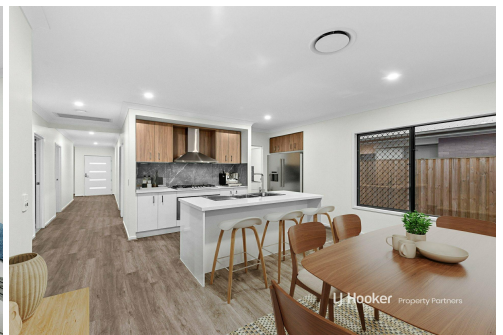
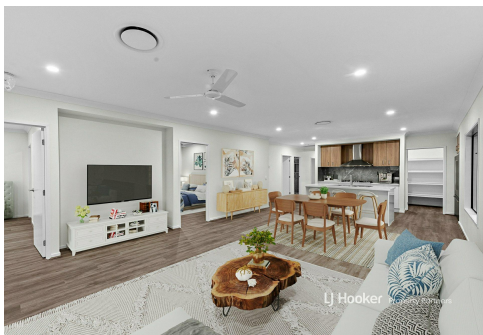




SOLD



Park Ridge, 18 Doran Circuit

SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Step into your dream family home in the heart of the exclusive Tillerman Estate, where modern design meets tranquil surrounds. This brand-new, lowset residence is a harmonious blend of sleek style and practical luxury, with timber-look hybrid flooring, ducted air conditioning, and lofty 2.59 m ceilings creating a light and spacious ambiance. Perfect for both entertaining and relaxing, this home boasts open plan living, a media lounge, a gourmet kitchen, and an array of elegant features to make every day extraordinary.

At a Glance:

- Brand-new contemporary four-bedroom family home with ducted air conditioning, trendy timber-look hybrid flooring, and soaring 2.59 m ceilings.
- Spacious living areas including an open-plan lounge/dining space and a separate media room.



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.

4 

2 

2 

For Sale
Please Call

View
ljhooker.com.au/B2PYF4R

Contact
Brendan Dingle
0401 500 412
brendandingle@ljhpp.com.au
Ruby Crowther
0422 189 718
rubicrowther@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

- Gourmet kitchen with stone counters, marble-look splashback, 900 mm appliances, double fridge space, and walk-in pantry.
- Elegant bedrooms with mirrored robes, plus a luxurious master suite with a walk-in robe and ensuite.
- Situated in the peaceful Tillerman Estate, surrounded by bushland and close to parks, schools, and shops.

Nestled within the coveted Tillerman Estate, this home offers a lifestyle of peace and convenience. Surrounded by idyllic bushland, parks, and modern homes, this neighbourhood is designed for families who value both serenity and accessibility. A leisurely stroll will lead you to nearby parks and childcare, while a short drive connects you to schools, shopping centres, and a park 'n' ride bus station for hassle-free commuting.

Nearby Amenities:

- 600 m to Carvers Park
- 800 m to Aussie Adventures Child Care & Kindergarten
- 850 m to Carvers Dog Park
- 2.1 km to Park Ridge Town Centre
- 2.1 km to Park Ridge State School
- 2.6 km to Park Ridge park 'n' ride bus station
- 2.7 km to Park Ridge State High School
- 3.8 km to Parklands Christian College

Set on a quiet street, this home exudes chic modernity. Its rendered and exposed brick facade is complemented by meticulously maintained lawns, while absolutely no gardens ensure more time to enjoy life. A double garage and driveway parking sit alongside the luminous entry porch, warmly inviting you inside.

Every detail in this home reflects contemporary elegance. The ducted air conditioning and soaring 2.59 m ceilings create a sense of airy luxury, while breezy ceiling fans and sparkling downlights add comfort and charm. The timber-look hybrid flooring and marble-look tiling in wet areas elevate the interior to a level of sophisticated chic.

Off the entry, a cosy media room is ideal for family movie nights or intimate entertaining. Beyond, the open-plan lounge and dining area beckons with its recessed multimedia wall and relaxed, appealing atmosphere.

This property boasts a kitchen designed to impress and seamlessly overlooks the main living areas. A sleek island bench doubles as a breakfast bar, with lustrous stone countertops and a glamorous marble-look splashback adding an air of refinement. Timber-look feature cabinetry contrasts with glossy white under-counter storage for a chic finish. Deluxe 900 mm appliances, including a gas stovetop and dishwasher, complement the double fridge space and large walk-in pantry, ensuring effortless culinary creations and convenient storage.

Head outside to the expansive patio, complete with a ceiling fan for year-round alfresco comfort. Overlooking a fully fenced grassy backyard, this is the perfect spot for kids and pets to play while you entertain guests or simply relax with a good book.



LJ Hooker Property Partners
07 3344 0288

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.

Four well-appointed bedrooms cater to the entire family, with flexibility for a home office or hobby room. The kids' rooms feature mirrored robes, while the extra-spacious master suite boasts a walk-in robe and a stylish ensuite with a sleek rainfall shower. A modern shared bathroom includes both a rainfall shower and a bathtub, with a separate toilet ensuring convenience for guests.

Additional Features:

- 6.5kw solar panel system
- Remote-controlled double garage
- Full internal laundry

Don't miss this chance to secure your slice of contemporary elegance in the Tillerman Estate. Contact Brendan Dingle and Ruby Crowther today to arrange a viewing or learn more about this stunning property.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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

More About this Property

Property ID	B2PYF4R
Property Type	House
Land Area	388 m2
Including	Ensuite Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Panels

Brendan Dingle 0401 500 412

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

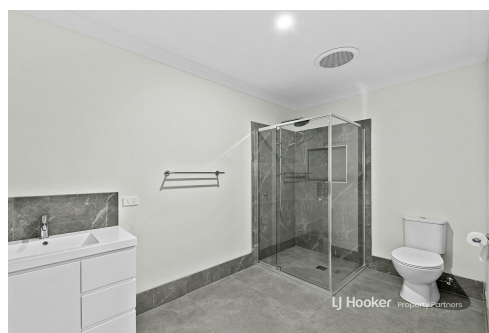
Ruby Crowther 0422 189 718

Sales Associate to Brendan Dingle | rubycrowther@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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.

