

Park Ridge, 35 Mount Mitchell Street

SOLD BY BRENDAN DINGLE

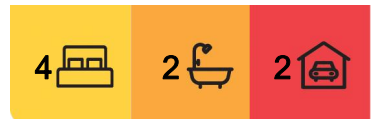
Discover your dream home in this stunning, brand new rendered and exposed brick lowset, nestled in a peaceful circuit of family-friendly Park Ridge. Designed for modern living, this home boasts four generous bedrooms plus a study, perfect for growing families or professionals working from home. From its spacious open-plan lounge and dining area to the separate media room, this property has all the space you need to entertain and unwind. The contemporary kitchen, featuring stone counters, 900 mm appliances, and a dishwasher, will be a delight for home cooks, while the large patio and low-maintenance backyard are perfect for hosting alfresco gatherings. The large master suite comes complete with a stylish ensuite, making this home the perfect sanctuary for modern living.

Key Features:

- Contemporary, brand-new family home with four large bedrooms, study, and full internal laundry.



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For Sale
Please Call

View
ljhooker.com.au/B2ESF4R

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LJ Hooker Property Partners
07 3344 0288

- Open-plan lounge and dining area, plus a separate media room for family movie nights.
- Modern kitchen with stone countertops, premium 900 mm appliances, and dishwasher.
- Spacious patio in a fully fenced, low-maintenance backyard - ideal for outdoor entertaining.
- Master suite with stylish ensuite and air conditioning for your ultimate comfort.

This peaceful Park Ridge location offers the perfect balance of tranquillity and convenience. Families will love being within walking distance to childcare and parks, while schools, shops, and bus routes are just a short drive away. Whether it's walking the kids to Happy Hearts Child Care or enjoying a weekend picnic at East Beaumont Park, everything you need is within easy reach, making this area ideal for family living.

- 950 m to Happy Hearts Child Care and Kindergarten Park Ridge
- 1 km to East Beaumont Park
- 1.3 km to St Philomena School
- 2.3 km to New Corymbia State School
- 6.6 km to Park Ridge Town Centre
- 7.1 km to Park Ridge park 'n' ride bus station
- 7.2 km to Park Ridge State High School
- 7.9 km to Parklands Christian College

Tucked away in a quiet circuit, this brand-new rendered and exposed brick lowset offers both style and functionality. With its flawless facade and easy-care gardens, this home presents a striking first impression. The expansive driveway provides ample parking for guests, while the double garage ensures there's plenty of room for the family's cars.

Inside you'll be greeted by a tiled hallway that leads you through the thoughtfully designed floorplan. A separate media room awaits for cosy movie nights, while at the rear of the home, an open-plan tiled lounge and dining area is ready to host friends and family. Air-conditioned and illuminated by downlights, this space offers a cool retreat for entertaining or relaxation.

Overlooking the living areas, the contemporary kitchen is a home cook's dream, complete with stone countertops and ample storage. A dining bar offers casual seating for quick meals, while quality 900 mm electric appliances and a convenient dishwasher make cooking and cleaning a breeze.

Head through the rear sliding doors to the outdoor patio, where a ceiling fan ensures comfort during summer barbecues. This spacious outdoor area is perfect for alfresco dining and entertaining, and the low maintenance fenced backyard offers plenty of room for children and pets to play.

The home features four generously sized, carpeted bedrooms, each with built-in robes and ceiling fans for year-round comfort. The large master suite is the ultimate retreat, with its own air conditioning and modern ensuite. There's also a separate study, ideal for those working from home, students or those requiring a prayer room/Puja, as well as a shared bathroom featuring a bath and shower. The full internal laundry makes day-to-day life even more convenient.

This Park Ridge home is a must-see for families looking for a stylish, modern lifestyle. To



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find out more or arrange a viewing, contact Brendan Dingle or Ruby Crowther today and secure your family's future in this beautiful home!

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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 About this Property

| | |
|----------------------|--|
| Property ID | B2ESF4R |
| Property Type | House |
| Land Area | 401 m ² |
| Including | Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced |

Brendan Dingle 0401 500 412

Independent Contractor | brendandingle@ljhpp.com.au

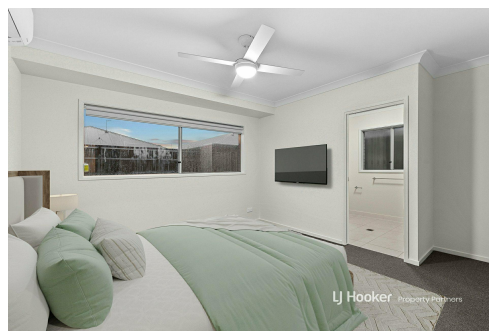
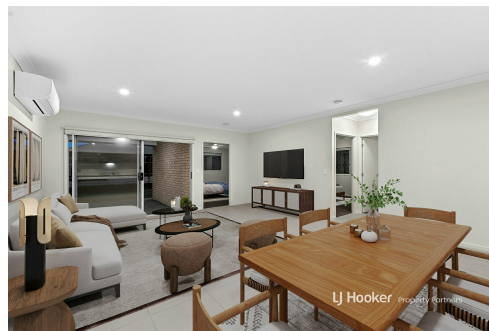
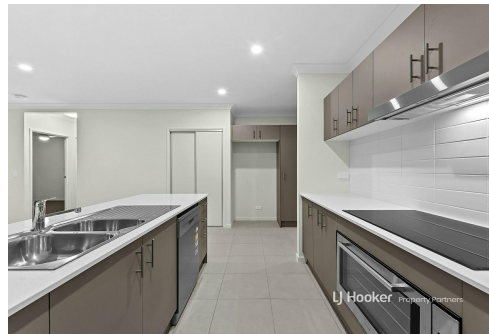
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35
Mount Mitchell
Street

PARK RIDGE

-  401m²
-  4 Bed + Study
-  2 Bath
-  2 Car + Off-Street

Internal 189m²
Patio & Porch 17m²
Total 206m²



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