

**16 Katinka Circuit, Coomera Waters, Qld 4209**

**Raine&Horne.**

**Sold House**

Thursday, 19 October 2023

16 Katinka Circuit, Coomera Waters, Qld 4209

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1006 m2**

**Type: House**



Jason Read

0756303775

## Contact agent

This exceptional architectural residence embodies a modern masterpiece. It exudes daring design, boundless vitality, and is destined to captivate any discerning buyer. From inception to completion, this edifice stands proudly on a sprawling 1006m<sup>2</sup> plot, in a private and secluded location surrounded by the wonders of nature. Very few will compare. Act now! The moment you step into this structure, the visual impact is compelling, marked by curved lines and glass curtain walls that flood the interiors with abundant natural light. The entry level offers guest accommodations, complete with its own ensuite, an office space, and an adjacent Media Room. At the rear of the building, a seamless connection with nature awaits. The attention to detail continues to impress. The kitchen, lounge, and dining areas are generously proportioned and adorned with exquisite detailing. The kitchen boasts a striking design with a massive island bench featuring waterfall ends and a privacy panel. It's truly breath-taking. Soft-closing drawers and ample storage space complement the mosaic-tiled splash back, which adds a touch of color and impact. The outdoor entertaining areas are nothing short of spectacular. Adjacent to the kitchen - a BBQ area leading to the showstopper of this property: the dual pools. An architectural marvel in its own right, they feature a waterfall element and a timber deck that separates them, presenting a truly unique design. The outdoor section is finished with glass pool fencing, timber decking, and an outdoor fireplace set into a stone column, allowing for year-round outdoor enjoyment.

**Upper Level** On the upper level, three generously sized bedrooms await. The Master Suite, located at the rear of the building, offers tranquil views of the reserve. The main bedroom shares a luxurious ensuite with double vanity, a walk-through double shower, and a separate spa bath. A spacious walk-in robe completes the suite. The family bathroom is equally spacious, featuring a bath, shower, and vanity, along with the convenience of a laundry chute.

**Outstanding Features Include**

- 4 Bedrooms Plus Office
- Downstairs Bedroom with Ensuite - Perfect Guest Suite or Teenager Bedroom
- Architecturally Designed
- Ducted Air Conditioning
- Family Lounge area with extended ceilings
- Plantation Shutters
- Extra Powder Room
- Laundry with Storage
- Laundry Shute
- Outdoor Fire Place
- 2 Pools
- 2 Entertaining Areas
- Media Room
- 5000L Water Tank
- 5.5 Kilowatt Solar
- Alarm
- Fully Automated Watering System
- Private and Fully Fenced
- Block size 1006m<sup>2</sup> Approximately
- Private Bushland at Rear
- Park at front of Home Coomera Waters is a highly sought-after community, and Katinka Circuit is a prime example of why. This secluded street is home to just 17 stunning properties, creating a quiet and friendly spot to live. The natural beauty of the area is striking, with lush greenery and tranquil waterways creating a serene atmosphere. Residents of Katinka Circuit have access to the best facilities that Coomera Waters has to offer. The recreation club is perfect for families, with two gyms, two pools, tennis courts, BBQ areas, and function rooms available for use. Sandy Beach provides a picturesque setting for relaxation and recreation. And for those who enjoy dining out, the Coomera Waters Tavern and Restaurant is just a short drive away. One of the standout features of this community is the low body corporate fees. This makes it an attractive option for anyone looking to purchase a property in a high-end community without breaking the bank. In addition, the location of Katinka Circuit is ideal. Public transport, schools, and shopping centers are all within easy reach, making it a convenient place to live. Overall, this property is an exceptional opportunity to experience the best of Coomera Waters. With its idyllic location, top-notch facilities, and low fees, it won't stay on the market for long.

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