



2 Satinash Street, Park Ridge

## SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Adding a splash of coastal chic to the corner of Satinash Street and Ironbark Avenue, this modern 4-bedroom dwelling complements its timeless Hamptons facade with a fully air-conditioned interior brimming with high-end features.

### Highlights:

- Premium floor tiles through the front lounge & a combined kitchen/family living/meals area
- Designer kitchen: 900mm gas cooker & oven, dishwasher, WIP, twin sink, island dining bar
- 4 carpeted beds, master has a WIR & ensuite with twin vanity, freestanding tub, rain shower
- Ducted AC + fans, solar, 2.7m ceilings with Bluetooth speakers in main living & back patio
- Fully integrated laundry, remote entry double garage, security cameras, PVC front fencing

Blessed with a north/south orientation that suits the solar panels to a tee, this lovely home has a spacious, free-flowing feel achieved by combining above standard 2.7m ceilings with a consistently neutral palate of black, grey and white hues for key finishes and the flooring.

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### FOR SALE

Please Call

### AGENTS

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Ruby Crowther  
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rubycrowther@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Robust high-polished large format tiles span the front formal lounge/media/games room and the hallway connecting the main entry to an open plan kitchen/family living/dining hub out back. A slider extends the family room onto an undercover outdoor alfresco entertaining patio, with both these social spots pre-wired with Bluetooth speakers.

The kitchen is a showpiece with its chic black and white colour theme and a tonne of swanky features. Along with a spacious WIR it has sleek handle-free overhead cabinetry, a window splashback behind the 900mm gas cooker/oven, and a stunning 3-light pendant illuminating an island dining bar with undermount twin sink and fancy tapware.

Of the 4 carpeted bedrooms, 3 have BIRs, the rear master levelled up with a generous WIR and an extremely lush ensuite with a big freestanding tub for long, bubbly soaks, a ceiling-mounted rain shower, and a lengthy vanity unit with a pair of above-counter round basins.

The family bathroom also has both a shower and tub, although just the single basin, and basically mirrors the ensuite decor. The powder room next door is self-contained with its own vanity, and, down the passage, a fully integrated laundry ties in seamlessly with the rest of the house.

Elsewhere, there's a secure double garage with extra open-air off-street parks on the aggregate driveway, a grassy front yard framed by resilient PVC fencing to match the Hamptons facade, and a handy side gate to access the finely gravelled, no-mow backyard and rear patio.

From this terrific property, it's only a 2-minute walk to Carvers Park playground and an off-leash dog area - a wonderful place to meet your neighbours! Everything else, one-stop-shopping at Park Ridge Town Centre, the local state primary and high schools, and a Park n Ride to get to town, can be reached with a cruisy 5-minute drive.

If you wish the best for your family, this place can make your dreams come true!

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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 B3NSF4R  
Property Type House  
Land Area 411 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](mailto:brendandingle@ljhpp.com.au)

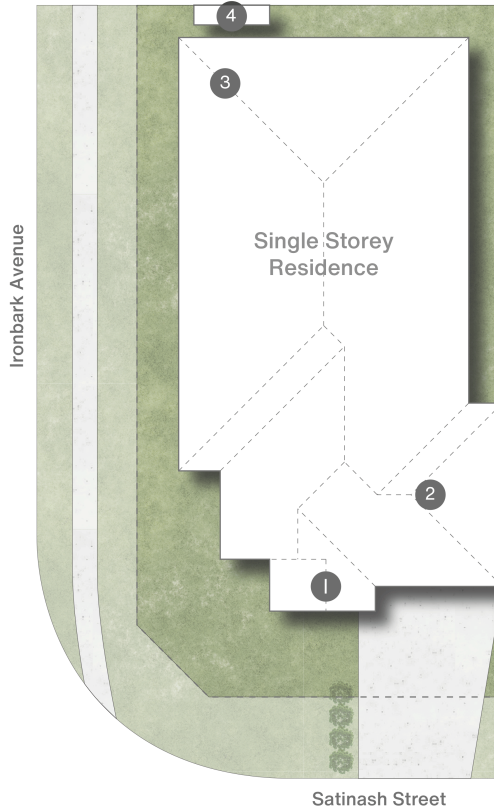
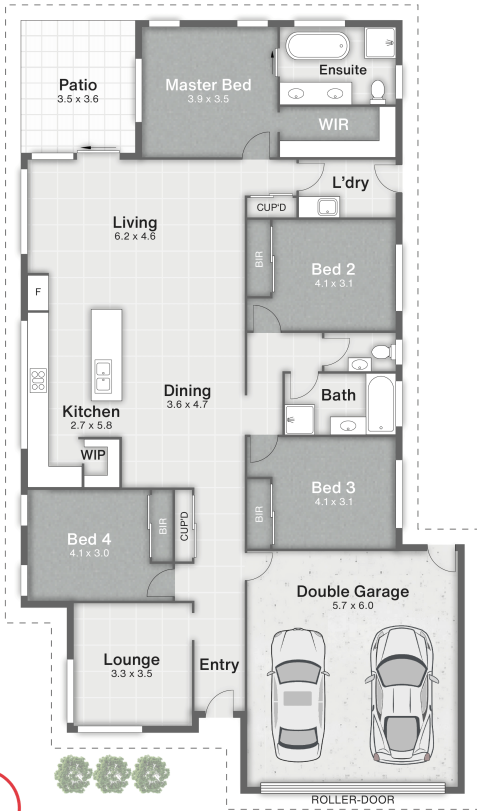
### **Ruby Crowther 0422 189 718**

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- 1 Porch
- 2 Garage
- 3 Patio
- 4 Shed



2 Satinash Street **PARK RIDGE**

 4 | 
  2 | 
  2 | 
  234m<sup>2</sup> | 
  411m<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.