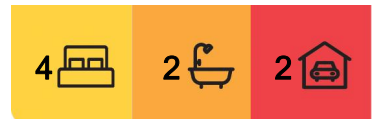


Park Ridge, 17 Ironbark Avenue

SOLD BY BRENDAN DINGLE & RUBY CROWTHER



Situated in the established and highly sought after community of Carver's Reach, this modern and well-designed single level property presents in mint condition and is the perfect choice for newcomers to the property market or investors seeking a sound investment with strong rental return. Located close to numerous amenities and flaunting parklands.

Top highlights include:

- Excellent local amenities including expansive parklands
- Easy to maintain lowset home
- Tech savvy: 11.5kw solar system, hardwired security cameras, ducted A/C
- Spacious family sized layout with four bedrooms plus additional media room
- Double car secure automated garage and off-street parking

With its low maintenance frontage sporting simple lawns and driveway this home is



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.

For Sale
Please Call

View
ljhooker.com.au/B2R3F4R

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LJ Hooker Property Partners
07 3344 0288

straight-forward to keep looking great! The modern facade is timeless with neutral colours that create a classic feel and will perfectly offset any additional furnishings or planting added by new owners.

A wide hallway with a timber and glass door invites you into this trendy property featuring 2.7m tall ceilings which compliment a bright and open layout. Interiors are smart and stylish with large, tiled floorings flowing through all key rooms set up for comfortable living and thick quality carpets adorning all four bedrooms and the media room making them cosy and welcoming when ready for rest. Ducted air conditioning with 6 zones, ceiling fans, security screens and curtains are some of the additional finishes that complete the home. Have peace of mind year-round with 6 hardwired security cameras at 1080k definition for extra security.

The combined open plan dining, lounge and kitchen area situated in the heart of the home is designed to enable a comfortable set up of your furnishings while highlighting the seamless indoor-outdoor flow to the covered patio and garden through the triple stacker doors.

A trendy kitchen has been crafted to enable casual socialising or use of the dining bar for easy mealtimes. Stone benches are smooth and there is abundant storage with cabinetry and a walk-in pantry room. Fitted with a freestanding 5 burner gas cooker / oven, it also offers a dishwasher and large sink for optimal convenience. Off the walk-in-pantry is the well thought out full internal laundry offering external access to the courtyard.

Step out to relax under the covered patio area, which is a pleasant and peaceful spot for entertaining, reading or enjoying some sunshine. Fully tiled with a high roof, you can keep cool here anytime of the year.

Each of the bedrooms provides ample storage by way of built in cupboards. The master boasting a walk-in robe with plenty of hanging space in addition to its generously sized ensuite facility containing a large shower with built in niche and a floating vanity. The main bathroom features a full-sized bathtub separate to the shower one again with a niche and storage vanity.

Park Ridge is becoming a popular neighbourhood as more new communities emerge and its further infrastructure continues. There are already several great schools, both private and state-run options, plus local shopping centres and restaurants popping up. Bus transport is readily available, and access to the motorways is swift from here too.

Enjoy the chance to live in a near-new home that's still under builder warranty and will provide you with the opportunity to reap the rewards as a rental investment or a place to settle and enjoy a relaxed lifestyle.

Call today for all the details and book a time to view, this won't last long.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners



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More About this Property

Property ID	B2R3F4R
Property Type	House
Land Area	350 m2
Including	Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

