



Sold



## 13 Strata View, Western Heights

4 2 2

Perfectly reflecting its street name, this home is built for the views. Cleverly carved into the landscape, the multi-level house gazes across Derek Heather Park to the ranges on the horizon. The open-plan domain frames a stunning north-facing panorama, creating a picturesque environment conducive to restful and relaxed living. Another design strength is the way in which each of the four levels enjoys external connections. The easy indoor-outdoor nature of the home makes it ideal for entertaining and seamlessly links with the outdoors meaning a tranquil spot is readily found. The spacious master suite on the top-most level steps onto a scenic balcony for instant outdoor fare. It is adjoined by a fourth bedroom, suited to a nursery or office. Kitchen, dining and living areas mingle effortlessly together in an effective layout where everyone can find their own space. This light-filled domain opens to a uniquely designed deck. Two double bedrooms occupy the first floor, along with an internal access garage and laundry with deck access. The basement workshop and adjoining deck is a huge, versatile asset. There is oodles of storage throughout, two bathrooms, and heat pump comfort. Kids can scamper through the gate into the park to play on the sports fields and playground. In the heart of an attractive Western Heights neighbourhood, the property is zoned for Aberdeen Primary, and handy to shops and commuter routes. Builders Report supplied by vendors will be available

|            |                    |
|------------|--------------------|
| Land area  | 701 m <sup>2</sup> |
| Floor size | 186 m <sup>2</sup> |
| Rates      | \$3,891.00         |



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