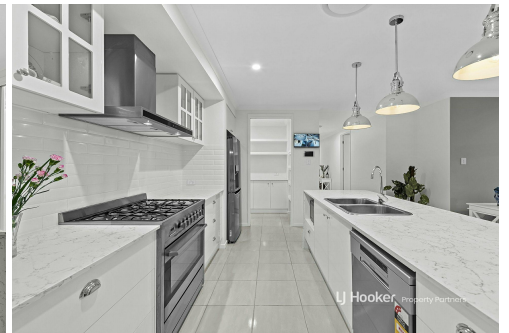
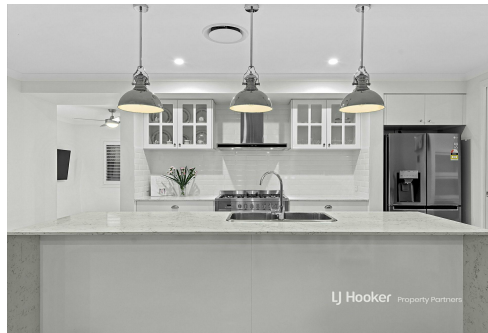




LJ Hooker Property Partners



## Park Ridge, 3 Grevillea Way

SOLD BY BRENDAN DINGLE

Brimming with high quality fixtures, finishes and fittings, this spacious 4-bedroom lowset also has a covered rear patio to complement a swag of social spaces across its hefty internal living.

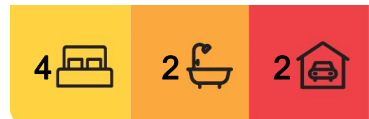
Highlights:

- Gourmet kitchen beside a combined living/dining area, separate media room + study/retreat
- Soft close kitchen joinery, stone benches, Butler's Pantry, 5 burner gas cooker, dishwasher
- 4 bedrooms, 3 with BIRs, private master sanctuary with WIR & luxe ensuite
- Ducted A/C + fans throughout, 6.4kW solar to help offset, high polish floor tiling
- 4-minute drive to Park Ridge Town Centre, Park n Ride, zoned state primary/high schools

Tiled throughout for supreme ease of cleaning, this 'bigger than you think' single level



**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**  
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[ljhooker.com.au/B2JBF4R](http://ljhooker.com.au/B2JBF4R)

**Contact**  
**Brendan Dingle**  
0401 500 412  
[brendandingle@ljhpp.com.au](mailto:brendandingle@ljhpp.com.au)  
**Ruby Crowther**  
0422 189 718  
[rubicrowther@ljhpp.com.au](mailto:rubicrowther@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

sensation also comes with the peace of mind of a wired 4 camera security system and steel mesh security screens; oh, and chic plantation shutters aplenty!

Of the 3 living spaces, the combined living/dining room next to the Masterchef kitchen is the largest and destined to become the main hub. Lovely and light thanks to glass sliders extending the space onto the rear covered patio, it's a welcoming room in which the kitchen takes centre stage with a trio of industrial-cool pendant lights over a stone topped waterfall island brekky bar, subway tiled splashback between the stainless 900m gas cooker/oven and a statement rangehood, and the big Butler's Pantry to one side.

At the front of this house, the open media room sits off the main passage, while the study/retreat is centrally located between the 3 kids' rooms, as is the family bathroom set-up which sees the shower, divine freestanding tub and vanity in one room.

On the accommodation front, these 3 rooms all have sliding door built-in robes, while the master is privately located towards the front of the house. A sanctuary of tranquillity, the heads of the household get access to a large WIR and breathtaking ensuite with two stylish above counter basins in a floating vanity and a spacious shower.

Plantation shutters are everywhere; even the covered, fan-cooled alfresco patio gets the coastal cool treatment with stackable verticals along 2 sides, for privacy and breeze control.

Elsewhere, there's a fully integrated laundry with access to a discreet drying court, a double garage plus extra parking on the drive, and of course Carvers Park (playground and dog-friendly area) is right next door!

This is a sweet ticket into this popular estate, so get your offers on the table pronto!

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



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## More About this Property

<b>Property ID</b>	B2JBF4R
<b>Property Type</b>	House
<b>Land Area</b>	467 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

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

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

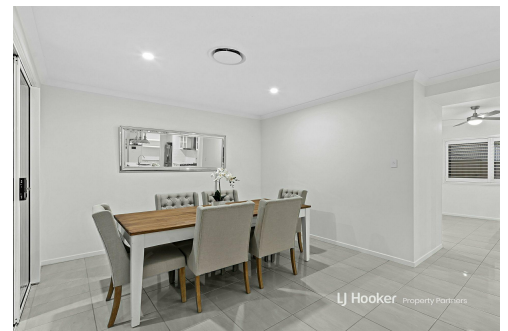
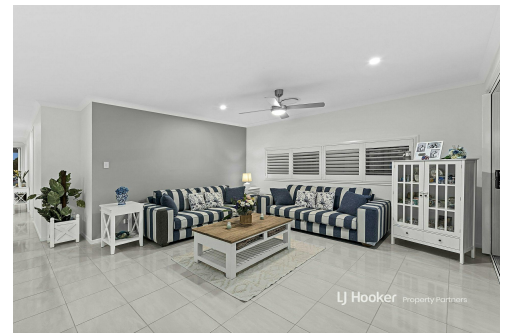
### **Ruby Crowther 0422 189 718**

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

### **LJ Hooker Property Partners 07 3344 0288**

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