

44 Walker Street, Park Ridge

SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Why wait to build when perfection is ready and waiting for you? Positioned in the highly sought-after Tillerman Estate, this brand new, steel-frame residence delivers the ultimate turnkey lifestyle. Meticulously designed with soaring 2.7m square set ceilings and luxurious finishes throughout, this 4-bedroom masterpiece offers a level of rarely found sophistication.

Whether you are a growing family seeking separate living zones or a savvy investor looking for maximum depreciation benefits on a new build, this property on a 401m2 block is the complete package.

Highlights:

- Brand new, steel-frame residence in the prestigious Tillerman Estate featuring ducted cooling and soaring 2.7m square set ceilings.
- Gourmet chef's kitchen showcasing a 40mm stone waterfall island, 5-burner gas cooktop, and an impressive walk in pantry.
- Versatile layout with trendy hybrid flooring, a separate media/rumpus room, and a dedicated study nook.
- Luxurious bathrooms finished with floor-to-ceiling tiles, rain-head showers, and a master ensuite with dual vanities and a his-and-

4  2  2 

FOR SALE

Please Call

AGENTS

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Ruby Crowther
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rubycrowther@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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hers robe.

- Set on a low-maintenance 401m² block with a covered entertaining patio, fully fenced yard, and minutes from local schools and amenities.

From the moment you step inside, the sense of space and high-end quality is undeniable. The home impresses with its soaring 2.7m square set ceilings and luxurious ducted cooling throughout, ensuring an airy, sophisticated atmosphere and year-round comfort. Stylish and durable hybrid flooring guides you past the quiet, dedicated media/rumpus room--the perfect spot for separate family activities or a peaceful retreat--and towards the main living hub. Cleverly integrated into this space is a dedicated study nook, ideal for remote work or homework, while a large walk-in linen closet ensures clutter is always hidden away.

The heart of the home is the spectacular chef's kitchen, designed for both functionality and showmanship. It's centered around a stunning waterfall island bench topped with thick 40mm stone, creating a perfect gathering point, and features a powerful 5-burner gas cooktop and premium Westinghouse appliances. The true highlight for any entertainer is the massive walk in pantry, complete with a plumbed fridge space and abundant soft-close cabinetry, guaranteeing a sleek, clutter-free entertaining area.

The open-plan living and dining area flows seamlessly from the kitchen, with glass sliders opening to the covered outdoor entertaining patio, overlooking a fully fenced and low-maintenance backyard, providing a secure space for kids or pets.

Accommodation is generous and designed for luxury, featuring four spacious bedrooms. The master suite is a private sanctuary, boasting his-and-hers walk-in robes and a lavish ensuite. Both the ensuite and the main family bathroom are finished with magazine-worthy details, including floor-to-ceiling tiles, elegant rain-head showers, and convenient tiled niches; the master ensuite further benefits from dual vanities.

Three additional spacious bedrooms all feature built-in robes and are serviced by the immaculate main bathroom, which thoughtfully includes a bathtub and a separate powder room.

Located in the thriving Park Ridge community, you are minutes from local schools, transport, and shops, offering supreme lifestyle convenience.

- 4 mins to Park Ridge State School
- 5 mins to Park Ridge Town Centre
- 5 mins to Park Ridge park 'n' ride bus station
- 5 mins to Park Ridge State High School
- Easy access to major roads including Mount Lindesay Highway and the Logan Motorway
- Approx 32 mins to Brisbane CBD and 55 mins to Gold Coast

This is a rare opportunity to secure a luxury, brand-new home without the wait. Contact Brendan Dingle and Ruby Crowther today to arrange a viewing.

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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 DETAILS

Property ID B3SDF4R
Property Type House
Land Area 401 m2
Including Ensuite
Study
Ducted Cooling
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Fully Fenced
Remote Garage

Brendan Dingle 0401 500 412

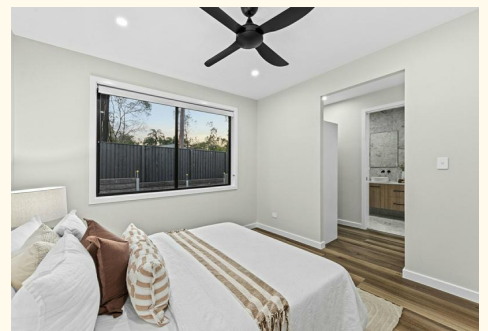
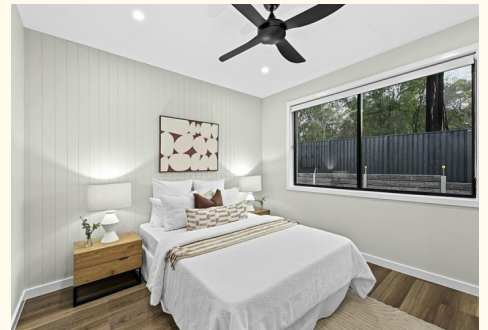
Agent/Independent Contractor | brendandingle@ljhpp.com.au

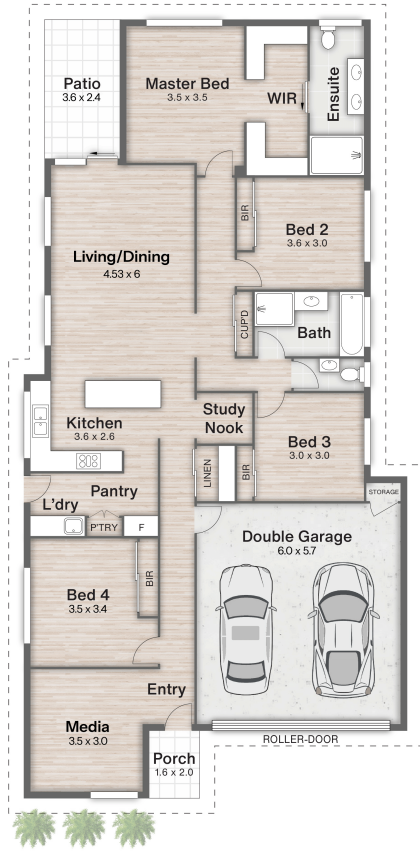
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- 1 Porch
- 2 Garage
- 3 Patio



44 Walker Street **PARK RIDGE**

 4 |
  2 |
  2 |
  211m² |
  401m²

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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.

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