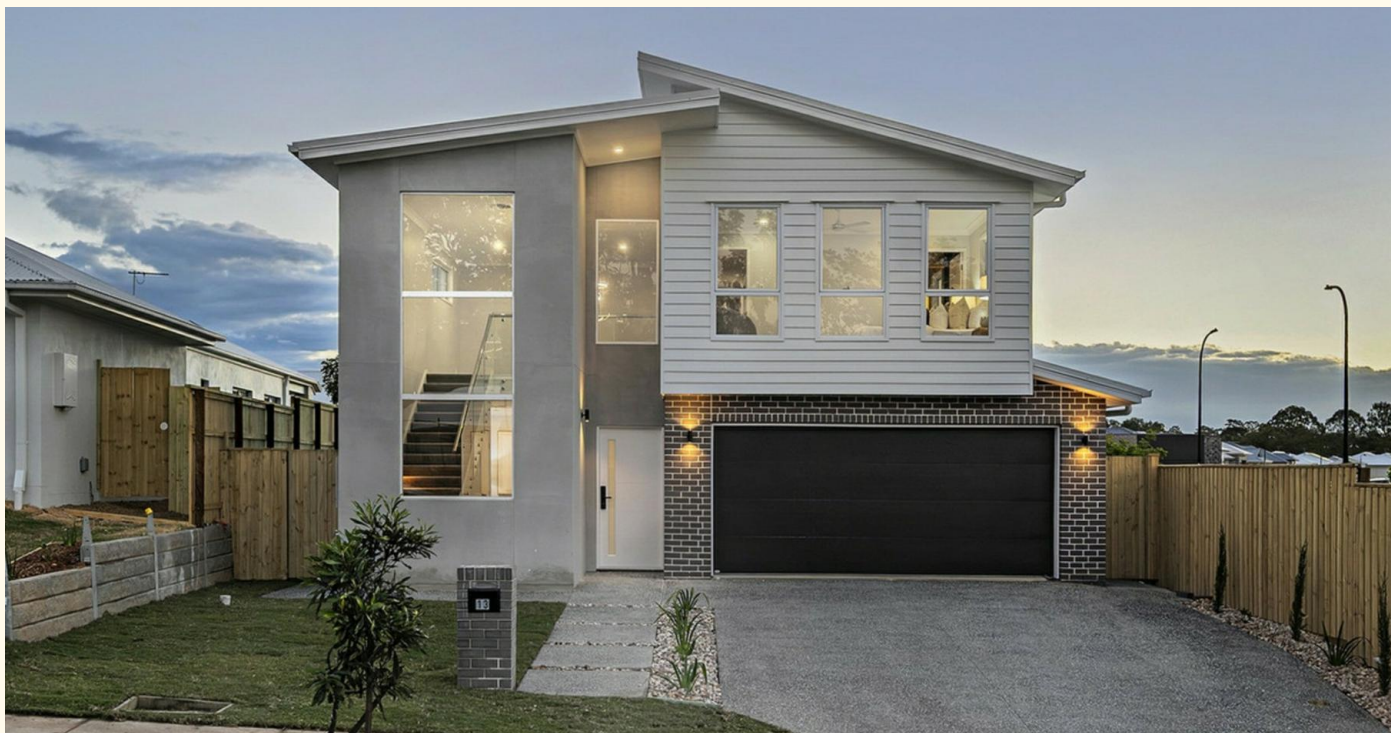




13 Darling Court, Park Ridge

A Brand-New Darling: Bespoke Dual-Living Excellence in Tillerman Estate

True to its name, this brand-new, dual-living masterpiece in Park Ridge's Tillerman Estate is an absolute darling of a find. Combining grand proportions with high-end architectural finishes, this residence offers an ultra-flexible footprint specifically designed to cater to large families, multi-generational households, or buyers seeking a pristine luxury sanctuary.

Top 5 Features at a Glance:

- Brand new two-storey residence in Tillerman Estate, never lived in and finished to a genuinely luxurious standard.
- Self-contained ground floor wing with two bedrooms, a full bathroom and a kitchenette, wonderfully practical for guests, teenagers or visiting family.
- Six bedrooms and three distinct living areas, including a private media room, open-plan family hub and upstairs retreat.
- Designer kitchen with stone benchtops, island bench, window splashback, walk-in pantry and dishwasher
- Refined detail throughout: void over the entry, 2.59m ceilings downstairs, floor to ceiling tiling, ceiling fans and premium hybrid

6 3 2

FOR SALE

Brand New | \$1,299,000+

VIEW

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

AGENTS

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AGENCY

LJ Hooker Property Partners
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flooring.

Downstairs, 2.59 metre ceilings and warm hybrid flooring run through spaces built for a household that gathers often. Enter into the first living area, ideal as a media room or front lounge with a convenient powder room tucked beneath the stairs.

The open-plan living and meals area is the natural centre of the home, anchored by a beautiful kitchen where stone benchtops, a fluted island bench and a window splashback fill the cooking zone with natural light. A walk-in pantry keeps clutter out of sight, while the dishwasher and gas cooktop make short work of weeknights. Sliding doors open the whole space to the covered alfresco, where morning coffee and an evening glass of wine both feel entirely natural.

Within its own private wing, two bedrooms sit alongside a full bathroom finished in floor to ceiling tiles, with a kitchenette and a second dining space close at hand and a sliding door opening straight to the yard. It is a wonderfully practical corner of the house, whether it becomes a guest suite, a landing pad for teenagers who want their own front door, or simply the place visiting family settle in for a fortnight.

Head upstairs and a third living area opens off the landing, carpeted and quiet. The indulgent master bedroom is privately positioned with its own walk-in robe and an ensuite complete with double vanity, oversized shower, and full-height tiling. Three additional bedrooms offer built-in robes and ceiling fans, sharing a main bathroom with a deep bath, walk-in shower and the everyday sanity of a separate toilet.

Ceiling fans run throughout, ducted air conditioning handles the summer, and a double remote garage, internal laundry and fully fenced 420 square metre allotment round out a home that has been considered rather than simply built.

Nestled in a quiet court within Park Ridge's master-planned Tillerman Estate, this home places you minutes from Park Ridge Town Centre, local schools, child care facilities, parks, and major transport corridors providing easy access to Brisbane CBD and the Gold Coast.

Homes of this scale and finish rarely reach the market untouched. Contact Brendan and Ruby today to arrange your inspection.

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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	B55SF4R
Property Type	House
House Size	323 m2
Land Area	420 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

Ruby Crowther 0422 189 718

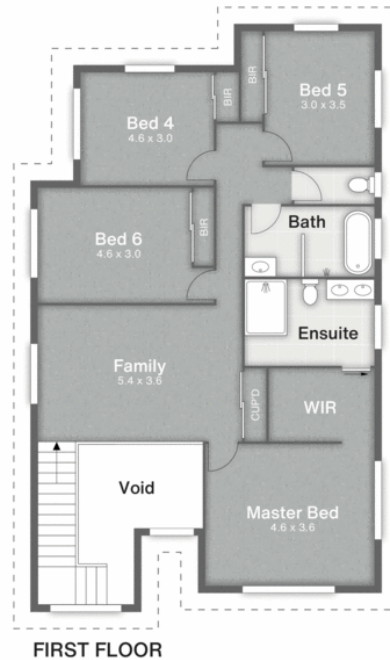
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13 Darling Court **PARK RIDGE**

6 | 3 | 2 | 323m² | 420m²

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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