



12 Darling Court, Park Ridge

Brand New 2-Storey with 6 Beds & Dual Living Versatility

Here it is —your chance to be the very first occupants of a newly built residence in Tiller Estate —a home with good looks, luxury finishes, abundant social spaces, and all just a stone's throw to Carvers Park, the local shopping centre, state schools and a Park n Ride to town!

Highlights:

- Open plan kitchen/meals/lounge, plus a rumpus downstairs and bonus retreat upstairs
- Dual living: 2 beds downstairs + kitchenette & dining + a full bathroom all with private access
- BIRs in 4 of the beds, king-size master has a large WIR & a swish ensuite with twin vanity
- Ducted cooling & fans, full-height bathroom tiling, hybrid floors downstairs, carpet above
- 2.59m ceilings downstairs & 2.4m up, a double garage with laundry facilities & fresh laid turf

At every turn, this is a luxury tier of family living —and all you could dream of if your property needs to extend to comfortably accommodate live-in parents or other long-stay guests.

6 3 2

FOR SALE

Brand New | Offers Over \$1,499,000

VIEW

Sat 26th Sep @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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



At ground level, hybrid flooring provides a durable base for handling heavy traffic through plentiful living zones. Along with the main event —the combined kitchen/meals/family room, there's a dining hub serviced by a functional kitchenette, and a distanced rumpus/bed 6 where you can send the kids while you're entertaining guests inside or on the covered alfresco patio. There's also another living space on the first-floor landing boasting external access.

Designer all the way, the kitchen is an absolute treat, with a WIP, and anchored by a breakfast bar finished in timber with a multi-globed feature light, twin sink and fancy tapware. Behind, the cooking station has a window splashback and loads of handy bench space either side of the gas stove top.

The generous quota of 6 bedrooms caters perfectly for inter-generational living. Downstairs has 2 beds (one with a BIR, the other without and an option as an office) with a full bathroom in-between. On the plush carpeted upper level, 3 beds have BIRs, the king-size master enjoying both a luxuriously large, clothes-ready WIR, and an ensuite with twin vanity and shower.

Of the 3 full bathrooms in this house, none is more elegant than another, the same attention paid to each space in the choice of quality tapware and tiling, fully integrated floating vanity units, and fashionable LED mirrors. And, when you add ducted cooling and ceiling fans, along with a remote entry double garage —you're looking at the full package here.

Best of all, a stake in Tillerman Estate secures you one of the most convenient locations in Park Ridge —strolling distance to the child and dog-friendly facilities at Carvers Park and mere minutes' drive to Park Ridge Town Centre, Park Ridge State/State High School and a Park n Ride into the city.

Make this new beauty yours and let spring signal the start of a thrilling new chapter for your family!

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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	B56JF4R
Property Type	House
House Size	314 m2
Land Area	398 m2
Including	Ensuite
	Ducted Cooling
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

Brendan Dingle 0401 500 412

Agent/Independent Contractor | brendandingle@ljhpp.com.au

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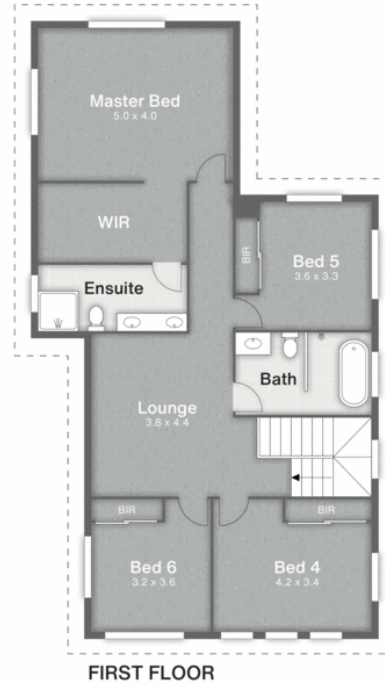
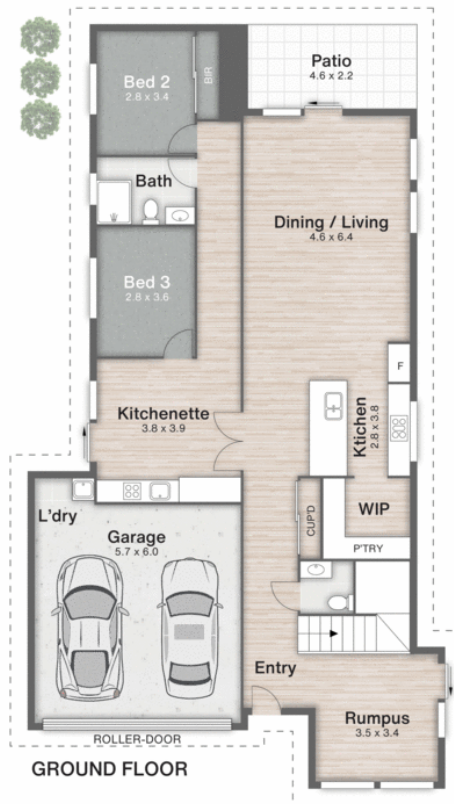
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12 Darling Court **PARK RIDGE**

6 | 3 | 2 | 294m² | 398m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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