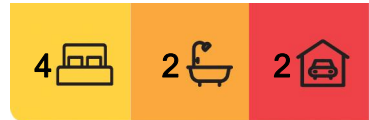


## Park Ridge, 19 Ironbark Avenue

SOLB BY BRENDAN DINGLE & RUBY CROWTHER



Displaying all the chic finishes and modern style of a luxury home, this stunning four-bedroom Bold Living build is just four years old and offers the ideal blend of contemporary elegance, security, and low-maintenance living. Located within a peaceful, family-friendly pocket of Park Ridge, this radiant home boasts high-end touches throughout - think lofty 2.55-metre ceilings, timber-look hybrid floors, elegant Plantation shutters, and a stylish black and white kitchen with 900 mm appliances that will delight any home chef.

Positioned on a neat 350 sqm block a short stroll from leafy parks and childcare, it's a secure sanctuary complete with a hardwired alarm system, security screens throughout, and an easy-care layout that's perfect for young families, professionals, or investors.

At a glance:

- Eye-catching four-bedroom home crafted by Bold Living just four years ago



**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/B34VF4R](http://ljhooker.com.au/B34VF4R)

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

**LJ Hooker Property Partners**  
07 3344 0288

- Luxe finishes throughout including Plantation shutters, 2.55 m ceilings, and timber-look hybrid floors
- Chic open plan layout with luminous lounge, dining, and high-end kitchen featuring stone counters and premium 900 mm appliances
- Hardwired alarm system and full security screening for peace of mind
- Sleek, low maintenance 350 sqm block walking distance to parks and childcare

This serene enclave in Park Ridge is ideal for families seeking both tranquillity and convenience. Tucked away from the hustle yet just minutes from everything, it's surrounded by green parklands and reputable schools, with shops and public transport easily accessible for streamlined daily routines. Whether walking the dog in the nearby park or popping to the local town centre, everything is right where you need it - without compromising on peace and privacy.

- 290 m to Carvers Park and Dog Park
- 750 m to Aussie Adventures Child Care & Kindergarten
- 2 km to Park Ridge Town Centre
- 2.1 km to Park Ridge State School
- 2.6 km to Park Ridge State High School
- 2.6 km to Park Ridge park 'n' ride bus station
- 3.7 km to Parklands Christian College

Situated within an exclusive community dotted with other luxe homes, this rendered and exposed brick lowset impresses from the outset. Built by the esteemed Bold Living, it showcases trendy landscaping and manicured lawns that lead to a double garage and luminous front porch. The porch welcomes you into a sumptuous interior where Plantation shutters and soaring ceilings set the tone for the refined finishes found throughout.

Step into the expansive open plan lounge and dining area, where sleek hybrid timber-look flooring adds a warm yet modern touch beneath radiant downlights. Ceiling fans and air conditioning keep the space comfortable year-round, creating the ideal environment for entertaining or relaxing at home in style.

Centrally positioned to serve and impress, the black and white kitchen is a masterpiece of design and practicality. Striking pendant lights illuminate the lustrous stone benchtops, while the 900 mm oven, cooktop, rangehood, and dishwasher ensure every culinary need is met. A spacious island bench adds a convenient dining bar for casual meals or evening drinks with friends.

Flowing out through glass sliders, the tiled rear patio offers a tranquil setting for alfresco dining beneath the soft glow of downlights. Surrounded by a secure, low-maintenance backyard, there's just enough lawn for children or pets to enjoy outdoor play - without the upkeep.

This home features four plush carpeted bedrooms, each with a ceiling fan and three fitted with built-in robes. The master suite is particularly indulgent, featuring stylish rattan pendant lighting, a walk-through robe, and a modern ensuite with dual vanity and rainfall shower. The main bathroom echoes the elegance, offering a bathtub, shower, and a separate water closet for added family convenience.



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Also included is a full internal laundry, tucked away to maximise space and functionality, along with a handy garden shed for all your outdoor storage needs.

