

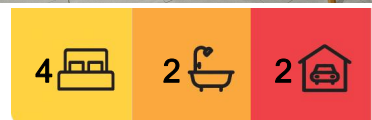
Park Ridge, 12 Grevillea Way

SOLD BY BRENDAN DINGLE

Another classy Coral Homes new build in this increasingly popular southside community, 12 Grevillea Way offers all-season comfort across a generous 256m² of internal living, equipped with fashion-forward fixtures, fittings, and finishes.

Highlights:

- 3 living areas: combined family living/dining, separate lounge, bonus rumpus
- Designer kitchen: 900mm mod cons inc. 5 burner cooker, dishwasher, walk-in-pantry, double fridge
- 4 carpeted beds - 2 with built-in-robos, 2 with walk-in-robos; stunning full bathroom & ensuite
- Fully integrated laundry with shaker style overheads, built-in trough, slider to line
- Zoned ducted A/C + ceiling fans, dimmable downlights in the main living area + rear patio



For Sale
Please Call

View
ljhooker.com.au/B2AHF4R

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Sitting pretty behind lush lawn and established hedging, with a quality drive up to its remote entry secure double garage, this home makes a solid first impression that improves the more you explore.

Inside, the lay-out is tailored to active families with 3 durably tiled living spaces, and 4 plush carpeted bedrooms - all enjoying the comfort of fully zoned ducted reverse cycle A/C - with a few ceiling fans thrown in for good measure.

Along with a rumpus, there's an open lounge off the central hallway and a combined family living/dining area opening onto a rear patio and grassy fenced yard.

The kitchen overlooks the rear living hub and what a kitchen it is! A free-flowing space, it has an island dining bar with a twin sink, soft-close joinery, gorgeous stone benchtops, and subway-style splashback tiling. The mod cons are high-end, with a 900mm 5-burner gas cooker, same-sized oven, stainless rangehood and a dishwasher. On the way into a huge walk-in pantry is a recess for a double door fridge.

Of the 4 bedrooms, 2 have mirrored built-in robes and the others spacious walk-ins, with the master the pick of these with its elegant ensuite with stunning above counter round basins in a floating twin vanity and a shower. The family bathroom is also luxe, sporting the same herringbone-patterned splashbacks, but adding a deep freestanding tub to the mix, the toilet on its own next door.

Carver's Reach exudes a neighbourly vibe because it's brimming with families seeking a happy home life with great connections to local amenities. From here, it's seconds to the local dog park and fun-filled Carvers Park playground, and a less than 5-minute drive is all you need to get to Park Ridge Town Centre for shopping, Park Ridge State/State High School, and the Park n Ride into town.

Enjoy the delights of a new home in a genuinely friendly community.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 47 676 306 264 / 21 107 068 020



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More About this Property

Property ID	B2AHF4R
Property Type	House
Land Area	420 m ²
Including	Ensuite Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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Independent Contractor | brendandingle@ljhpp.com.au

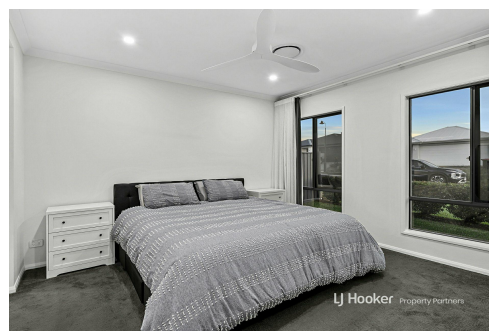
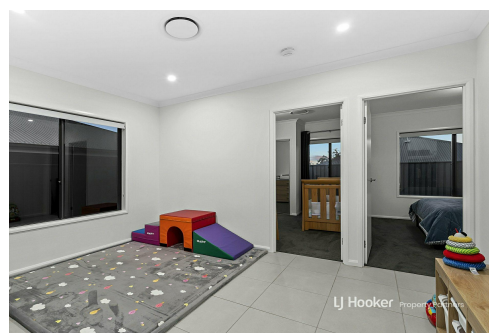
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12
Grevillea Way

PARK RIDGE

 420m²

 4 Bed + Media

 2 Bath

 2 Car + Off-Street

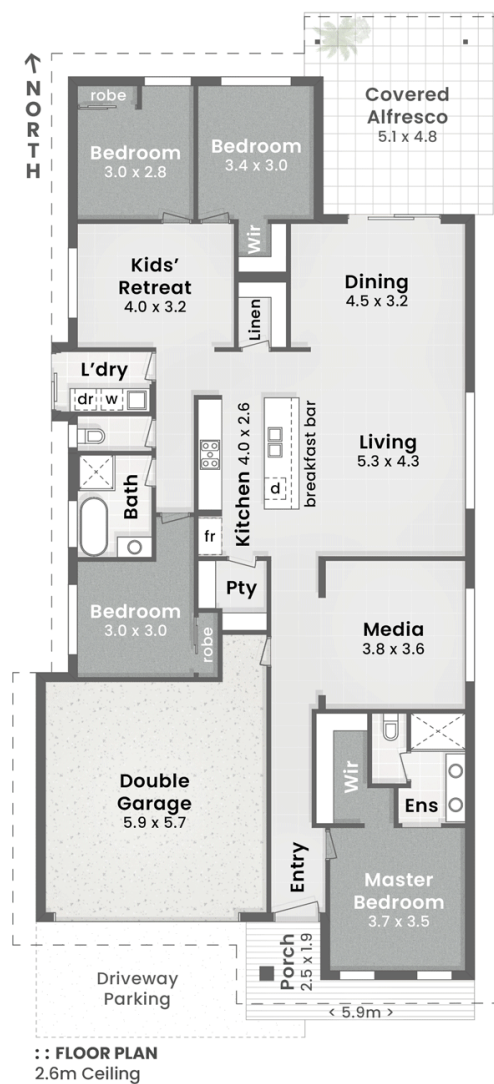
Internal 224m²

Alfresco & Porch 32m²

Total 256m²

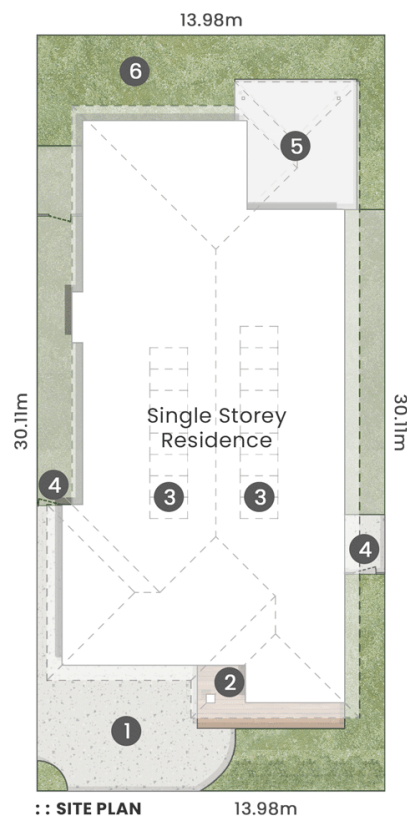
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LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. PV Solar Panels | 4. Side Access Gates
- 5. Covered Alfresco | 6. Fenced Yard



GREVILLEA WAY