



1 Fariha Way, Park Ridge

SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Fresh, stylish and ready to enjoy, this brand-new Orbit Homes residence brings modern family living to an easy-care corner block in growing Park Ridge. With two living areas, ducted cooling, 2.7m ceilings and a private master suite, it offers a modern lifestyle that's incredibly easy to fall in love with whether you're a first homeowner seeking stamp duty exemption or a savvy investor looking to negatively gear.

Top 5 Features at a Glance:

1. Brand-new Orbit Homes build with a fresh, modern finish throughout.
2. Corner block position on a fully fenced 372m² allotment.
3. Second living or rumpus room for extra family space and flexibility.
4. Ducted cooling, ceiling fans and 2.7m ceilings throughout.
5. Master bedroom with his + hers BIRs and private ensuite.

Get ready to enjoy the crisp, contemporary feel of a home that has never been lived in. Neutral tones, modern finishes and a practical lowset layout create a fresh and inviting atmosphere, while the corner-block position adds to the home's sense of space and everyday convenience.

4  2  2 

FOR SALE

For Sale | Brand New

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the heart of this smart new home, the open-plan kitchen, dining and living zone has been designed for stress-free living. The kitchen features a long bench, dishwasher, pendant lighting and a streamlined modern look, flowing easily into the surrounding tiled living and dining area. Sliding doors connect the main living space to the outdoor patio, making weekend BBQs and casual catch-ups simple and seamless.

A second living or rumpus room gives the floor plan valuable flexibility, whether you need a kids' retreat, media space, home office zone or quiet sitting area away from the main living hub. With ducted cooling, ceiling fans throughout and 2.7m ceilings, the home has been thoughtfully designed for comfort across every season.

The master bedroom offers a peaceful retreat, complete with a his and hers built in robe and private ensuite. Three additional bedrooms are carpeted and well positioned for family living, serviced by the main bathroom with a glass shower and modern neutral finishes. The laundry is located in the garage and includes external access, adding practical ease to day-to-day routines.

Outside, the fully fenced block keeps things low-maintenance while still offering usable outdoor space. The remote double garage, outdoor entertaining area and easy-care surrounds make this a fantastic option for buyers wanting a new home without the extra upkeep.

The location adds further everyday appeal, with a local grocer, cafes and shops approximately 900m away or just a 3-minute drive. Park Ridge Tavern and Park Ridge Town Centre are also around 5 minutes away by car, offering Coles, Woolworths, takeaway, bakery, cafes, retail and more.

Brand new, beautifully practical and ready for its very first chapter, this is an easy-living Park Ridge opportunity with all the essentials already in place. Contact Brendan & Ruby today to arrange your inspection and see the lifestyle on offer at 1 Fariha Way.

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BDD Pty Ltd with Sunnybank Districts Pty Ltd
ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

Property ID B4SGF4R
Property Type House
Land Area 372 m2
Including Ensuite
Ducted Cooling
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Remote Garage

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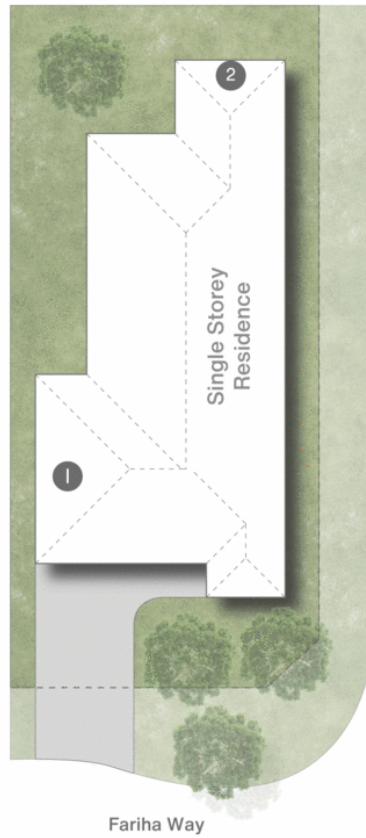
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- 1 Garage
- 2 Patio



1 Fariha Way PARK RIDGE

4 | 2 | 2 | 183m² | 372m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.