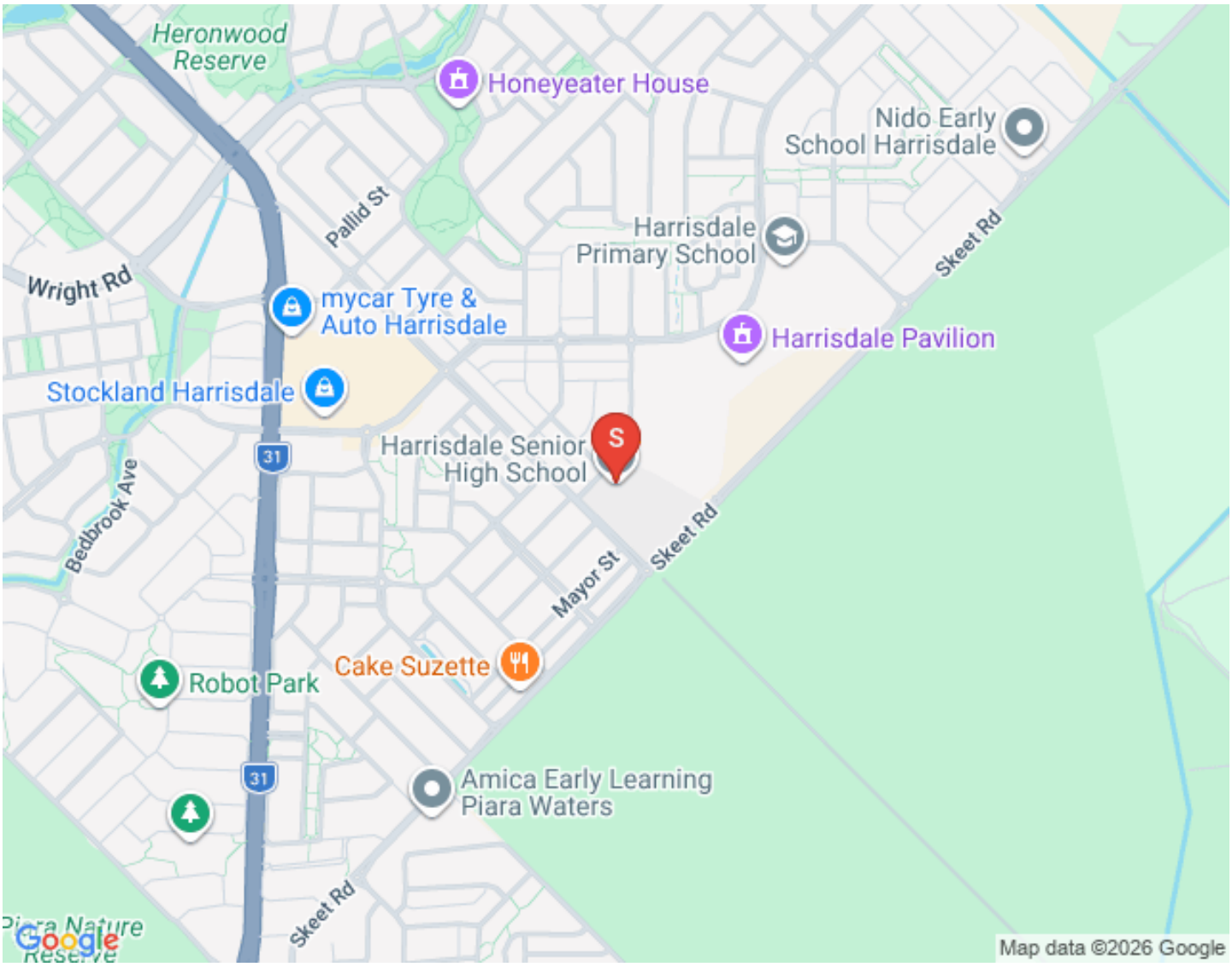
Harrisdale primary

Click to view Intake Area



HARRISDALE
Senior High School

Click here to view Intake Area


Heronwood Reserve
Honeyeater House
Nido Early School Harrisdale
Pallid St
Harrisdale Primary School
Skeet Rd
Wright Rd
mycar Tyre & Auto Harrisdale
Harrisdale Pavilion
Stockland Harrisdale
Harrisdale Senior High School
31
Bedbrook Ave
Mayor St
Skeet Rd
Cake Suzette
Robot Park
31
Amica Early Learning Piara Waters
Skeet Rd
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Harrisdale

