



36 Macadamia Circuit, Park Ridge

Elevated in Every Way: Exceptional Park Ridge Living

Step into a home that knows exactly how modern family living should feel - polished, practical and beautifully connected from front to back. Just five years young and built by Metricon, this elevated lowset brings together smart comfort, striking finishes and a superb indoor-outdoor lifestyle in the sought-after Carver's Reach community.

Features You'll Love at a Glance:

- ? Dedicated media room - the perfect retreat for movie nights, sport, gaming or quiet downtime.
- ? Solar + ducted a/c - 6.6kW solar and ducted aircon for both everyday confidence and comfort.
- ? Masterchef-style kitchen - 900mm appliances, 5-burner electric cooktop, WIP and farm sink.
- ? Great indoor/outdoor living - triple-stacker glass and security doors opening to the patio.
- ? Carver's Reach location - a modern estate lifestyle offering parks, a walking track and everyday conveniences.

Fresh, stylish and superbly low-maintenance, this home has been designed for buyers who want the finished product without the

4  2  2 

FOR SALE

For Sale | Carvers Reach

VIEW

Sat 6th Jun @ 10:00AM - 10:30AM

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

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.

 **LJ Hooker**

upkeep. A handsome brick and Colorbond exterior sets the tone, while inside, 2.7m ceilings, ducted A/C, smart ceiling fans, plantation shutters and timber-look flooring bring a crisp contemporary edge to daily life.

At the heart of the home, the kitchen makes a bold statement. Dark cabinetry, gorgeous pendant lighting, a large island with waterfall edges, soft-close storage, walk-in pantry, farm sink and 900mm appliances create a space that feels both beautifully composed and highly functional. Whether it's weekday dinners, weekend grazing boards or casual conversations over coffee, this is a kitchen that rises to the occasion.

The open-plan living and dining zone flows effortlessly outdoors through triple-stacker glass and security doors, opening to a covered patio and composite deck. With astroturf, landscaped edging and a fully fenced 400m² block, the backyard keeps things wonderfully easy - green, neat and ready to enjoy without demanding your weekends in return.

Families will love the added flexibility of a separate media room, giving the household a second living space that can shift with the rhythm of the day. The four-bedroom layout includes a comfortable master suite with ensuite and walk-in robe, while the remaining bedrooms are supported by a stylish main bathroom featuring a separate bath, large-format tiling and a spacious glass shower.

Additional features include a full laundry with outdoor access, remote double garage, steel frame, security screens, 6.6kW solar, ducted cooling plus heating and a polished yet low-maintenance finish throughout - all wrapped into a home that feels smart, sharp and genuinely move-in ready.

Set within Carver's Reach, residents enjoy access to estate lifestyle features including parklands, walking trails, exercise stations, a dog off-leash area, playgrounds, BBQ facilities and easy connections to Mt Lindesay Highway, Chambers Flat Road and Logan Motorway. Park Ridge Town Centre is also positioned nearby on the corner of Mt Lindesay Highway and Park Ridge Road for day-to-day shopping convenience.

Sleek, secure and made for easy living, this is the kind of home that lets you settle straight in and start enjoying the good stuff. Contact Brendan & Ruby today to arrange your inspection.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

BDD Pty Ltd with Sunnybank Districts Pty Ltd
ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

Property ID B4TSF4R
Property Type House
Land Area 400 m2
Including Ensuite
Ducted Cooling
Deck
Dishwasher
Floorboards
Built-in-Robes
Fully Fenced
Remote Garage
Solar Panels

Brendan Dingle 0401 500 412

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

Ruby Crowther 0422 189 718

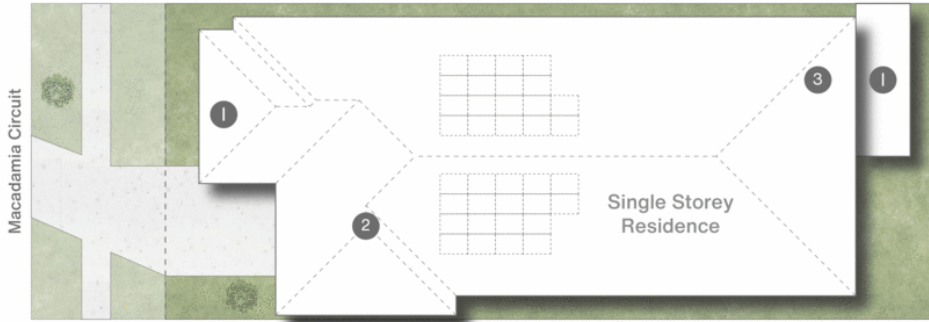
Sales Associate to Brendan Dingle | rubycrowther@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

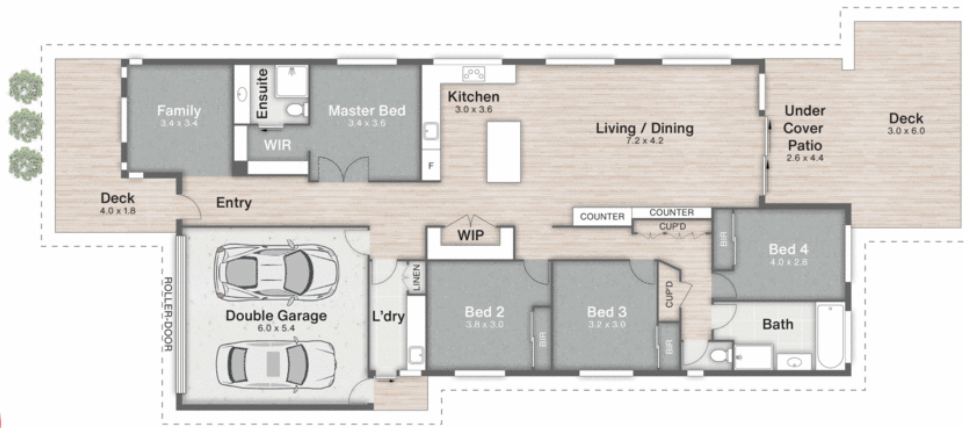
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Deck
- 2 Garage
- 3 Patio



36 Macadamia Circuit **PARK RIDGE**

4 | 2 | 2 | 251m² | 400m²

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.