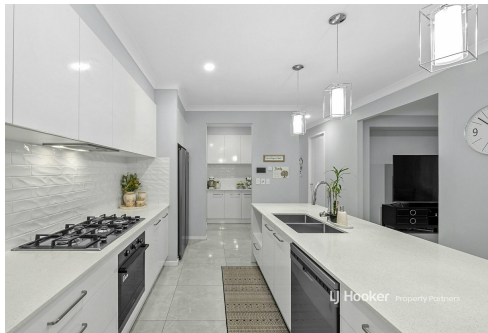
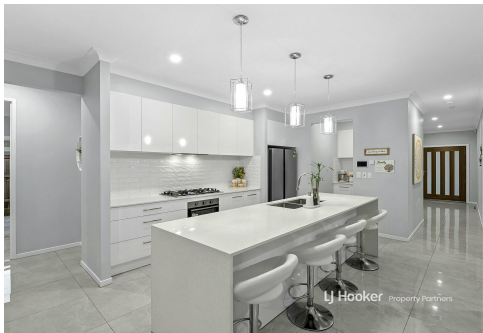




LJ Hooker Property Partners



## Park Ridge, 51 Grevillea Way

### Solar powered Hamptons-style home

At the end of gorgeous Grevillea Way, with neighbours one side only, this contemporary 4-bedroom lowset with 3 living areas is a dream find for young families chasing space, looks, and a well-connected community to raise kids.

#### Highlights:

- Fashionable Hamptons-style facade, modern interior with ducted cooling, security screens
- High polish floor tiling through TV room, rumpus, family living/dining room
- 4 hybrid floored bedrooms + 2 floor-to-ceiling tiled bathrooms and a powder room
- Master has WIR, patio access + ensuite with twin vanity, freestanding tub & shower
- Luxe kitchen (big WIP, 900mm 5 burner gas cooker) + covered alfresco entertaining patio

With a hefty new 13.2kw solar system up top (30 panels + a 10kW inverter), this is a home for the times, but also as elegant as it is efficient.



**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.



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07 3344 0288

Large format floor tiles run from the oversized front entry through no less than 3 living spaces. Along with a rumpus, there's a TV room, and, next to the kitchen, a spacious combined family living/dining area.

Whether it's quick weeknight snacks or a 4-course dinner party, cooking will be a joy in this house. The kitchen boasts a big gas cooker with concealed rangehood, dishwasher, gooseneck tap into the twin sink in the dining bar, and the WIP is huge!

Catering for alfresco gatherings will also be a breeze, with the living area opening onto a fan-cooled tiled patio - with night lighting - spilling onto a play-friendly grassy fenced yard.

On the accommodation front, 3 of the 4 bedrooms have BIRs, with the master luxed up with its huge WIR, patio access, and a gorgeous ensuite with matching round mirrors over the twin sinks in its floating vanity, a super soaking freestanding tub, and rain shower. Almost as flash is the second full bathroom, also with a separate tub and shower, and there's a powder room for guests.

Extras to entice include a lock-up double garage, 2.7m ceilings, feature wallpaper in some of the rooms, built-in speaker system, soft close kitchen cabinetry, and a fully integrated laundry.

An off-leash dog park is literally at the end of the road beside the awesome Carvers Reach playground, and everything else 'local' is a 5-minute drive: Park Ridge State School/State High, the Town Centre for shopping and the Park n Ride into the city.

Start your property journey in style in Carvers Reach!

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 P/L T/A LJ Hooker Property Partners  
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**07 3344 0288**

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## More About this Property

<b>Property ID</b>	B2HCF4R
<b>Property Type</b>	House
<b>Land Area</b>	462 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage

**Brendan Dingle 0401 500 412**

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

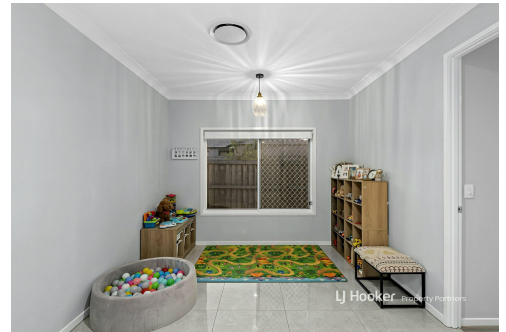
**Ruby Crowther 0422 189 718**

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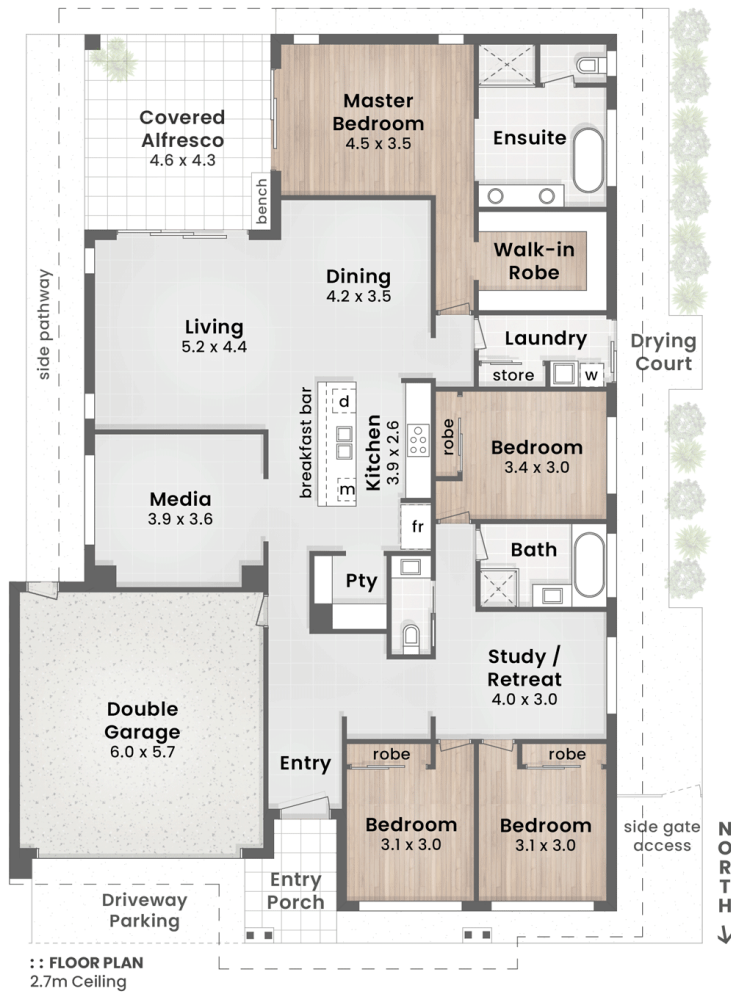
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**LEGEND**

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Gate Access | 4. Drying Court
- 5. Covered Alfresco | 6. Fenced Yard

**LJ Hooker**  
Property Partners

51 Grevillea Way  
**PARK RIDGE**

Internal 239m<sup>2</sup> | Alfresco & Porch 28m<sup>2</sup> | **Total 267m<sup>2</sup>**

462m<sup>2</sup>

4 Bed + Media + Study

2 Bath

2 Car + Off-Street

**DISCLAIMER:** This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)