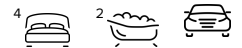




## 4 Poa Way, BALDIVIS FOR SALE



### 4 bedroom house

Welcome to 4 Poa Way, Baldivis!

Gorgeous family home in exclusive residential estate.

This stunning four-bedroom home is set in the exclusive tree-lined Rivergums Estate where you'll enjoy peaceful family living with all the trimmings.

Immaculate polished timber flooring creates immediate wow factor in the open-plan living/dining area, and a separate formal lounge or media room adds additional living space.

The stylish kitchen features a large corner breakfast bar, walk-in pantry, gas cooktop and quality stainless steel appliances, and the living/dining area opens to an integrated alfresco patio and adjoining paved terraced in the large backyard with lawn.

The king-sized master bedroom is another standout features of the home with two walk-in robes and a luxury ensuite with twin vanity and tiled bench seat to the shower.

There are also walk-in robes to the generous second, third and fourth bedrooms, and the main bathroom is well presented with separate bath and shower.

Features: - Reverse-cycle ducted air conditioning throughout

- Carpet to formal lounge/media room and all bedrooms
- Double door entry to formal lounge/media room
- Fresh paint throughout
- Internal laundry with outdoor access and separate toilet
- Double lock-up garage with internal entry

Location: - Easy access to Kwinana Freeway

- 600m to Rivergums Primary School
- 700m to Baldivis Secondary College
- 2.3k to Stockland Baldivis Shopping Centre
- 5.2km to Lake Walyungup
- 7.5km to Warnbro train station
- 12.9km to Warnbro Beach



**Denise Lewis**

Principal - Lewis Holloway Property

**M:** 0412 877 613

**E:** denise.lewis@smileelite.com

**Features**

Built-In Robes  
Dishwasher  
1 Ensuite  
Floorboards  
2 Living Areas  
Rumpus Room  
Study  
2 Carports  
Courtyard  
Fully Fenced  
Outside Entertaining Area  
Remote Garage Door  
Secure Parking  
Shed  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Gas Heating

**Land size**

579.00 Sqm



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Principal - Lewis Holloway Property

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TOTAL APPROX. FLOOR AREA 190.7 SQ.M. (2053 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.