

**16 Westbourn Pass, Erskine, WA 6210**

**Professionals**

**House For Sale**

Thursday, 13 June 2024

16 Westbourn Pass, Erskine, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 792 m2**

**Type: House**



Melinda Wiggers

0439979060

## Offers from \$799,000

This enchanting 292sqm home situated on 792sqm of land has been perfectly designed with families in mind, a central area, being the heart of the home - a space where families can gather and entertain in style. With 4 very large bedrooms, 2 bathrooms and generously large ceilings, this home embodies spaciousness for the entire family. There are multiple entrances to this home, either the front door with its very large entrance way, through the private entry from the garage directly into the study area which overlooks the front of the house and features double glass french doors or the sliding doors from the patio directly into the family room, the choice is yours. To the left of the entrance you have the main bedroom which features timber floors, heavy drapes and pelmet, ceiling fan, reverse cycle air conditioning and his and hers entry to your large walk in robe. This bedroom is then complimented by your private ensuite with double basins, double enclosed shower, plenty of cupboard space and a separate toilet. Heading down the hallway you are then greeted with another set of glass french doors to a well designed large games/theatre room to which overlooks the patio area, separated from the rest of the house so you can entertain with a game of pool or watch your favourite movie without disturbing the other occupants of the home. You then walk into the heart of the home, the open plan family/meals/dining area with chefs kitchen featuring tonnes of bench space, under bench 900mm stainless steel oven, 5 burner gas cooktop with rangehood, brand new dishwasher, large pantry and room for the fridge and freezer. This adjoins the meals area large enough for a 6 or 8 seater table and also the family room which features reverse cycle air conditioner and gas bayonet. Off the family room you have the third set of double french glass doors leading to a room that you can utilize as a games room, theatre room, kids play room, the options are endless. To the left side of the property houses a large hallway leading to the 3 minor bedrooms, 2 are large enough to for king size beds and the third bedroom is large enough for a queen size bed, they all have double built in robes, wall to wall carpet and heavy block out drapes. The main bathroom features a separate shower and bath, under bench cupboards and exhaust fan. The laundry has plenty of bench space, under bench cupboards along with a massive walk in linen cupboard. The property features a double lock up garage with a rear roller door giving access to the patio area to park further vehicles, large driveway to the left to park the boat, caravan and trailer, great size powered workshop and room at the rear for another shed, swimming pool, garden area, so many choices to choose from. One of the best features of the property is the large outdoor entertaining area, spacious enough to host any event, features brick planter boxes giving the area a homely feel. This property is exceptionally maintained and is a privilege to market. For further details, please contact Melinda Wiggers on 0439 979 060 or email [melinda@5starrealty.com.au](mailto:melinda@5starrealty.com.au) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent and the Agency and are expressly excluded from any contract.