



29 Birchwood Street, Park Ridge

MODERN FAMILY PERFECTION: HIGH CEILINGS THROUGHOUT & BONUS STUDY

Step into a lifestyle of effortless comfort and contemporary style at 29 Birchwood St. This stunning residence, built in August 2021, perfectly captures the essence of modern family living. Positioned on a premier corner block, the home enjoys an enhanced sense of space and privacy with fewer immediate neighbours, creating an airy, open atmosphere that is rare to find. Whether you are a growing family or an astute investor, this lowset render-and-brick home delivers everything you need in one of the region's fastest-growing corridors.

Highlights:

- Effortless living in a lowset only 4-YEARS-YOUNG on low-maintenance 387m² block
- Light-filled open plan living with HIGH CEILINGS, chic tiles, and air conditioning
- 4 Generous bedrooms with STUDY; master with walk-in robe and ensuite
- Modern HEAT PUMP HOT WATER SYSTEM for sustainable living
- Covered patio overlooking a private courtyard and garden.

4  2  2 

FOR SALE

Offers Over \$950,000

VIEW

By Appointment

AGENTS

Jackson Chow
0435 998 468
jacksonchow@ljhpp.com.au

Debbie Chow
0411 138 328
jacksonchowssa@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.



- Minutes to schools, shopping, and amenities within a rapid growth zone including brand-new schools

THE CULINARY SOUL & SOCIAL EPICENTRE: WHERE LIFE UNFOLDS

From the moment you cross the threshold, the high ceilings immediately draw your eye upward, amplifying the airy expanse where the kitchen, living, and dining areas merge into one seamless social hub. This central domain is anchored by durable, high-traffic tiling and climate-controlled by a split-system air conditioner, ensuring your family stays cool while making memories.

The kitchen is a true showstopper for the home chef, featuring a lengthy breakfast bar perfect for morning coffees or afternoon homework sessions. This spacious cooking area is as functional as it is stylish, packed with abundant storage via the walk-in pantry, chic tiled splashbacks, and premium stainless-steel appliances, including a gas cooktop and a dishwasher to make post-dinner cleanup a breeze. Whether you're hosting a grand dinner party or enjoying a quiet night in, this space transitions effortlessly to the covered patio, inviting the outside in.

RESTFUL RETREATS WITH BONUS STUDY

The floorplan offers a thoughtful separation of spaces. The Master Suite is a private retreat located at the rear, featuring a spacious walk-in robe and a modern ensuite. Three additional bedrooms, each with ceiling fans and built-in robes, are serviced by a full main bathroom featuring both a shower and a soaking tub. For the remote worker or student, the dedicated study provides the perfect quiet corner to focus.

SEAMLESS SUN-DRENCHED LIVING: INDOOR-OUTDOOR FLOW

Transition easily from indoor dining to outdoor relaxation through sliding doors that lead to the covered patio. This area is ideal for weekend BBQs while keeping an eye on the kids or pets in the fully fenced garden and courtyard. It's a low-maintenance setup designed for those who prefer relaxing over gardening.

CONNECTION AND CONVENIENCE: AT THE HEART OF THE GROWTH SURGE

Location is everything and this pocket of Park Ridge is evolving rapidly. Especially for families, proximity to schools is a key priority and this address delivers just that. A mere stroll from Happy Hearts Kindy (4 mins) and St Philomena College (9 mins), while a short drive gets you to Logan Reserve State School (5 mins) and Marsden State High (10 mins). Not to mention that the educational landscape is expanding at your doorstep with the brand-new Corymbia State School (opened 2025) just a 6-minute drive away, and a new State High School on Chambers Flat Road (5 mins) slated for a 2027 intake.

Shopping is equally effortless; while Park Ridge Town Centre is nearby, the Logan Reserve Shopping Village - featuring Woolworths, a GP, a chemist, and a gym - is less than 5 minutes from your front door.

Don't let this one slip away. Experience the effortless charm of Park Ridge living for yourself when you join us at our next open home.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners

ABN 39 633 082 112 / 21 107 068 020

MORE DETAILS

Property ID	B42BF4R
Property Type	House
Land Area	387 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Secure Parking Remote Garage

Jackson Chow 0435 998 468

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

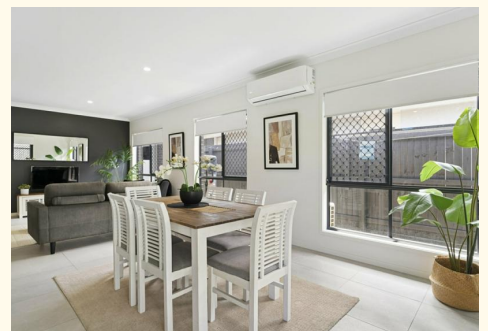
Debbie Chow 0411 138 328

Agent with Jackson Chow | jacksonchowssa@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



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Ceiling Height: 2.58 4 2 2 180sqm



Scale in meters. Indicative only. Dimensions are approximate.
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