








# Park Ridge, 37 Davidson Circuit

## SOLD BY BRENDAN DINGLE

Contemporary living never looked as sweet as it does here in the quiet back streets of the community-minded Carvers Reach residential estate, distanced from Park Ridge Road but not so far from the action you can't easily walk from this chic 4-bedroom lowset to this neighbourhood's famed playground in under 5 minutes.

Highlights:

- Hampton's style looks with a spacious 240m2 of underroof living & 3 living areas
- Masterchef kitchen with 900mm 5 burner gas cooker, 40mm waterfall island bench, WIP
- Ducted A/C, dimmable lights in main living area, raked ceiling in lounge, hybrid timber flooring, flyscreens
- A corner of glass stacker doors from the family room/dining & rumpus onto alfresco patio
- 5-min drive to Park Ridge Town Centre, Park n Ride, Park Ridge State/State High School

4 2 2

**For Sale**
Please Call

**View**
ljhooker.com.au/B287F4R

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Davidson Circuit runs parallel to leafy bushland, so arriving at this modern property fills you with a sense of calm and tranquillity from the get-go.

Behind its oh-so cool Hampton's style facade, lies a free-flowing family-friendly interior designed with the Queensland climate top of mind, and surrounded by low-upkeep mow-and-go lawns embraced by quality timber fencing.

Ducted heating and cooling through the 3 living areas, comprising a formal lounge with raked ceilings, a combined kitchen/dining/family area and adjacent rumpus, as well as all 4 bedrooms, ensures all-season comfort whether you're sleeping or socialising.

Overlooking the dining/family room, the crisp white kitchen brings the wow factor with a stunning 40mm thick waterfall island bench, gooseneck tapware into a double sink, a statement 900mm 5 burner gas cooker with statement stainless rangehood, double door fridge recess, subway tiled splashbacks, dishwasher and walk-in pantry.

This cook's kitchen is conveniently close to the stacked sliders that open off both the dining room and the rumpus onto a covered alfresco patio that can easily fit an 8-person outdoor dining table and spills out onto lush lawns within a compact fully fenced yard.

Of the accommodations, 3 of the 4 bedrooms share a spacious main bathroom with a tub, full-height tiling in the shower enclosure, and a floating vanity with a semi-recessed round basin. The master, along with feature reading lights over each side of the bed and a walk-in closet, has a private ensuite with a double vanity set-up and shower.

All this domestic bliss is only a stroll away from a dog-friendly park and a little further onto the Carvers Reach community playground. You can school the kids locally from start to finish at Park Ridge State/State High School - both only 5 minutes by car, and then hop on a bus at the local Park n Ride to get yourself around town.

If you seek to live in style, comfort & in a friendly community, this beauty could be a perfect match.

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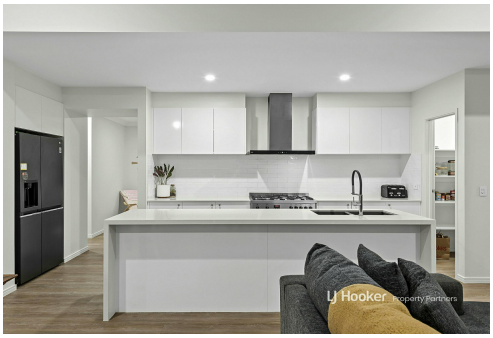
# More About this Property

| | |
|---|---|
| **Property ID** | B287F4R |
| **Property Type** | House |
| **Land Area** | 480 m² |
| **Including** | Ensuite<br>Ducted Cooling<br>Ducted Heating<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage |

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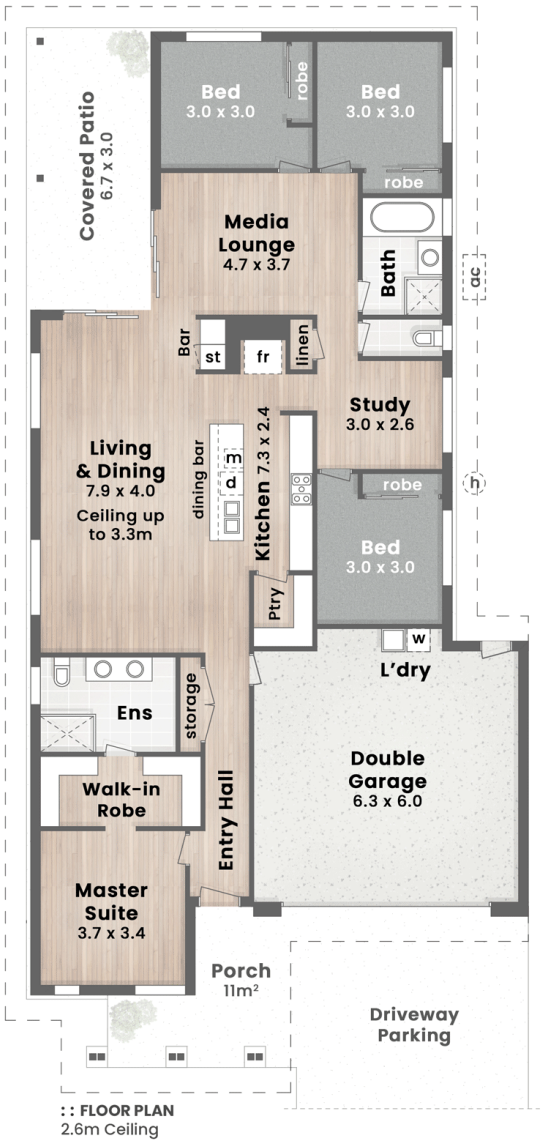




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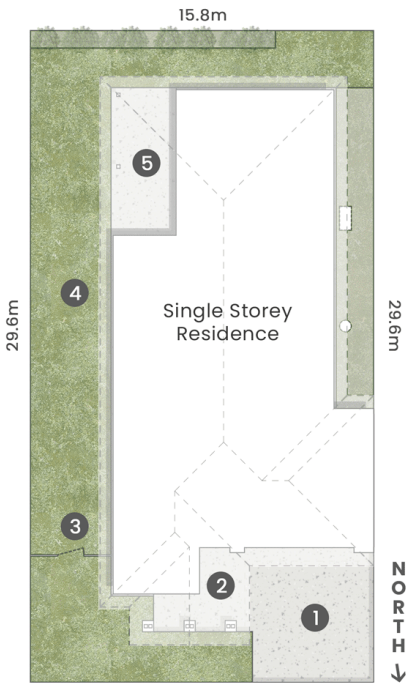
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: : FLOOR PLAN
2.6m Ceiling

LEGEND

1. Driveway Parking
2. Entry Porch
3. Side Access (3.8m Wide)
4. Fenced Grass Yard
5. Covered Patio




: : SITE PLAN

15.8m

DAVIDSON CIRCUIT

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**PARK RIDGE**

Internal 209m² | Patio & Porch 31m² | **Total 240m²**

480m² | 4 Bed + Media + Study | 2 Bath | 2 Car + Off-Street

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