



34 Niels Crescent, Park Ridge

SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Constructed in 2019, this attractive, 3-bedroom Hallmark Home boasts the mix of flare and function you'd expect from a contemporary build - complementing its secure single garage with the capacity to safely store work or leisure craft off-street within its grassy, fenced rear yard.

Highlights:

- Tiled open-plan kitchen/living/dining hub with screened sliders to a fan-cooled alfresco patio
- 900mm kitchen appliances (5-burner electric cooker + dishwasher), subway tile splashbacks
- 3 carpeted beds; 2 with BIRs, rear master with 2 BIRs + an ensuite & patio access
- 3 split system AC units, security screens, hard-wired cameras
- Full internal laundry, side gate access past garage into backyard, front gardens & lots of lawn

Tucked in behind a planted front garden, the house sits to one side of this sizeable block, allowing you to bring a caravan, camper, work trailer or boat through the side gates for out-of-sight storage on the lawn in the fenced side/backyard. This is in addition to a single garage with both direct house entry and yard access through a slider.

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.

3 2 1

FOR SALE

For Sale

AGENTS

Brendan Dingle
0401 500 412
brendandingle@ljhpp.com.au

Ruby Crowther
0422 189 718
rubycrowther@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

LJ Hooker

Inside, the house is tastefully appointed on the décor front with a neutral colour palette, large format tiles through a combined kitchen/living/dining hub with AC, and cosy carpet in the 3 beds. The subway-tiled splashback creates a stylish backdrop for an impressive 900mm 5-burner electric cooktop with below-bench oven, and the twin sink in the brekky bar has an elegant mixer tap.

Both the living area and rear master bed are air-conditioned, extending onto a fan-cooled alfresco patio with room for an outdoor table and BBQ. The master also has a 2-sided his and hers walk-through robe into an ensuite with a shower. The other 2 beds branch off the entry hall and share their own bathroom, this one adding a tub to the mix; both have BIRs with another AC in the front room.

As well as the generous off-street parking capacity, other value-add features include a hard-wired camera system, security screens on the windows and doors, and front external window awnings.

Park Ridge is hugely popular with families because it's largely self-contained on the services front. From here, it's an effortless 10-min walk to the newly opened Corymbia State School, a 5-min drive to Logan Reserve Shopping Village (Woolies) and Carvers Park playground/off-leash dog area or 8-min to Park Ridge Town Centre (Coles), Park Ridge State High and the Park n ride into Brisbane city!

For secure, comfortable lodgings for your loved ones and leisure craft - look no further.

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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	B3Y1F4R
Property Type	House
Land Area	420 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Brendan Dingle 0401 500 412

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

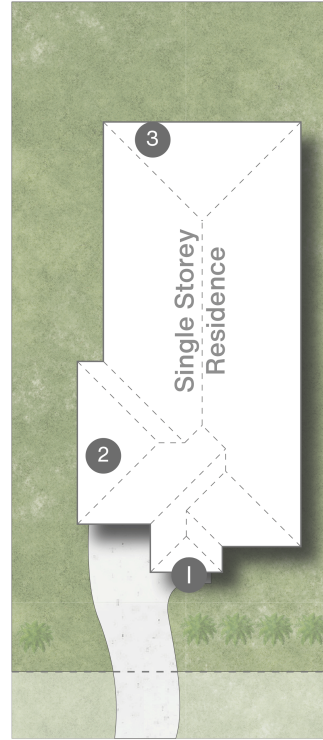
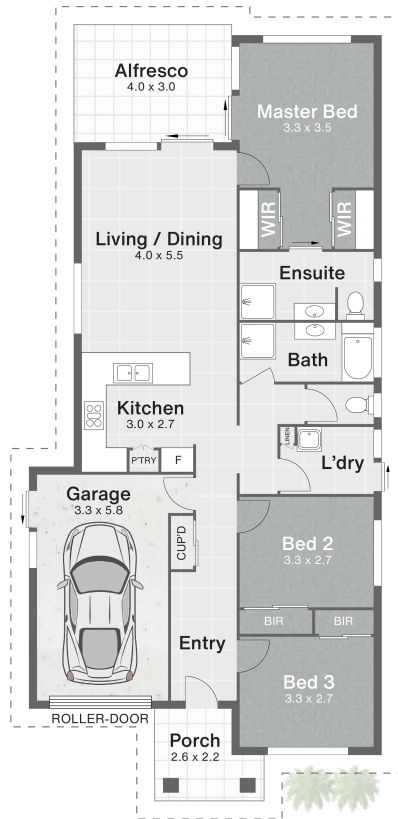
Ruby Crowther 0422 189 718

Sales Associate to Brendan Dingle | rubicrowther@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





Niels Crescent

- 1 Porch
- 2 Garage
- 3 Alfresco



34 Niels Crescent **PARK RIDGE**

3 Beds | 2 Baths | 1 Garage | 149m² | 420m²

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.