



131 Ashwood Circuit, Chambers Flat

5 BEDROOMS | LARGE BLOCK | NO REAR NEIGHBOURS!

With building costs at record highs and continuing to rise, paired with extended timeframes from contract to completion, properties like this represent exceptional value in today's market.

Offering a near new, high-quality home with an extensive list of custom upgrades, you can enjoy all the benefits of a completed build straight away.

Set on a generous 511 meter block backing directly onto a peaceful reserve, this home delivers a rare level of privacy and tranquility, an increasingly hard-to-find feature within this thriving, fast-growing community.

Property Highlights:

Built by Karston Building Group (2023)

Striking facade with Hamptons-style feature window

2.59m high ceilings enhancing space and light

Chef's kitchen with 5-burner gas cooktop & large island bench

Spacious walk-in butler's pantry

King-sized master suite with large walk in robe

Luxurious his & hers ensuite with double vanity and dual-head shower

5 2 2

FOR SALE

BUYERS ABOVE \$999,000

VIEW

Sat 15th Aug @ 9:00AM - 9:30AM

AGENTS

Siarne Loeve

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AGENCY

LJ Hooker Pacific Pines | Helensvale

(07) 5573 2099

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Four additional queen-sized bedrooms with built-ins
Flexible floorplan with an option for 5th bedroom or media room
Stylish main bathroom with rain shower, standalone bath & separate toilet
Hybrid flooring throughout & 600x600 tiles in wet areas
Zoned ducted heating & cooling for year-round comfort
Ceiling fans & window furnishings throughout
Termite barrier protection from construction

Outdoor Features:

511 meter fully fenced, low maintenance block
Backing onto reserve with no rear neighbours
Single side access
Double lock up garage + extra driveway parking
Plenty of space for a pool
Fully fenced secure yard for kids and pets to play safely

Outgoings & Investment:

Water Rates: \$460 (last billing period)
Council Rates: \$1037 (last billing period)

For the growing family | Schools & Childcare:

Marsden State High School
Logan Reserve State School
Park Ridge State School
Canterbury College
King's Christian College
Rivermount College
Parklands Christian College
Green Leaves Early Learning Park Ridge
Imagine Childcare & Kindergarten Marsden
C&K Logan Reserve Community Kindergarten

Shopping & Essentials close by:

Park Ridge Town Centre
Grand Plaza Shopping Centre
Woolworths Park Ridge
Coles Marsden Park Shopping Centre

Transport and major access:

Lognlea Railway Station (direct access to Brisbane CBD)
Kingston Railway Station
Local bus services running through Chambers Flat & Park Ridge connecting to major hubs
Easy access to the Logan Motorway
Convenient commute to Brisbane CBD and Gold Coast

The Advantages of Buying Established:

Cost Certainty... What you see is what you pay, no unexpected build cost blowouts or contract variations.
Immediate availability.... Move in or rent out straight away, no 12 to 18 month build delays.
Turnkey finish.... landscaping, fencing, window furnishings, and upgrades are already complete (additional cost when building)
Proven value... You're buying a finished product in today's market, not committing to uncertain future costs capital growth before you settle.
Stronger rental returns... Immediate income potential without vacancy during construction.
Avoid rising land prices... Secure today's value rather than competing in an upward-trending land & build market.

This is a rare opportunity to secure a near-new, feature-packed home in a premium position with nothing left to do but move in and enjoy. Contact Siarne Loeve today to discuss your opportunity to privately inspect.

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MORE DETAILS

Property ID	3625GMK
Property Type	House
Land Area	511 m2

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Sales & Marketing Specialist | siarne@ljhteam.com.au

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