



18 Baileys Lane, Park Ridge

SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Built 3 years ago in Carver's Reach —the prize estate in Park Ridge due to its proximity to a brilliant playground, Park Ridge Town Centre and local schools —this light-filled 4-bedroom residence complements its 2 indoor living areas with an alfresco entertaining area and play friendly yards.

Highlights:

- Open plan tiled kitchen/living/dining: stone benches, stainless steel mod cons, AC & fan
- Second living area annexed off the main hub —well-suited as a rumpus or office
- Master with AC, WIR, ensuite & slider to front yard, 3 more carpeted beds with BIRs & fans
- Large main bathroom with shower & tub, tiled laundry with access to a drying court
- Secure single garage, potential to create trailer/boat access through the side fencing

Individually titled (say goodbye to Body Corporate fees!), this lovely home sits on a private corner block with pedestrian gate access to Carver's Way through its back fence and vehicle entry off Baileys

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FOR SALE

Under Contract | Carvers Reach

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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Lane into a secure single garage.

Inside, the primary gathering hub is an air-conditioned combined kitchen/living/dining area that provides a buffer between the 2 sleeping zones, flows seamlessly into a second living space (office), and extends through a screened slider onto a fan-cooled alfresco patio.

The free-flowing kitchen is a standout, with space for a double door fridge, stone benchtops, a dishwasher and twin sink in the island-style pre/dining bar, subway-tiled splashbacks behind its electric cooktop/oven, and a slimline stainless-steel rangehood.

On the block's Baileys Lane side, the air-conditioned master bed has a screened slider onto a pretty patch of lawn, a WIR and big ensuite with a shower. There's a second bedroom across the hall that could serve as a nursery or guest suite, another 2 at the rear—all carpeted with fans and mirrored built-ins, the home's main bathroom nearby with a shower, tub, and private toilet.

Rounding out the floorplan is a tiled laundry/mudroom—which opens to a sunny drying court with a clothesline at the ready and has handy access into the secure single garage.

From here it's a hop, skip and jump to the off-leash dog area and playground at Carvers Park, and a 4-minute drive to stock up, fuel up, and tuck into tasty eats at Park Ridge Town Centre, put the brake on at the Park n Ride to set off for town, or drop the kids at Park Ridge State/State High School.

Buy this and start your family's next chapter in a welcoming neighbourhood with superb amenities.

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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

MORE DETAILS

Property ID	B43RF4R
Property Type	House
Land Area	351 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Brendan Dingle 0401 500 412

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- 1 Garage
- 2 Patio



18 Baileys Lane **PARK RIDGE**

4 Beds | 2 Bathrooms | 1 Garage | 151m² | 351m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.