

## Glen Iris, 10 Rivergum Way

### Stunning Modern Family Home with Exceptional Features

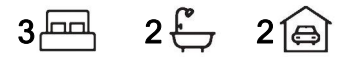
This beautifully designed home offers the perfect balance of comfort, luxury, and practicality, ideal for modern living. As you enter, you are greeted by a spacious entryway featuring an exposed brick wall, setting the tone for the quality and style that oozes from this home.

The expansive living area is a true highlight, showcasing aggregate concrete flooring. High raked ceilings add a sense of space and grandeur, creating a light-filled, airy atmosphere that flows effortlessly into the kitchen and dining spaces

The kitchen is a chef's dream, equipped with high-quality 900mm appliances, a gas cooktop, and an oven, making cooking and entertaining a breeze. A dishwasher and double fridge recess provide added convenience, while the large butler's pantry offers ample storage, including a built-in microwave recess. The butler's pantry conveniently leads to the laundry, which features a huge linen storage area, as well as additional linen



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$699,000

**View**  
[ljhooker.com.au/17C6HND](https://ljhooker.com.au/17C6HND)

**Contact**  
**Danielle Green**  
0456 976 483  
[danielle.grasso@ljhsouthwest.com.au](mailto:danielle.grasso@ljhsouthwest.com.au)

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

storage in the hallway.

The master bedroom is generously sized, offering a peaceful retreat with a luxurious ensuite. The ensuite boasts a double vanity, a double shower, a toilet, and a spacious walk-in robe. The two minor bedrooms are also well-sized, both featuring built-in mirrored robes and comfortable carpeting. The second bathroom is equally impressive, featuring a freestanding bath, a double vanity with one sink, a shower, and a toilet.

A separate study, located off the living room and with double doors for added privacy, provides a quiet space for work or study. The home is beautifully appointed with Hamptons-style shutters throughout, adding a touch of elegance and timeless style.

A separate theatre room at the front of the home provides the perfect setting for family movie nights or entertaining guests, complete with a home theatre-style projector.

Step outside to the stunning alfresco area, perfect for entertaining with a built-in BBQ, and a mini-fridge. The well-established lawn at the rear provides a perfect space for outdoor play or relaxation, while the low-maintenance artificial turf at the front ensures your exterior remains neat and tidy year-round.

Built in 2017, and positioned on 610m2, additional features include:

- Double garage
- Ducted reverse cycle air-conditioning throughout
- Low maintenance yards and gardens
- Quality finishing touches throughout

This home is truly a must-see for those seeking a stylish and functional family home with every modern convenience. Contact exclusive agent Danielle Green today for more information on 0456 976 483.

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 sellers 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.

## More About this Property

<b>Property ID</b>	17C6HND
<b>Property Type</b>	House
<b>Land Area</b>	610 m2
<b>Including</b>	Ensuite Toilets (2)

**Danielle Green 0456 976 483**

Sales Consultant | [danielle.grasso@ljhsouthwest.com.au](mailto:danielle.grasso@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

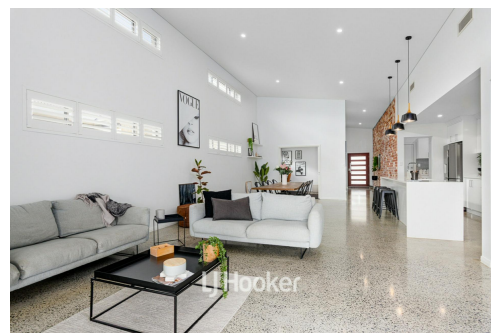
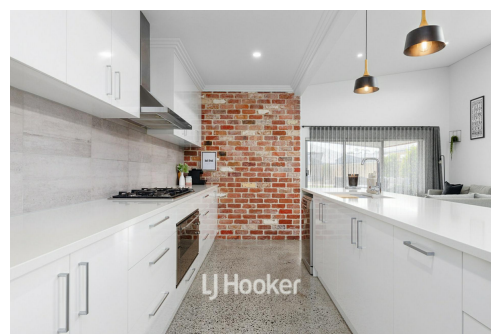
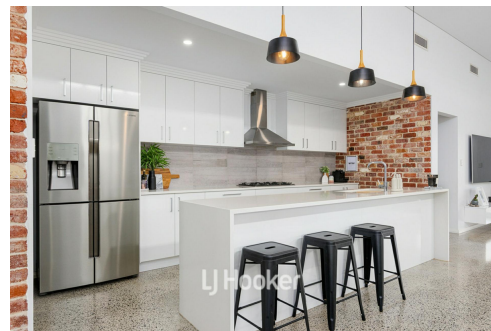
130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



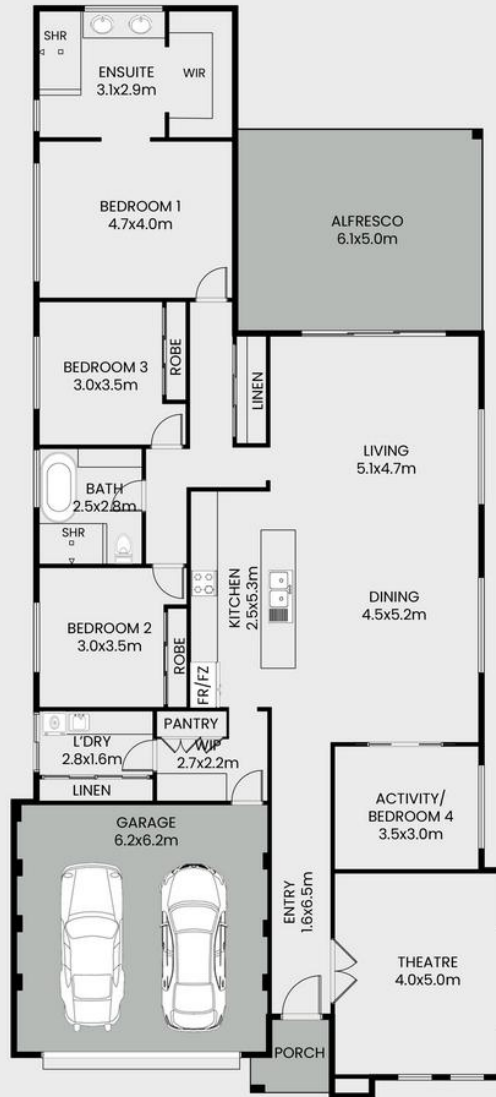
**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



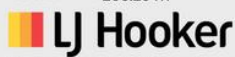
**LJ Hooker Property South West WA  
(08) 9791 6880**

# 10 Rivergum Way, Glen Iris



ALFRESCO : 30.90 m<sup>2</sup>  
 GARAGE : 40.90 m<sup>2</sup>  
 HOUSE : 215.49 m<sup>2</sup>  
 PORCH : 3.00 m<sup>2</sup>  
 TOTAL : 290.29 m<sup>2</sup>

FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 BoxBrownie.com 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.

