

**9 Kath's Way, Aberdeen, TAS, 7310**



**House For Sale**

Wednesday, 18 December 2024

9 Kath's Way, Aberdeen, TAS, 7310

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## Luxury Living with Unrivaled Views

Nestled in the picturesque region of Aberdeen, 9 Kath's Way is a remarkable property that promises to captivate with its breathtaking views and architectural brilliance. Built in 2021, this home sits on just over 2 acres, offering panoramic vistas of Mount Roland, the Mersey River, Bass Strait, and the Spreyton Valley. Every detail of this home has been thoughtfully designed to meet the highest standards of modern living.

The residence boasts three king-sized bedrooms, with the master suite featuring a luxurious ensuite complete with a generous walk-in shower, floor-to-ceiling tiles, and a wall-hung vanity. The main bathroom mirrors this elegance, offering a walk-in shower, standalone bath, and the same high-quality finishes. All tiled areas are equipped with underfloor heating for ultimate comfort.

The heart of the home is the open-plan living area, seamlessly flowing into an undercover entertainment space, making it perfect for hosting gatherings. The kitchen is a standout feature, showcasing stone waterfall benchtops, a five-burner induction cooktop, built-in wall oven and microwave, and a butler's pantry, all complemented by premium fixtures and fittings. Comfort is further enhanced by a ceiling-ducted reverse cycle air-conditioning system and a charming wood heater in the lounge.

Practicality meets luxury with a double garage providing internal access, while outside, the features continue to impress. The property is fully fenced, with an internal yard for added security. A 15m x 10m insulated garage steals the show, equipped with its own bathroom, toilet, and wood heater, making it an ideal workspace or retreat. Adjacent to this is a concreted wash bay area and an enclosed 10m x 3.5m lean-to storage space.

This property is a rare find, offering a blend of luxury, functionality, and unrivaled views. Experience the best of Aberdeen living at 9 Kath's Way.

### Disclaimer:

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