

Park Ridge, 3 Ironbark Avenue

SOLD BY BRENDAN DINGLE

Young families starting on their homeownership journey couldn't hope for a better community to move into than Carvers Reach in Brisbane's booming southern corridor. Brimming with new builds like this 4-bedroom lowset, it's also well-served by quality shops, schools, and playgrounds.

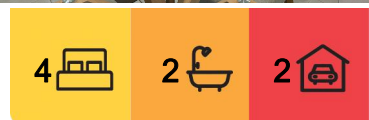
Highlights:

- Low-upkeep modern lowset with easy-care landscaping
- 141m2 interior with tiled open plan kitchen/living/dining zone
- 4 carpeted bedrooms with fans, master with A/C and an ensuite
- All-season covered rear patio for easy entertaining within a fenced yard
- A 4-minute stroll with the kids to the amazing facilities at Carvers Park

Move-in ready, this well-presented 4-bedroom home will suit families that are too busy having fun together to worry about tending high-maintenance gardens all weekend long.



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/B22HF4R

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LJ Hooker Property Partners
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Front and back, all you need to contend with here is an occasional mow of the established lawns surrounding the house and a quick clip through the spring of the low-level shrubbery in the front garden bed.

Behind a modern mixed material facade lies a contemporary interior fitted with plenty of creature comforts. The front door opens straight into a durably tiled, open-plan living and dining area ending in a glass slider onto a generous covered patio out back - perfect for alfresco entertaining while watching the kids at play in the fenced yard.

A split-system A/C unit and ceiling fan keep the living/dining area comfortable year-round, along with the adjacent kitchen, which is well-appointed with a long dining bar, twin sinks, all-electric appliances - including a dishwasher, and a big recess to fit a side-by-side fridge/freezer combo.

Branching off a passage behind the kitchen are accommodations comprising 4 fan-cooled, carpeted bedrooms, including a master retreat with a bonus A/C of its own and a stylish ensuite with a shower. In the second bathroom, there's a big vanity with loads of storage under it, and a space-saving shower over bath combo.

Shops, schools, well-maintained open spaces, playgrounds, and public transport connections - this thriving southside pocket is super-serviced - and this house is just a stone's throw from it all:

- 280m to Carvers Park/Playground - equipped with amazing facilities
- 400 m to Carvers Dog Park
- 700m to local childcare & kindy
- 2km to Park Ridge State School
- 2.6km to Park Ridge State High
- 2km (4 min drive) to Park Ridge Town Centre (Coles)
- 2.2km to Park Ridge Park n Ride
- 4.7km to Woolworths at Logan Reserve

Make a splash with your first jump in the property pool and secure this home for your family.

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More About this Property

Property ID	B22HF4R
Property Type	House
Land Area	272 m ²
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

