



64 Doran Circuit, Park Ridge

Ultimate 5-Bedroom Home with Dual Living Options




Auction Location: Onsite & Online via Realtair

Positioned in the highly sought-after Tillerman Estate, this exceptional property offers the ultimate configuration for smart investors, extended families, or those looking to offset their mortgage with a high-yield boarding income.

Crafted to perfection, this versatile home can be enjoyed as a grand five-bedroom residence, or uniquely utilised as a completely self-contained 3-bedroom home + 2-bedroom retreat. With a separate entrance, separate switchboard, and a dedicated check meter for the two-bedroom wing, independent living has never been more seamless.

Highlights:

- Dual living versatility with a clever 3-bedroom + 2-bedroom footprint offering unparalleled comfort, absolute privacy, and financial flexibility.
- Built just two years ago within prestigious Tillerman Estate and kept in immaculate condition, presenting a pristine "as-new" turn-key opportunity.

5  3  4 

AUCTION

Sat 4th Jul @ 1:30PM

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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 **LJ Hooker**

- Feel the immediate sense of space and luxury with soaring 2570mm high ceilings, warm timber floors, and elegant fully tiled walls in bathrooms.
- Equipped with a solar panel system to drastically reduce your energy footprint and electricity bills.
- Situated minutes from the Mt Lindesay Highway for easy commutes to Brisbane and the Gold Coast, with a new bus stop opening soon right by the nearby traffic intersection.
- Whole-house water filtration system installed for clean, filtered water throughout the home.

The primary wing is anchored by an absolute show-stopper of a gourmet kitchen that serves as the social heart of the home. This open-plan culinary sanctuary is a chef's dream, pairing high-end appliances and efficient gas cooking with a striking, mirrored-gold glass splashback that adds a layer of high-fashion allure. The magnificent display island takes centre stage with its integrated wine cabinet, perfectly illuminated by a dramatic bubble-glass pendant light. This space flows effortlessly into a massive dining and family hub, before spilling open through wide sliders to a huge covered alfresco terrace - an idyllic setting for hosting high-end summer soirées within the privacy of your fully fenced yard.

The master suite is a generous sanctuary of its own, complete with a sprawling walk-in wardrobe and a breathtaking ensuite. Every single bathroom in this home has been elevated to resort-style standards, utilising premium plumbing fixtures and massive floor-to-ceiling tiles. The family bathroom serves as a private day spa, boasting a stunning freestanding bathtub and a separate toilet for seamless morning routines.

What truly sets this property apart is its brilliant, fully independent secondary wing. Offering the ultimate configuration to completely offset your mortgage or generate high-yield boarding income, this two-bedroom, one-bathroom retreat features its own private entrance, a separate switchboard, and a dedicated check meter. Complete with its own dedicated living space and wet bar equipped for electric cooking, this wing provides uncompromising privacy and comfort for grandparents, adult children, or premium flatmates.

No detail has been overlooked in future-proofing this home, featuring a robust treated timber structure, full LED downlights, Schneider power outlets, dual back-to-back split heat pumps, a continuous Rinnai instant gas hot water system, a powerful 10KW solar panel network, and an EV charger ready inside the secure double garage. Not to mention the whole-house water filtration system installed for clean, filtered water throughout the home.

Beyond the front door, you are buying into a vibrant, rapidly growing community. The home is situated mere minutes from the Mt Lindesay Highway, unlocking direct and effortless travel to both Brisbane and the Gold Coast. Daily life is a breeze with ten public and private schools within a short drive, an abundance of early learning options, plentiful public transport, and a brand-new bus stop opening right around the corner. Weekend leisure is sorted too, with Hubner Park's district sports grounds nearby and an upcoming 1-hectare community park featuring activity, play, and picnic spaces right down the street.

Looking for a multi-generational family dream or a dual-income investment powerhouse with incredible capital growth potential? This masterpiece delivers on every single front. Contact Shirley Zhong today to arrange your inspection.

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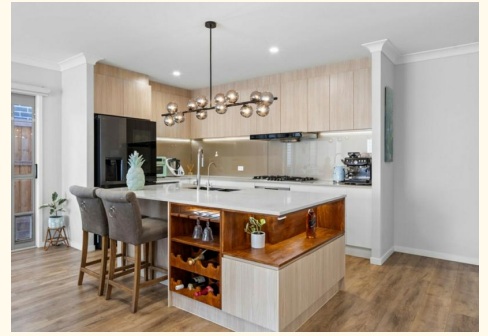
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MORE DETAILS

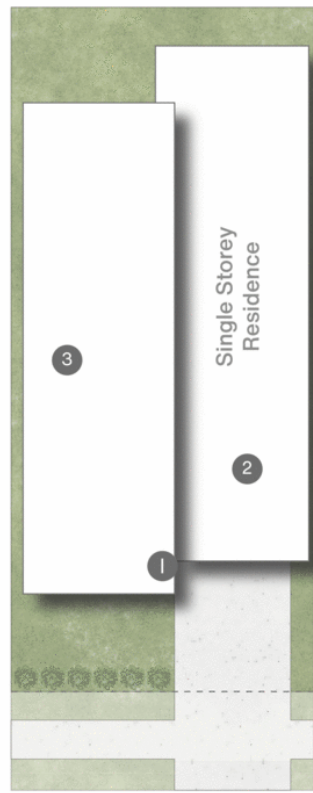
Property ID	B4W2F4R
Property Type	House
Land Area	375 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels

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- 1 Porch
- 2 Garage
- 3 Alfresco

Doran Circuit



64 Doran Circuit **PARK RIDGE**

5 | 3 | 2 | 216m² | 375m²

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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.