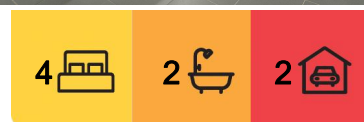




## Park Ridge, 17 Chambers Ridge Boulevard

### Park Ridge Perfection: Modern Living in a Family-Friendly Community

Occupying a generous 583 sqm corner block with views of Chambers Ridge Park, this property in Park Ridge exemplifies modern family living. The residence features a sprawling fenced backyard, perfect for children and pets, and a sizable patio for relaxed outdoor entertaining. Inside, the three-year-old home boasts a spacious open-plan layout, ideal for large families or hosting events. The contemporary kitchen, equipped with stone counters, gas stove, and dishwasher, is a highlight, complementing the four carpeted bedrooms with built-in robes and ceiling fans. The master bedroom, with its walk-in robe and trendy dual-vanity ensuite, adds extra appeal to this family-oriented home.



#### For Sale

For Sale | Chambers Ridge

#### View

By Appointment

#### Contact

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property Partners**  
**07 3344 0288**

#### Top Features:

- 583 sqm corner block with views of Chambers Ridge Park in a tranquil, emerging community.
- Expansive backyard, fenced for privacy, perfect for children and pets; large patio for outdoor entertaining.
- Modern, three-year-old home with an open-plan design suited for families or hosting.
- Contemporary kitchen boasting stone counters, gas stove, and dishwasher.
- Four carpeted bedrooms, each with built-in robes and ceiling fans; master includes walk-in robe and stylish ensuite.

This home is ideally situated right across from the picturesque Chambers Ridge Park, a haven for active kids and pets. The convenience of childcare is just a leisurely stroll away, along with schools, shopping centres, and the Park and Ride bus station within a short drive. This location offers the perfect blend of idyllic serenity and convenience, ensuring a seamless family lifestyle.

#### Nearby amenities include:

- 130 m to Chambers Ridge Park
- 700 m to Saint Philomena School
- 700 m to Happy Hearts Child Care and Kindergarten Park Ridge
- 3.3 km to Logan Reserve State School
- 5.2 km to Marsden State High School
- 5.6 km to Marsden Park Shopping Centre
- 6.4 km to Parklands Christian College
- 7.2 km to Park Ridge Town Centre
- 7.7 km to Park and Ride Park Ridge

Set on a 583 sqm corner block in a quiet suburban pocket, this home makes a striking statement with its trendy exposed and rendered brick exterior. Flourishing gardens and well-kept lawns complement the wide driveway and double carport, ensuring ample parking space. The sloped roof and cosy front porch add to the unique and inviting appeal of this modern residence.

Upon entering, a lengthy tiled hallway leads to a spacious lounge and dining area, illuminated by sparkling downlights and cooled by a ceiling fan. This open and airy space is perfect for hosting gatherings or enjoying relaxed moments with family.

At the centre sits the well-proportioned kitchen, seamlessly integrating with the living areas. It features a long dining bar / island bench, gleaming waterfall stone countertops, a stylish subway-tile splashback, a gas stove, and a dishwasher. This kitchen is designed for both entertaining and creating memorable family meals.

Wide sliding doors open from the living area to a large, tiled patio, perfect for enjoying the breeze, weekend barbecues, or evening drinks. The sprawling fenced backyard offers low-maintenance living, with ample space for children



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and pets or the potential for creating an outdoor oasis with a spa or pool (STCA).

The residence features four carpeted bedrooms, each fitted with a ceiling fan. Each of the three kids' rooms include a built-in robe, while the master suite boasts a walk-in robe and a chic ensuite with a dual vanity and large shower. A shared bathroom and separate water closet are also provided for the comfort of residents and guests.

Experience the fusion of contemporary style and family-focused living in this exceptional Park Ridge property. Seize the opportunity to make it your own by reaching out to Brendan Dingle and Katelyn Black for further information and to schedule a personal tour.

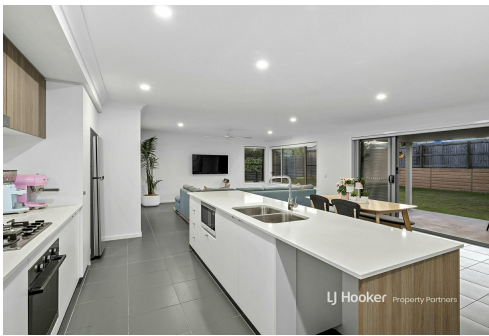
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## More About this Property

|               |   |
|---------------|---|
| Property ID   | BINDF4R   |
| Property Type | House   |
| Land Area     | 583 m²  |
| Including     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage |

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#### SITE PLAN LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Gate Access | 4. Drying Court
- 5. Covered Patio | 6. Fenced Grass Yard



CHAMBERS RIDGE  
BOULEVARD



17 Chambers Ridge Boulevard PARK RIDGE

583m²

4 Bed + Media

2 Bath

2 Car + Off-Street

**LJ Hooker**

Property Partners

Internal 190m² | Patio & Porch 15m² | Total 205m²

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**pdc.**

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