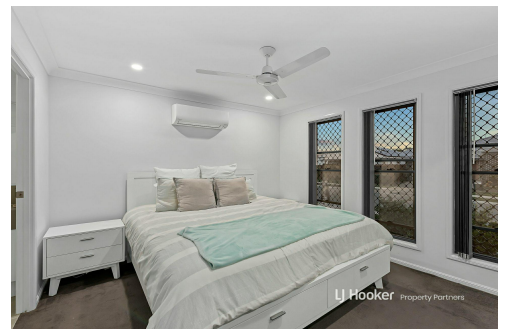
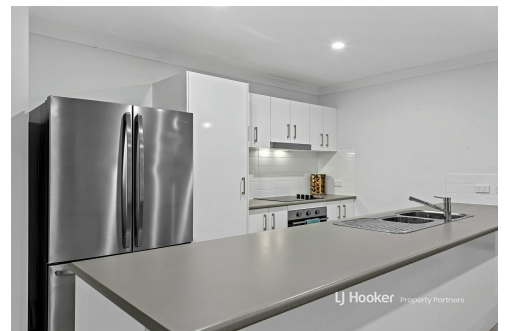
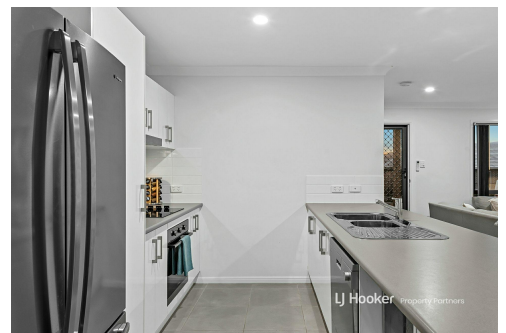
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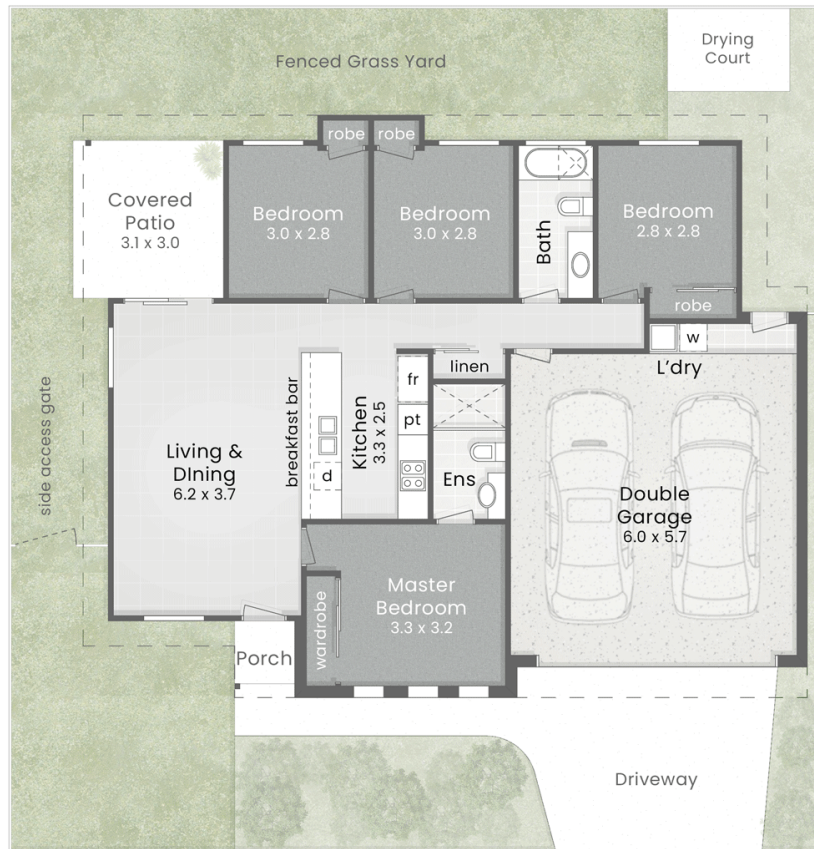
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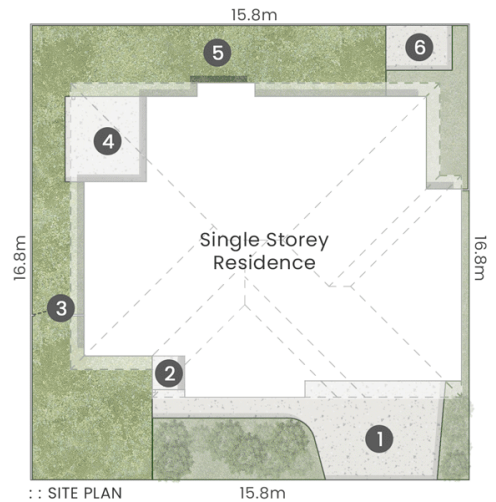
← NORTH



:: FLOOR PLAN

LEGEND

- 1. Driveway | 2. Entry Porch
- 3. Side Access Gate | 4. Covered Patio
- 5. Fenced Grass Yard | 6. Drying Court



:: SITE PLAN

IRONBARK AVENUE

CARVERS REACH 3 Ironbark Avenue PARK RIDGE

272m² 4 Bed 2 Bath 2 Car

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Internal 134m² | Porch & Patio 11m² | Total 145m²

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