

## Park Ridge, 53 Davidson Circuit

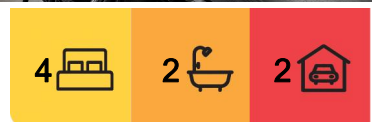
Hello Hamptons! Luxe 4-bed lowset in pretty Park Ridge

On the outer edges of Carvers Reach estate, this single-level sensation offers a family-friendly solution for buyers seeking a contemporary home in a neighbourly location close to amenities.

### Highlights:

- 2022 Neptune Homes' build with an oh-so-chic Hampton's style facade
- Tiled open plan living/dining beside a Masterchef kitchen, adjacent media room
- Dual sets of 3 stacker slider units opening living/media room onto covered alfresco patio
- 4 plush carpeted bedrooms, master with his & hers WIR, ensuite with twin vanity
- Ducted cooling throughout + fans in all the living areas, bedrooms and rear patio

The starting point to describe this top-end-of-town family abode must be the incredible kitchen. Catering easily to the living/dining room it overlooks, the movie watching media room next to it and the alfresco rear entertaining area, it will be the hub of daily life for the



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**LJ Hooker Property Partners**  
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lucky residents soon to move in.

Gourmet all the way, its fit-out is second to none. On show is an island dining bar housing a twin sink and dishwasher, with a double door fridge recess to one side and the cooking zone behind with a sparkling stainless steel gas cooker/oven centrepiece. Either side of the cooker is a big Butler's Pantry with room for the coffee machine and food processor and a handy bar fridge, and a fully integrated laundry. All three zones have matching herringbone patterned tiled splashbacks tying them together.

Branching off a central hallway from the porched front entrance, are 4 carpeted bedrooms - the master one side, the 3 kids' rooms opposite. All have ceiling fans in case you want to opt out of using the ducted cooling that can keep this whole home chill if you like.

While the kids' rooms have built-in robes, the front with chic plantation shutters too, the master has a double walk-in robe space for each head of the household, along with an elegant ensuite with a wall of mirrored storage above a floating vanity unit with 2 basins, and divine feature tiling.

The main bathroom is super-sized to service the rest of the house, boasting a deep freestanding tub as well as a shower, matt black tapware, and another private toilet.

Other features to entice include the auto-entry double garage, mow-and-go fenced yard, s-fold sheer curtains over a series of full height windows in the back living area, 2 data points in the front room, fittings to wall-mount a TV in the media room, and 2.59m ceilings.

Living at Carvers Reach rewards you with excellent proximity to the awesome local playground and dog park - 5 minutes' walk at most, with Park Ridge Town Centre, Park Ridge State/State High School, and the nearest Park nm Ride - all only a 5-minute drive.

Make no compromises! Have it all here, in Hamptons' style.

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## More About this Property

Property ID	B2G1F4R
Property Type	House
Land Area	420 m <sup>2</sup>
Including	Ensuite Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

### Brendan Dingle 0401 500 412

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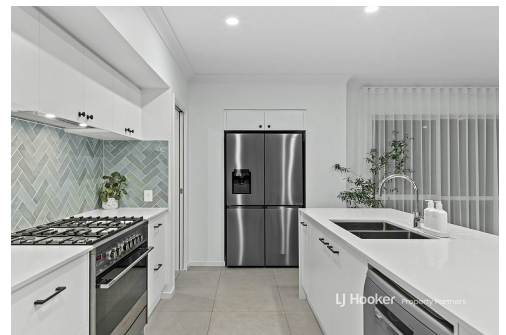
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53  
Davidson Circuit

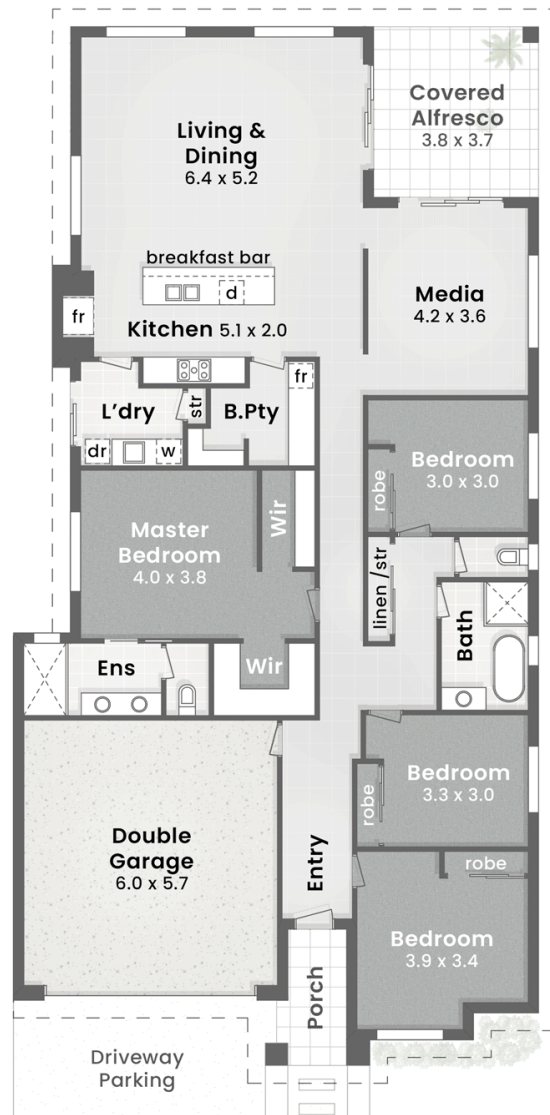
**PARK RIDGE**

-  420m<sup>2</sup>
-  4 Bed + Media
-  2 Bath
-  2 Car + Off-Street

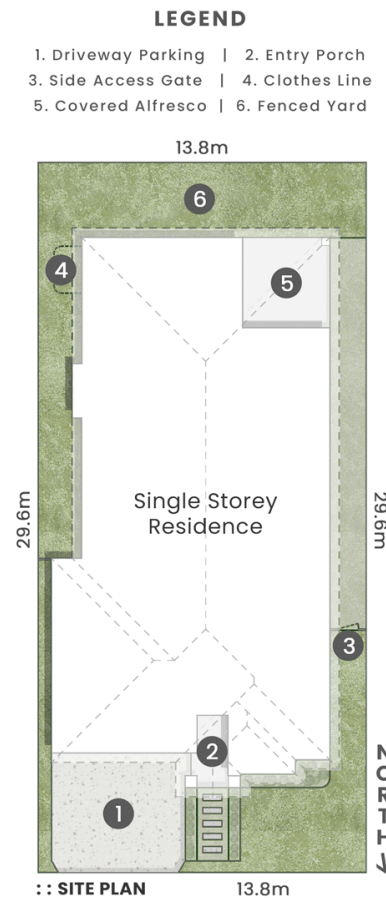
Internal 230m<sup>2</sup>  
Alfresco & Porch 19m<sup>2</sup>  
**Total 249m<sup>2</sup>**

**pdc.**

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**:: FLOOR PLAN**  
2.6m Ceiling



**DAVIDSON  
CIRCUIT**