



## Park Ridge, 42 Grevillea Way

SOLD BY BRENDAN DINGLE & RUBY CROWTHER



Located in the quiet, well-maintained Carvers Reach Estate &mdash; one of Park Ridge's newest, family-friendly communities &mdash; this near-new Simonds-built home delivers an exceptional lifestyle. Custom-designed by the current owner, it's thoughtfully planned for comfort, energy efficiency, and ultra-low maintenance &mdash; ready for your family to move in and enjoy immediately.

### Family-Centric Design & Layout:

- Master suite with walk-in robe and luxury ensuite featuring dual vanity, spa bath, floor-to-ceiling tiling, and separate toilet
- Three additional generously sized queen bedrooms, offering extra comfort and flexibility for children, teenagers, guests, or even a home office
- Three versatile living areas: formal lounge with plantation shutters, open-plan family/dining, and a multipurpose/media room

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B35DF4R](http://ljhooker.com.au/B35DF4R)

**Contact**  
**Brendan Dingle**  
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**LJ Hooker Property Partners**  
07 3344 0288

**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.

- Functional kitchen with walk-in pantry, plumbed fridge space, and generous storage throughout
- 2.59 metre ceilings and durable hybrid flooring with a natural timber aesthetic throughout

#### Outdoor Living & Garden:

- Covered alfresco area with a built-in outdoor kitchen, perfect for relaxed entertaining and family BBQs
- Beautifully landscaped yard with an automated inground irrigation system servicing the entire garden
- Extremely low-maintenance landscaping, designed for long-term ease and minimal upkeep

#### Smart Features & Energy Efficiency:

- MyAir smart ducted air conditioning with 7 individually controlled zones, managed via tablet or app &mdash; optimises comfort and cuts energy use by up to 40%
- 6.6kW solar system with high-quality Fronius inverter
- Smart lighting and ceiling fans installed throughout the bedrooms
- Smart front door lock and a hardwired 8 channel security system, each with motion sensors and built-in sirens
- Oversized double remote garage with extra-high smart roller door, ideal for tall/long vehicles or extra storage

#### Prime Location:

- 350m to Carvers Park and Dog Park
- 1.1km to Aussie Adventures Childcare
- 2.4km to Park Ridge Town Centre and Park Ridge State School
- 3.0km to Park Ridge State High School
- 4.1km to Parklands Christian College

This home was purpose-built for practical family living, long-term comfort, and effortless maintenance. With high-end inclusions, cutting-edge smart systems, and nothing left to do, it's the smart choice for modern families looking to upgrade without compromise.

Contact Brendan Dingle or Ruby Crowther today to arrange your inspection.

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## More About this Property

<b>Property ID</b>	B35DF4R
<b>Property Type</b>	House
<b>Land Area</b>	420 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

### **Brendan Dingle 0401 500 412**

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### **Ruby Crowther 0422 189 718**

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