

# 9 Westmoreland Circle, Bertram, WA 6167



## House For Sale

Tuesday, 7 May 2024

9 Westmoreland Circle, Bertram, WA 6167

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 695 m2

Type: House



Team Bremner

0457162653

## Closing Date Sale

📍 Welcome to Your Dream Home: 9 Westmoreland Circle, Bertram Nestled on a peaceful street yet conveniently close to shops, schools, and parks, 9 Westmoreland Circle offers the perfect blend of tranquility and convenience. This show-stopping property isn't just a house—it's a haven of warmth, comfort, and endless possibilities, where cherished memories are waiting to be made.

**A Home Like No Other:** This impressive 4-bedroom, 2-bathroom home + 1-bedroom, 1 bathroom granny flat sits proudly on a 696m<sup>2</sup> block and offers an impressive floor plan with multiple living areas, sizable bedrooms, and immaculate finishes throughout. The granny flat is positioned at the rear of the property which boasts a large bedroom & living area & is complimented fabulously by a modern bathroom & kitchenette. From the moment you step inside, you'll be captivated by the sense of space and luxury that this home exudes.

**Endless Entertainment:** Imagine lazy summer days spent lounging by the sparkling below-ground swimming pool, the laughter of loved ones filling the air as you fire up the BBQ and host gatherings on the massive patio area. This is more than just a backyard—it's your own private oasis, where joy knows no bounds.

**Family Fun:** The enclosed theatre and games room provide ample space for family movie nights and indoor entertainment. Watch as your children's eyes light up with excitement, creating memories that will last a lifetime.

**Convenience at Your Fingertips:** This corner block boasts two potential access points, providing added convenience for storing trailers or additional vehicles securely on your own property. Enjoy the freedom and flexibility of having everything you need right at your doorstep.

**Your Oasis Awaits:** Don't miss the opportunity to make 9 Westmoreland Circle your forever home. With its spacious living areas, beautiful finishes, and prime location, this home offers the perfect blend of comfort and convenience for you and your family.

**ADDITIONAL FEATURES:-** 3 living spaces including 2 enclosed games/theatre rooms- Reverse cycle heating/cooling- Solar panels- Projector & screen- Rear & Side access- Short walk to schools and shops- Roller shutters to the front of the home- In ground swimming pool- Built in approx 2006

**LOCATION:-** 2.3km to Kwinana Train Station- 297m to the nearest bus stop- 600m to Bertram Primary School- 400m to The Kings College- 700m to Bertram Shopping Centre- 1km to Kwinana Freeway

This property is like no other available in the current market so to avoid disappointment get in quick as it will be gone - quickly!

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.