

21 Ironbark Avenue, Park Ridge




## SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Contemporary comfort and low-maintenance living come together beautifully in this stylish near-new residence. Only two years old, this immaculate lowset brick home offers the perfect blend of comfort, design, and convenience for families, professionals, or investors alike. Positioned within the prestigious Carvers Reach Estate, it delivers relaxed modern living in a peaceful community surrounded by parks, schools, and shops.

Beyond its neat facade and double garage lies a bright, inviting interior, where tiled floors, crisp neutral tones, and abundant natural light enhance the sense of space. Thoughtfully designed for effortless daily living, this home sits on a low-maintenance 313 m<sup>2</sup> block just moments from local amenities and key transport links.

### Highlights:

- Contemporary lowset home just two years old, designed for relaxed, low-maintenance living
- Stylish kitchen with quality appliances, stone-look benchtops, and tiled splashback
- Generous accommodation: Master with walk-in robe and ensuite, bed 2 with WIR, ceiling fans throughout

4  2  2 

### FOR SALE

For Sale | Carvers Reach

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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- Spacious open-plan living and dining area with air conditioning and easy-care tiled floors
- Set in prestigious Carvers Reach Estate, enjoy prime location close to schools, parks, shops, and transport connections

Nestled in a quiet, modern enclave, this sleek brick home with contrasting dark accents exudes contemporary style from the outset. A wide driveway and double remote garage provide easy off-street parking, while manicured lawns and a minimalist front garden create a welcoming first impression.

Inside, a streamlined layout flows from the welcoming entry and front bedroom through to a light-filled open-plan living, dining, and kitchen zone at the rear. Perfectly positioned for entertaining or family relaxation, the central living area is tiled for easy care and opens to a covered patio for seamless indoor-outdoor connection.

Located at the heart of the home, the kitchen is well-equipped with quality 500mm appliances, double sink and fridge. Beautifully presenting with sleek benches, stainless steel rangehood, and tiled splashback combine modern aesthetics with functionality.

Four spacious bedrooms provide versatility for families or guests, each enhanced by ceiling fans, built-in storage, and a bright, inviting atmosphere. The master bedroom is privately positioned at the rear, complete with walk-in robe and ensuite, while bedroom 2 also features its own walk-in robe for added convenience. A front bedroom offers flexibility as a guest room or home office, catering perfectly to modern lifestyles.

Both bathrooms are stylish and well-appointed, with the main bathroom featuring a separate shower, full-sized bathtub, and sleek vanity to complement the home's contemporary appeal.

Flowing from the lounge, the covered alfresco patio offers a peaceful spot for entertaining, outdoor dining, or simply relaxing after a long day. The fully fenced lawn wraps neatly around the home, providing safe, secure space for kids or pets without demanding heavy maintenance.

Positioned in one of Park Ridge's most sought-after enclaves, this home places you close to parklands, schools, shops and major transport routes.

- 150m Carvers Dog Park
- 350m Carvers Park
- 750m Aussie Adventures Child Care & Kindergarten
- 2.1km Park Ridge Town Centre
- 2.1km Park Ridge State School
- 2.6km Park Ridge Park 'n' Ride
- 2.7km Park Ridge State High School
- 7.3km to Grand Plaza Shopping Centre

Combining sleek design, near-new presentation, and exceptional convenience, this Park Ridge home is the definition of modern comfort. Whether you're upsizing, downsizing, or investing, it delivers the perfect balance of style, practicality, and lifestyle appeal.

Contact Brendan Dingle and Ruby Crowther today to arrange your inspection and discover why 21 Ironbark Avenue is the effortless modern home you've been waiting for.

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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	B3QKF4R
Property Type	House
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

### **Brendan Dingle 0401 500 412**

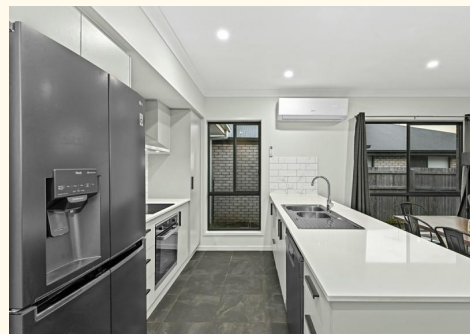
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### **Ruby Crowther 0422 189 718**

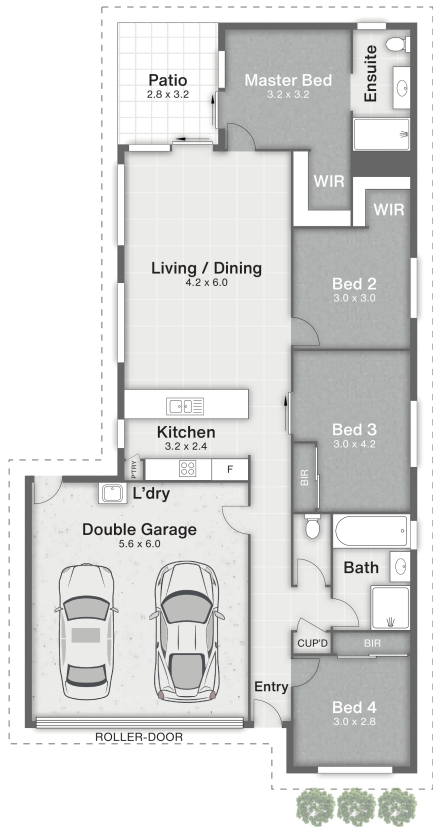
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- 1 Porch
- 2 Garage
- 3 Patio



21 Ironbark Avenue **PARK RIDGE**

 4 | 
  2 | 
  2 | 
  175m<sup>2</sup> | 
  313m<sup>2</sup>

**LJ Hooker** Property Partners

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

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**LJ Hooker**