

131 Ashwood Circuit, Chambers Flat

RARE OFF MARKET OPPORTUNITY | 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 before competing with the broader market.

Set on a generous 511m² block backing directly onto a peaceful reserve, this home delivers a rare level of privacy and tranquillity, an increasingly hard-to-find feature within a 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

5  2  2 

FOR SALE
OFF MARKET OPPORTUNITY!!!

VIEW
By Appointment

AGENTS
Siarne Loeve
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AGENCY
LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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
Four additional queen-sized bedrooms with built-ins
Flexible floorplan —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:

511m² 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 Gos 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—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 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

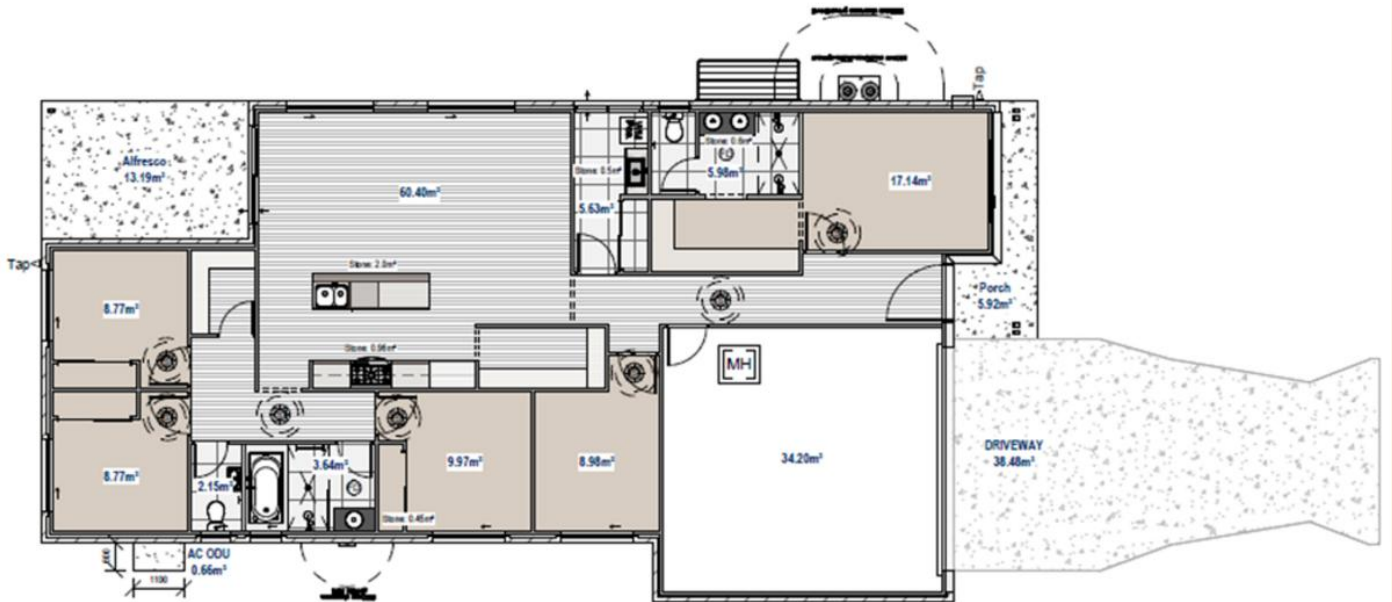
Property ID	3625GMK
Property Type	House
Land Area	511 m2

Siarne Loeve 0422 609 353

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

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