

## Glen Iris, 1 Rivergum Way

### Impeccable Living in Central Location

4 2 2

**For Sale**  
From \$749,000

**View**  
[ljhooker.com.au/16ABND](https://ljhooker.com.au/16ABND)

**Contact**  
**Katie Ryan**  
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**Lara Turnbull**  
0408 658 891  
[lara.turnbull@ljhsouthwest.com.au](mailto:lara.turnbull@ljhsouthwest.com.au)

Discover the epitome of luxury living with this stunning 4-bedroom, 2-bathroom modern residence nestled in one of Bunbury's most sought-after Estate's. Impeccably presented and thoughtfully designed, this home is guaranteed to make a lasting impression!

The master suite, perfectly positioned for privacy at the front of the home, features large walk-in robe and a luxurious ensuite with plenty of storage space, rain shower and a separate toilet, ensuring your comfort and convenience.

The entrance reveals a separate theatre room and an ideal work-from-home setup, as the property includes a study/activity room currently functioning as a beauty salon. The heart of the home opens into an expansive open plan living, dining, and kitchen area that seamlessly connects to the outdoor living space.

The kitchen is a chef's delight, featuring stone benchtops, high-quality 900mm kitchen



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**(08) 9791 6880**

appliances, breakfast bar island bench, stylish pendant lighting, feature tiled splashback, dishwasher recess, and walk in pantry. It effortlessly combines functionality with aesthetics, making it a joy to create culinary delights.

The exterior boasts an impressive exposed aggregate patio, with outdoor kitchen, inbuilt barbecue, and pizza oven - perfect for entertaining or relaxing with family and friends! This outdoor space overlooks a generously sized backyard with synthetic turf and a feature wall with garden beds-a hassle-free solution for maintaining lush greenery year-round.

Built in 2016 on a generous 543m<sup>2</sup> block, additional features include:

- Ducted reverse cycle air-conditioning throughout
- Double glazing to 3 quarters of the house
- Attic through garage with fixed stairs to the (possible) 5th bedroom with carpet and air-con as well as a second office or additional storage space
- Office enclosed with built in cabinetry
- Bedrooms 2, 3 & 4 with built in robes, roman blinds, and sheers
- Laundry with black sink, plenty of storage space and an additional linen closet
- Double garage with extra length and painted floor
- Access to rear yard with double gates from corner block, allowing storage for boat, trailer, camper etc
- Synthetic turf to both front and rear
- Enclosed rear yard with ample space for the kids and entertaining
- Powered shed with insulation and roller door access
- Close to the Bunbury CBD, quick access to the Forrest Highway, the Bunbury Farmers Market and just a short drive local amenities

Contact us today to arrange a private viewing and envision your future in this exceptional home. Call Katie Ryan on 0458 458 565.

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

Items not included - outdoor fridge, TV and surround box, security cameras



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## More About this Property

Property ID	16ABHND
Property Type	House
House Size	214 m <sup>2</sup>
Land Area	543 m <sup>2</sup>
Including	Toilets (2)

**Katie Ryan 0458 458 565**

Sales Consultant | [katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)

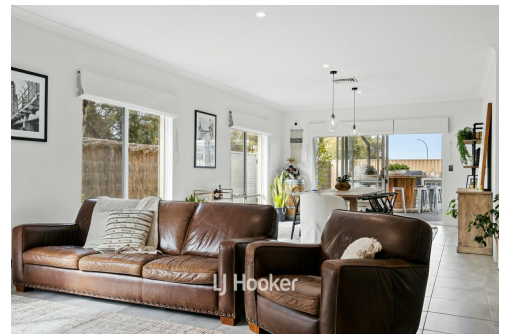
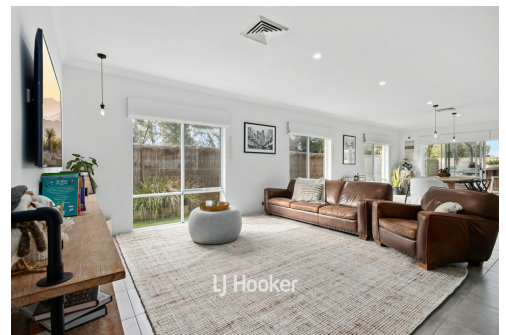
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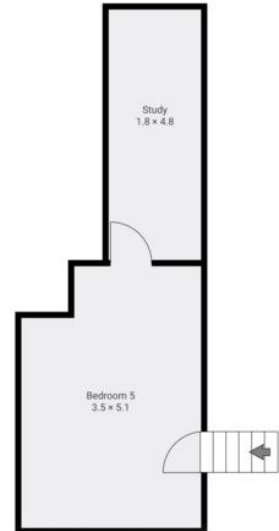
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## 1 RIVERGUM WAY, GLEN IRIS, WA 6230



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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