

# 83 Sanctuary Drive, Bertram, WA 6167

WHITE HOUSE  
PROPERTY PARTNERS

## House For Sale

Wednesday, 24 April 2024

83 Sanctuary Drive, Bertram, WA 6167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 413 m2**

**Type: House**



Carlie Baker  
0407771553

## NEW LISTING

Step into this delightful residence nestled in a friendly enclave of Bertram, boasting proximity to a vibrant shopping and dining hub. Adorned with meticulously landscaped gardens and offering various outdoor retreats, including a sheltered alfresco area and expansive shed, this property epitomises pristine family living. Upon entering, you are welcomed by a spacious formal lounge area adorned with timber-look flooring, perfect for hosting guests or creating a cozy TV nook for the little ones. The heart of the home unveils a spacious living area seamlessly integrating a highly practical kitchen equipped with modern appliances, gas cooktop, ample storage, and generous countertop space. Overlooking the dining area and a separate games/living room, this central space extends effortlessly to the covered outdoor entertainment zone. Positioned at the front of the residence, the air-conditioned master suite offers a tranquil retreat with a walk-in robe and an ensuite for added convenience. In a dedicated wing, three additional bedrooms, a second family bathroom, laundry, and separate toilet provide privacy and functionality, neatly separated from the main living zones. Stepping into the backyard reveals an inviting covered area, perfect for alfresco dining or hosting family gatherings throughout the year. With alternate access from the side street via a gate, the back yard also has substantial shed. The property also has a double lock up garage accessible from the front. Amidst the vast possibilities, the secure backyard provides ample space for furry friends to roam and play freely, creating a haven for relaxation, leisure, and cherished moments with loved ones. Conveniently located near a variety of amenities, this home is just a brief 5 minute drive from Bertram Primary School and Kwinana Train Station, while Bertram Central shopping centre is a mere five-minute stroll away. Council Rates: \$2,151.94 per annum (approx) Water Rates: \$1,025.04 per annum (approx)