

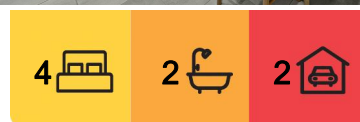
## Park Ridge, 4 Ferris Avenue

A Brand New Start - Stylish, Smart & Ready to Live Your Best Life

Why wait to build when you can have it all right now? This just-finished Brighton home is packed with clever upgrades and thoughtful touches that make everyday living feel just that bit easier - and a lot more fun. If you love clean lines, fresh spaces and a home that's ready to roll from day one, this is it.

Top 5 Features:

1. Brand new - move straight in, no waiting, no stress
2. Big alfresco with built-in outdoor bench and storage - your BBQ Sundays sorted
3. Side access and garage storage galore for all the toys and tools
4. Bonus media/rumpus room for movie nights or extra hangout space
5. High-end finishes: 6.6Kw solar system, ducted air, ceiling fans, soft-close cabinetry & an EV charger



**For Sale**

Brand New | Tillerman Estate

**View**

Sat 19th Jul @ 12:15PM - 12:45PM

**Contact**

**Brendan Dingle**

0401 500 412

brendandingle@ljhpp.com.au

**Ruby Crowther**

0422 189 718

rubycrowther@ljhpp.com.au



**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.

**LJ Hooker Property Partners**  
07 3344 0288

Filled with natural light, the main open-plan living area flows straight out to a big covered patio through wide triple stacker doors -- the ultimate setup for that easy indoor-outdoor lifestyle Queenslanders love. Fire up the BBQ, let the kids and pets roam the secure backyard, or just relax under the fan with a cold drink in hand - it's all ready when you are.

Inside, the kitchen is sleek and smart with soft-close drawers, a plumbed fridge space and plenty of storage so you can keep everything in its place. Tiled floors make cleaning up a breeze, while the roomy layout keeps things social whether you're cooking, chatting or chilling out.

Four bedrooms with ducted air and ceiling fans mean everyone stays comfy all year round. The master comes with its own ensuite and walk-in robe, while the extra media room adds bonus living space for movies, gaming or working from home.

The double garage is a standout too - there's custom shelving, a wall-mounted Dyson for quick tidy-ups and an electric car charger so you're future-ready from day one. Side access with a gate adds extra peace of mind and space for the boat or trailer.

Set in a growing Park Ridge pocket surrounded by new homes and a friendly community vibe, you're close to parks, schools, shops and easy transport links.

Fresh, finished and ready to go - this is the low-fuss, high-style new home you've been waiting for. Call Brendan Dingle or Ruby Crowther today and get ready to unpack and enjoy!

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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



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## More About this Property

Property ID	B38AF4R
Property Type	House
Land Area	400 m2
Including	Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

### Brendan Dingle 0401 500 412

Agent/Independent Contractor | [brendandingle@ljhpp.com.au](mailto:brendandingle@ljhpp.com.au)

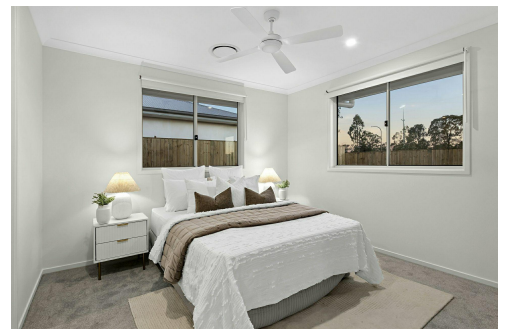
### Ruby Crowther 0422 189 718

Sales Associate to Brendan Dingle | [rubycrowther@ljhpp.com.au](mailto:rubycrowther@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

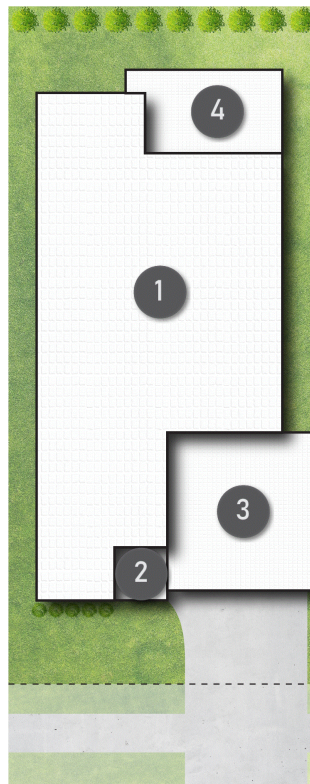
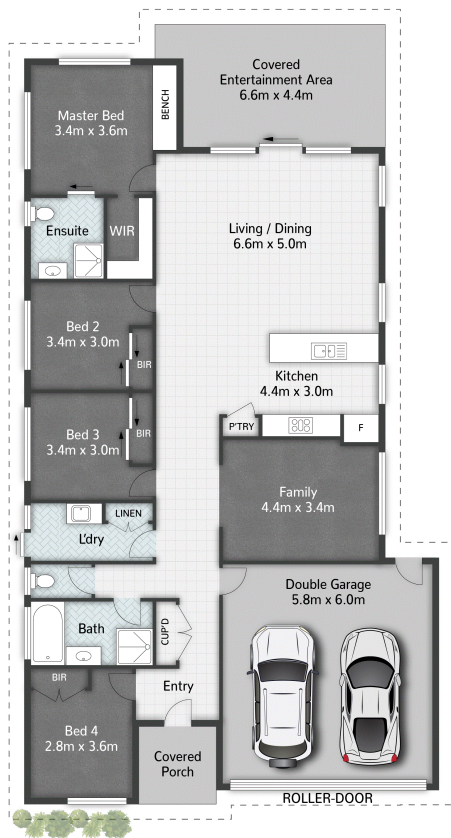
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Ferris Avenue

## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ENTERTAINMENT

4 Ferris Avenue **PARK RIDGE**

4 Beds | 2 Baths | 2 Garages | 234m<sup>2</sup> | 400m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**LJ Hooker**

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