Harrisdale Sensory Park



Harrisdale Youth Park

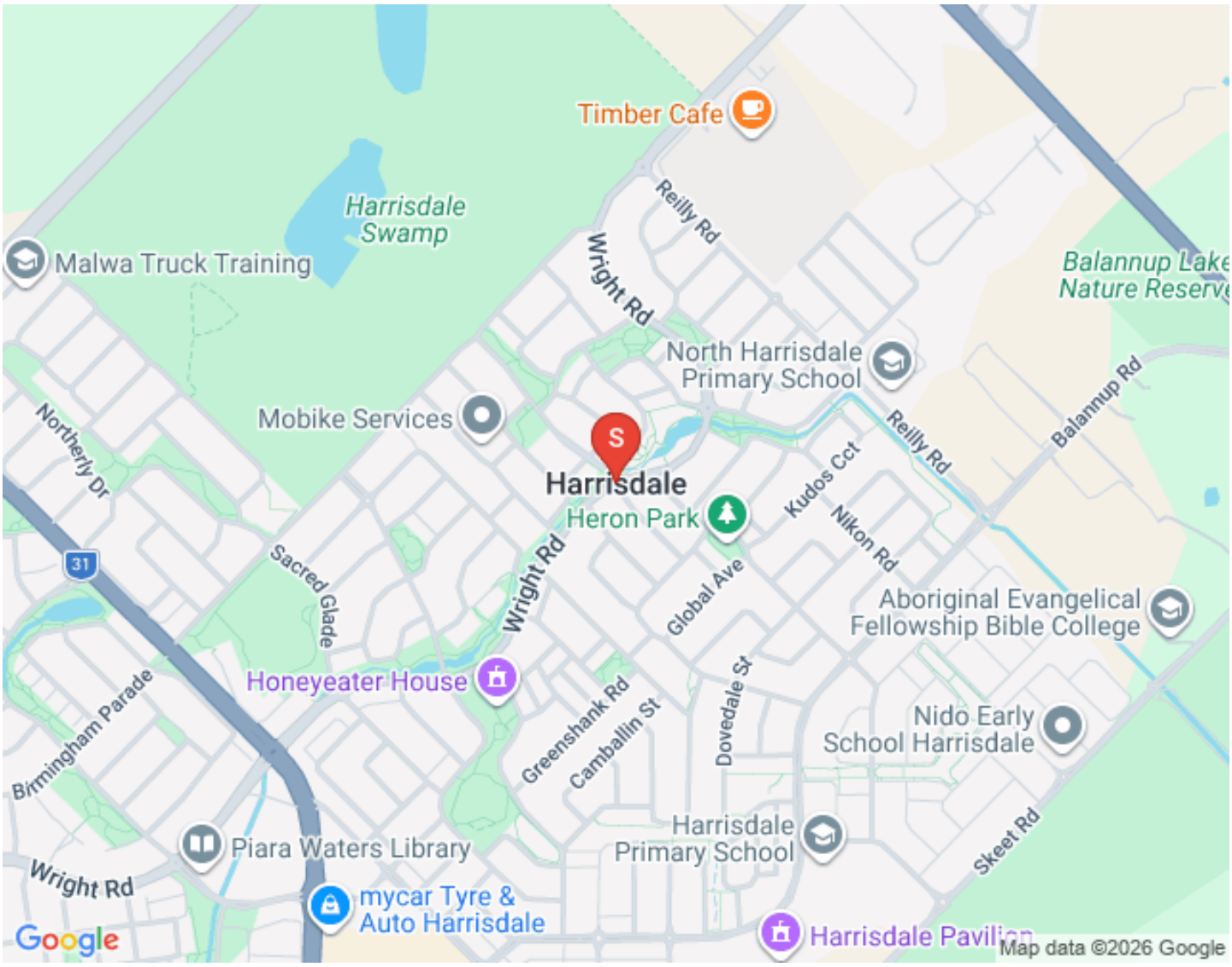


Stockland Harrisdale



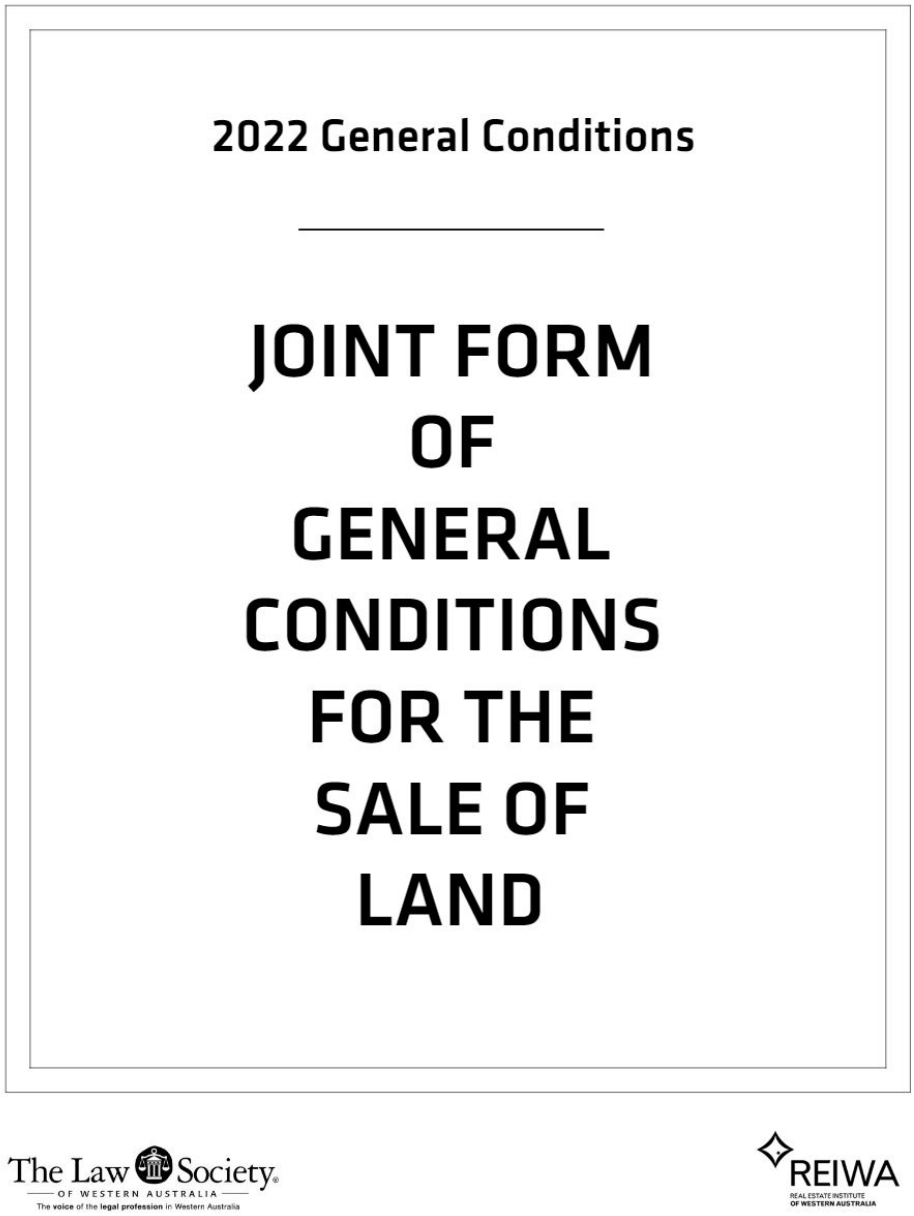
Pattysmiths Southern River


smash hits
OF AUTUMN 2025


Timber Cafe
Harrisdale Swamp
Malwa Truck Training
Reilly Rd
Wright Rd
Balannup Lake Nature Reserve
North Harrisdale Primary School
Balannup Rd
Mobike Services
Northerly Dr
Harrisdale
Heron Park
Kudos Cct
Nikon Rd
Reilly Rd
31
Sacred Glade
Wright Rd
Global Ave
Aboriginal Evangelical Fellowship Bible College
Honeyeater House
Birmingham Parade
Greenshank Rd
Camballin St
Dovedale St
Nido Early School Harrisdale
Harrisdale Primary School
Skeet Rd
Piara Waters Library
Wright Rd
mycar Tyre & Auto Harrisdale
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Joint Form of General Conditions

