



## 18 Satinwood Avenue Urraween QLD

4  2  2 

This captivating residence delivers a flawless blend of indoor and outdoor living in the tightly held community of Kingfisher Lakes in Urraween. This stunning contemporary haven offers a flowing indoor/outdoor floor plan with high ceilings throughout, crafted for year-round entertaining.

The quality and scale of this architecturally designed and custom-built home are immediately apparent as you enter, with the statement entry featuring a beautiful timber ceiling that naturally draws you towards the vast open-plan living and dining area, which includes the kitchen, which forms the heart of this home and features a high raked ceiling, stylish plantation shutters, and reverse cycle split system air conditioning for year-round comfort.

18 Satinwood Avenue, Urraween, features: -

- A low-maintenance 596m2 allotment with established tropical gardens, located in the tightly held community of Kingfisher Lakes
- An architecturally designed and custom-built home with a beautiful feature timber ceiling to the entry way, completed in 2020
- Four bedrooms, all featuring ceiling fans and built-in wardrobes
- The spacious main bedroom includes reverse cycle split system air-conditioning, a walk-in wardrobe, plus a lavish ensuite with double-basin vanity, a shower, and a toilet
- The main bathroom includes a sumptuous freestanding bath, a large shower recess, a vanity, and a separate toilet
- A wonderfully appointed kitchen with beautiful stone benchtops, a large island bench with a sink and breakfast bar, offering loads of preparation and storage space, plus a large walk-in pantry

- Quality appliances include a large 900mm electric hotplate with a rangehood and oven, plus a dishwasher
- A vast open-plan living and dining area off the kitchen with a skylight, high raked ceiling, stylish plantation shutters, and reverse cycle split system air-conditioning
- A separate lounge or media room with an acoustic ceiling
- A fabulous alfresco outdoor entertainment area under the main roof with roller shade blinds, overlooking the private backyard
- The laundry is located to the rear of the kitchen and offers direct external access to the clothesline
- An oversized double garage with an insulated remote-panel lift door and direct internal access to the home
- A 5.5Kw solar power system, and NBN fibre connected to the premises for high-speed internet connectivity
- Lovely established low-maintenance gardens and a large garden shed

Homes of this calibre offering these features in this location are always in high demand, so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

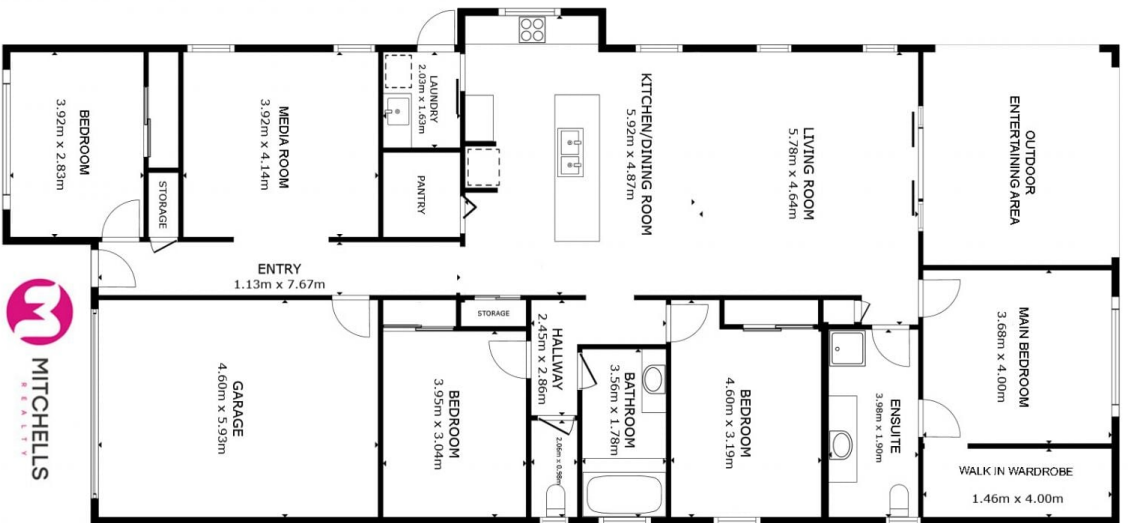
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Under Contract \$950,000-  
**Land Size** : 596 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/18-satinwood-avenue-urraween-qld/8683140>



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**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 174.9 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 27.3 m<sup>2</sup> PATIO 18.1 m<sup>2</sup>  
 TOTAL : 174.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.