

68 Rural Street, Park Ridge

## SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Nestled in a no-through street and only a short walk from Woolies, this near-new home delivers the perfect blend of modern comfort and low-maintenance ease. Only four years young, it's an ideal choice for savvy investors wanting instant rental income or owner-occupiers seeking a sleek new lifestyle.

Thoughtfully designed with multiple living zones and a functional layout, this home offers flexibility for families, professionals, or tenants alike - making it a smart addition to any portfolio or a comfortable place to call home.

Top 5 Features at a Glance:

1. Two separate living zones plus a dedicated home office space upon entry.
2. Easy walk to Logan Reserve Shopping Village: Woolworths, cafes, gym & medical.
3. Full internal laundry with direct outdoor access to clothesline.
4. Fully fenced yard with no rear neighbours and plenty of usable space.
5. Only 4 years old and presented in excellent, near-new condition.

4  2  2 

### FOR SALE

Offers Over \$899,000

### AGENTS

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Ruby Crowther  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Step inside to a fresh, modern interior where neutral tones and tiled flooring create a clean, low-maintenance foundation for everyday life. The layout flows effortlessly from the entry through to the open-plan kitchen, living, and dining zone at the rear - perfect for relaxed day-to-day living and entertaining.

The kitchen is practical and well-positioned, featuring ample cabinetry, generous bench space, and a breakfast bar that connects to the main living area. Whether you're preparing meals or hosting guests, this central hub ensures you're included in the action.

A second living area or media room provides valuable flexibility - ideal as a quiet retreat, kids' zone, or additional lounge space. Positioned near the front of the home, the study offers a dedicated work-from-home setup or can easily double as a reading nook or entry space.

Stepping outside, the covered patio overlooks a good-sized, fully fenced backyard with no rear neighbours - offering both privacy and a secure space for kids or pets. The low-maintenance block means more time enjoying your home and less time on upkeep.

Accommodation is well-considered, with four bedrooms all featuring ceiling fans and built-in storage. The master suite is privately positioned and includes a walk-in robe, ensuite, and split-system air conditioning for added comfort. The main bathroom is well-appointed with both a separate shower and bathtub.

Additional features include:

- ? Split-system air conditioning to living area and master bedroom
- ? Ceiling fans throughout for year-round comfort
- ? Security screens and roller blinds throughout
- ? Double lock-up garage with internal access

Set in a growing Park Ridge pocket, this home offers excellent convenience with Logan Reserve Shopping Village just an 8-minute walk away, providing access to Woolworths, cafes, medical services, and a gym - everything you need right at your doorstep.

Whether you're looking for a smart investment in a high-growth corridor or a low-maintenance home to call yours, this property delivers on both!

Contact Brendan & Ruby today to arrange your inspection - this is an opportunity you won't want to miss.

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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 B4HRF4R  
Property Type House  
Land Area 393 m2  
Including Ensuite  
Study  
Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage

**Brendan Dingle 0401 500 412**

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**Ruby Crowther 0422 189 718**

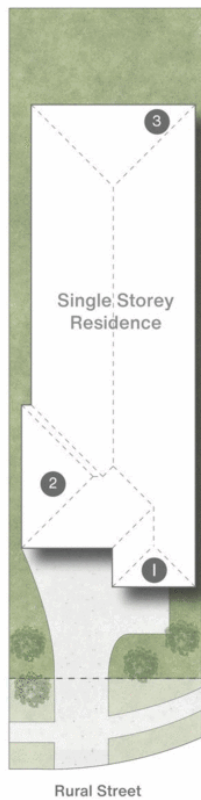
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- 1 Porch
- 2 Garage
- 3 Patio



68 Rural Street **PARK RIDGE**

4 | 2 | 2 | 190m<sup>2</sup> | 393m<sup>2</sup>

**LJ Hooker** Property Partners

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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**LJ Hooker**