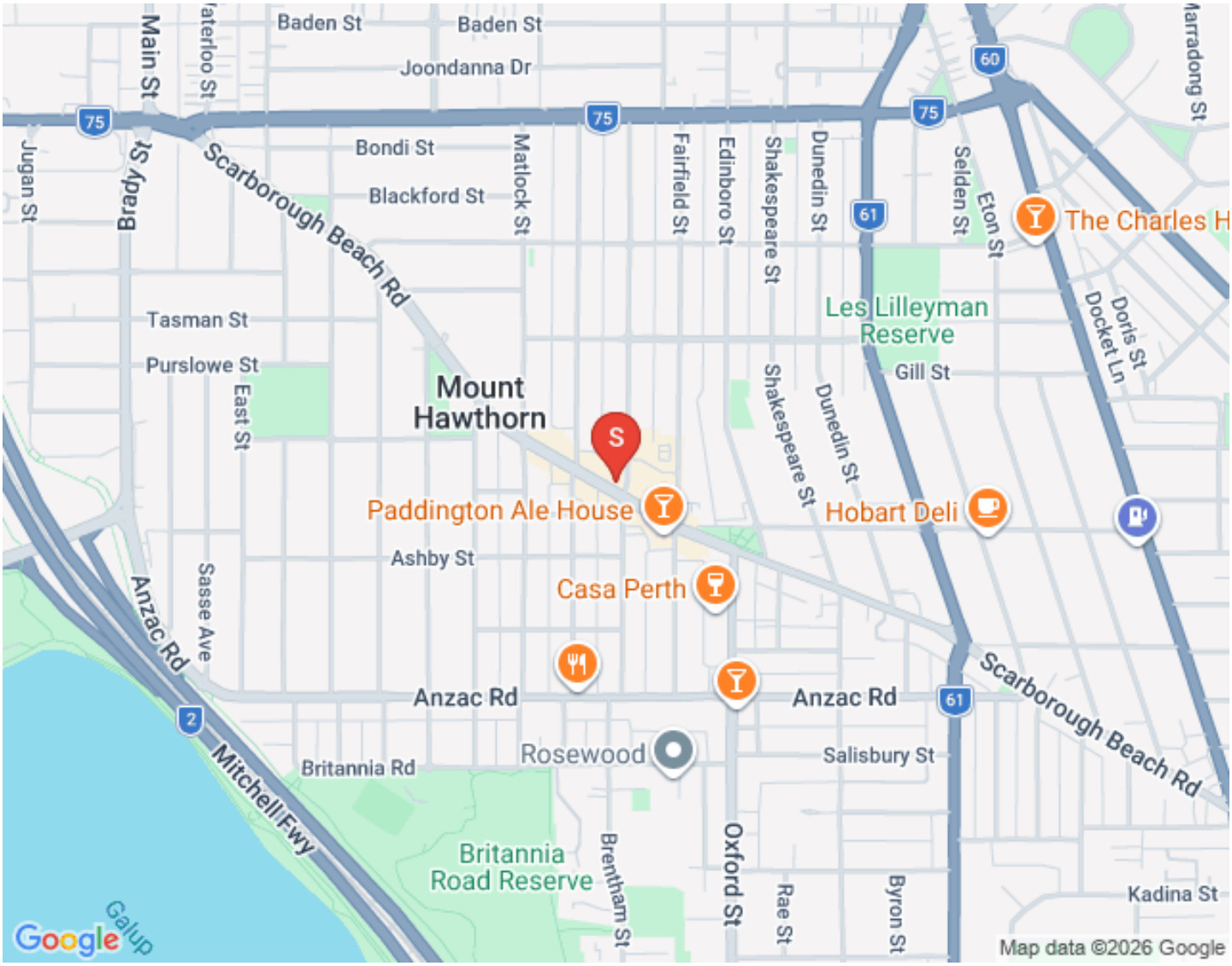


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[View Joint Form Here]

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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

0439 688 075

jclover@genesisrealtygroup.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.



GUY KING

SALES CONSULTANT

0417900315

gking@genesisrealtygroup.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

0416304650

mhutchings@genesisrealtygroup.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

admin@fngenesis.com.au

Meet Kahla, residing in Ridgewood, 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.

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Recent Sales in the Area



28 Amanita Avenue, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 333sqm

Offers from $829,000



10 Bambili Way, Harrisdale

3 Bed | 2 Bath | 2 Car

Land size: 225sqm

Under Offer



14 Basalt Road, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 522sqm

Under Offer



6 Travertine Street, Harrisdale

4 Bed | 2 Bath | 2 Car

Land size: 473sqm

Under Offer



7 Anca Way, Harrisdale

5 Bed | 3 Bath | 2 Car

Land size: 390sqm

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



60 Hickman Drive, Piara Waters

4 Bed | 2 Bath | 2 Car

Land size: 362sqm

Under Offer