

# 6 Katana Court, Austins Ferry, TAS, 7011



## House For Sale

Friday, 15 November 2024

6 Katana Court, Austins Ferry, TAS, 7011

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

## **Stunning Family Home with Spectacular Derwent River Views**

Welcome to 6 Katana Court, a spacious and modern family home built in 2018, perfectly positioned to take in breathtaking views over the Derwent River. This impressive residence boasts four bedrooms, two bathrooms, and a large garage, making it an ideal choice for families seeking comfort and style.

As you arrive at the property you will notice the quiet location, northerly aspect and additional off-street parking possibilities. Upon entering the home on the ground level, there is convenient internal access to the garage plus the additional fourth bedroom or home office. Ascending a flight of stairs to the first floor you will discover the heart of the property, the open plan kitchen, dining, and living area with a stunning backdrop over the water.

The well-appointed kitchen features ample storage, generous bench space, and a convenient walk-in pantry, ensuring you have everything you need at your fingertips. Adjacent to the lounge area, a second living space offers flexibility and freedom. It opens out to a covered outdoor entertaining area, complete with stunning stone gabion walls and a built-in fireplace for those cozy gatherings.

The master bedroom is generous in its size and provides a walk-through wardrobe leading to a spacious ensuite with double vanity and walk-in shower. Two additional bedrooms upstairs feature built-in wardrobes and a pleasant garden outlook. An impressive family bathroom with spa tub is simply divine and with separate laundry and w/c this is definitely a home built with convenience in mind.

Complete with ducted air-conditioning, double glazing and all of the benefits of a 6+ star energy rating, this is a must see property. The landscaped and low maintenance backyard is the perfect space to entertain, take in the views and enjoy the sunshine. Close to local supermarkets, parks, St Virgils School, Claremont Plaza and an easy 20 minute commute to the Hobart CBD. Exceptional value right here!