Brendan Dingle 0401 500 412

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

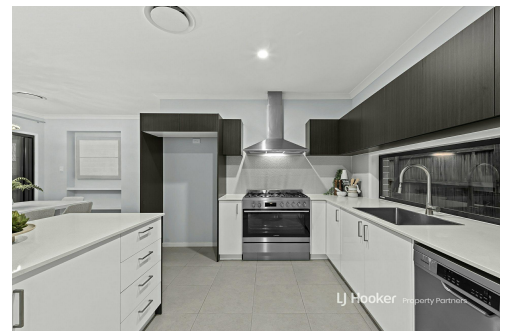
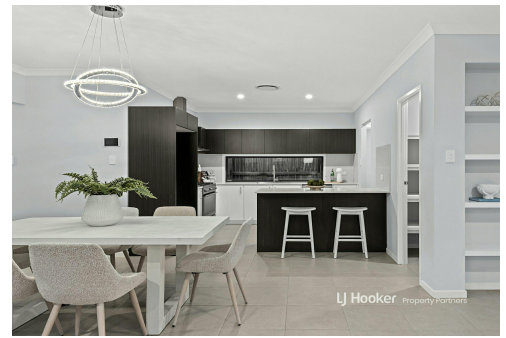
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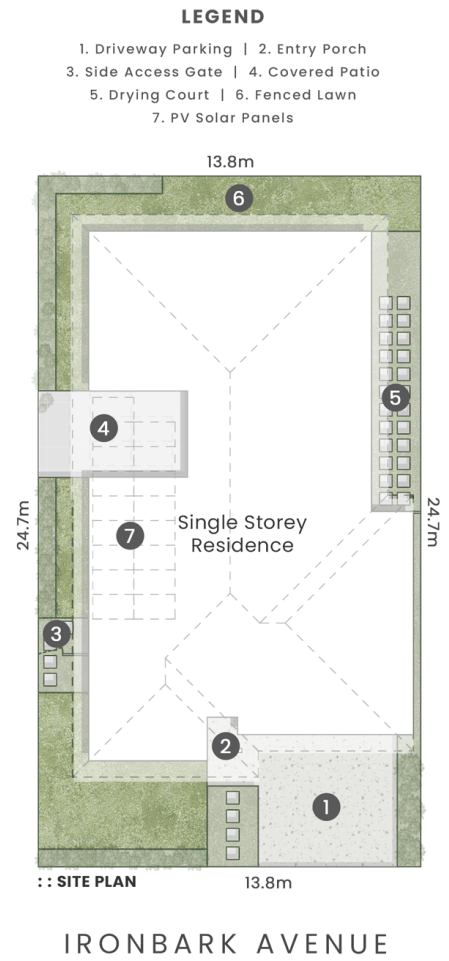
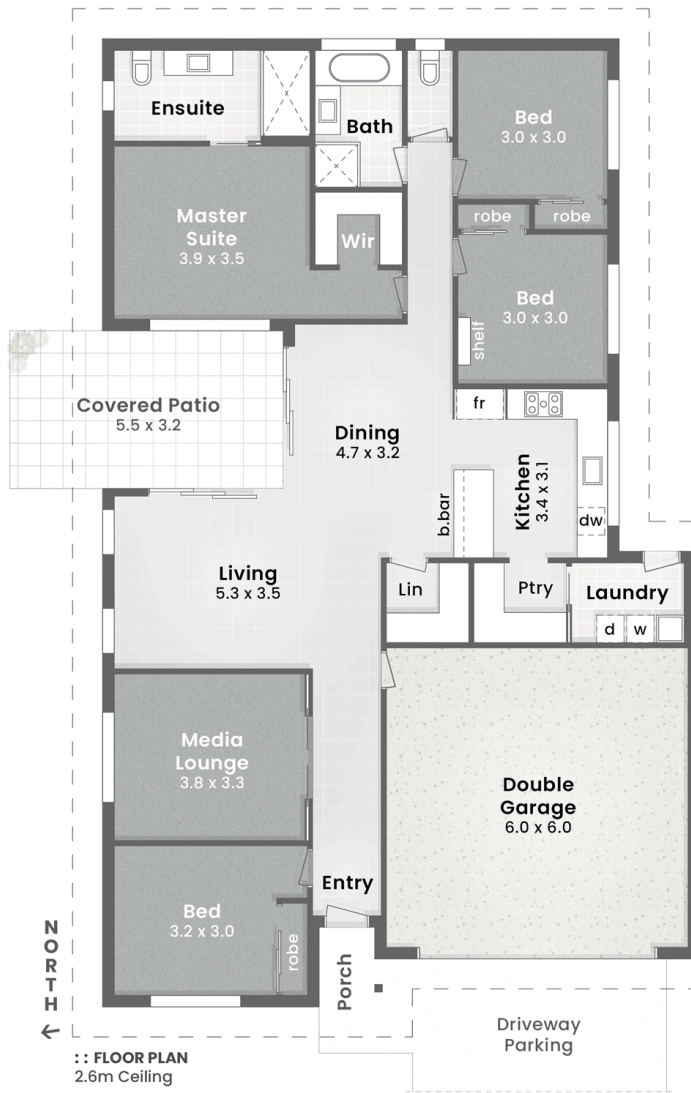
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17 Ironbark Avenue
PARK RIDGE

Internal 194m² | Patio & Porch 19m² | Total 213m²

350m² 4 Bed + Media 2 Bath 2 Car + Off-Street

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