With its refined style, low-maintenance design, and serene location, this chic family residence won't stay on the market for long. Contact Brendan Dingle or Ruby Crowther today to find out more and arrange your private inspection.

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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 About this Property

<b>Property ID</b>	B34VF4R
<b>Property Type</b>	House
<b>Land Area</b>	350 m2
<b>Including</b>	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Brendan Dingle 0401 500 412

Agent/Independent Contractor | [brendandingle@ljhpp.com.au](mailto:brendandingle@ljhpp.com.au)

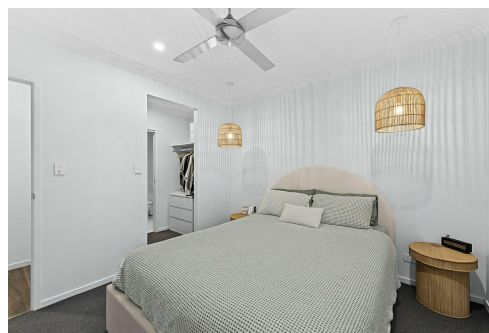
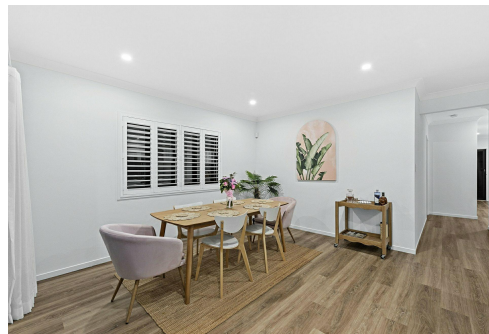
### Ruby Crowther 0422 189 718

Sales Associate to Brendan Dingle | [rubycrowther@ljhpp.com.au](mailto:rubycrowther@ljhpp.com.au)

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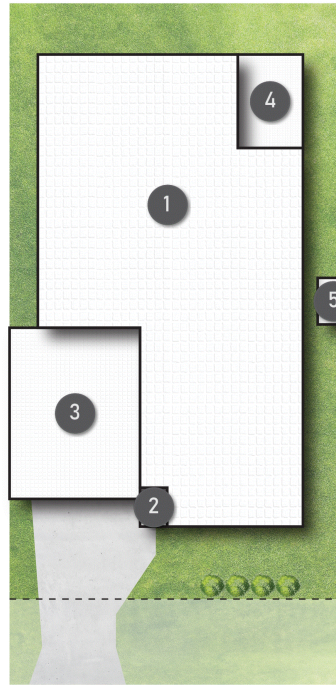
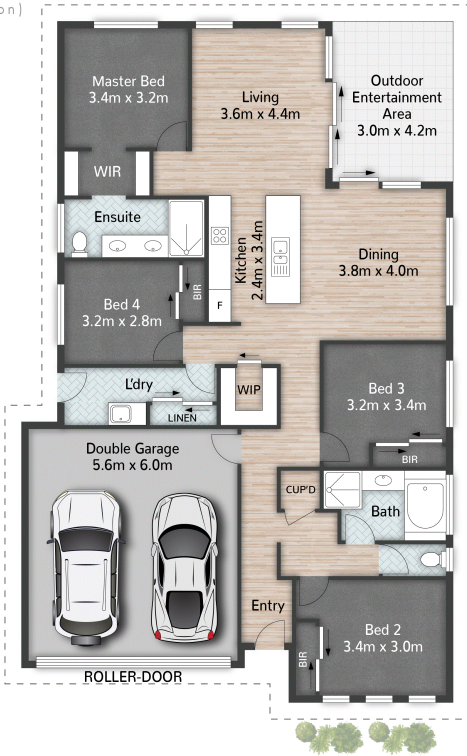
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(Not In Position)



Ironbark Avenue

## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ENTERTAINMENT
- 5 SHED



19 Ironbark Avenue **PARK RIDGE**

4 | 2 | 2 | 191m<sup>2</sup> | 350m<sup>2</sup>

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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.

**LJ Hooker**

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