



LJ Hooker Property Partners



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## Park Ridge, 91 Mount Huntley Street

SOLD BY BRENDAN DINGLE

Well-presented and with nothing to do except call up the removalists, this 4-bedroom lowset surrounded by play-friendly lawns would make a sensational start to anyone's property journey.

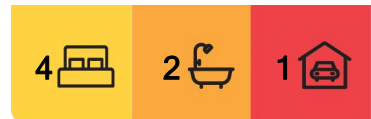
### Highlights:

- Value-for-money entry-level buying in a fast-growing location
- 4 carpeted bedrooms with BIRs and fans, master with WIR, A/C & ensuite
- Easy-clean tiled kitchen/living/dining area with A/C and fan
- Covered timber entertaining deck off lounge + a paved firepit area with bench seating
- Bill-busting solar panels, lock-up single garage + extra off-street parks on driveway

91 Mount Huntley Street greets you with a grassy front yard, a long drive up to its single secure garage, and a timber walkway to the front door.



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2CBF4R](http://ljhooker.com.au/B2CBF4R)

**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

Inside, generous accommodations await in the form of 4 carpeted and fan-cooled bedrooms, 3 with built-in robes, the master sporting extras like a split-system A/C unit, a walk-in robe with hanging racks and loads of shelving, and an ensuite with a shower. The family bathroom is well-sized for a household of this number and offers both a shower and tub.

Modern and well-appointed with a gas cooker, rangehood, prep/dining bar, twin sink, and abundant storage, the kitchen overlooks a tiled living/dining area with A/C, a fashion-forward black ceiling fan, and the capacity to welcome in natural breezes through a screened slider to the backyard.

The covered timber deck off the lounge makes a shady spot through the warmer months for watching kids or pets at play in the grassy fenced yard. In one rear corner a couple of built-in benches are the place for marshmallow toasting on a paved firepit area, while a shed in the other corner can stow all the garden gear.

Extra storage is available toward the back and side of the large lock-up single garage that sits at the end of a driveway offering tandem parks for a couple more vehicles.

With new builds going up all around, you know this is a suburb on the rise and local amenities are popping up to support what is a very family-oriented local community. This house is zoned for the area's newest arrival - Corymbia State School which opens for Term 1 in 2025 for prep to Years 6 and is only a 5-minute drive from here. Other essentials are also only a short car trip, including Logan Reserve Shopping Centre (5 minutes), Park Ridge Town Centre (6) and Park Ridge State High (7).

Buy here and make it a clean first dive into the property pool!

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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



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## More About this Property

<b>Property ID</b>	B2CBF4R
<b>Property Type</b>	House
<b>Land Area</b>	300 m <sup>2</sup>
<b>Including</b>	Air Conditioning Deck Fully Fenced Solar Panels

### **Brendan Dingle 0401 500 412**

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

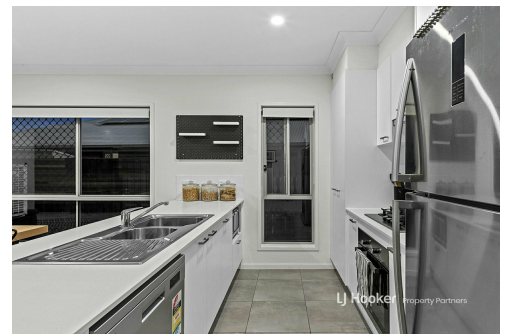
### **Ruby Crowther 0422 189 718**

Sales Associate to Brendan Dingle | [rbycrowther@ljhpp.com.au](mailto:rbycrowther@ljhpp.com.au)

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91  
Mount Huntley Street

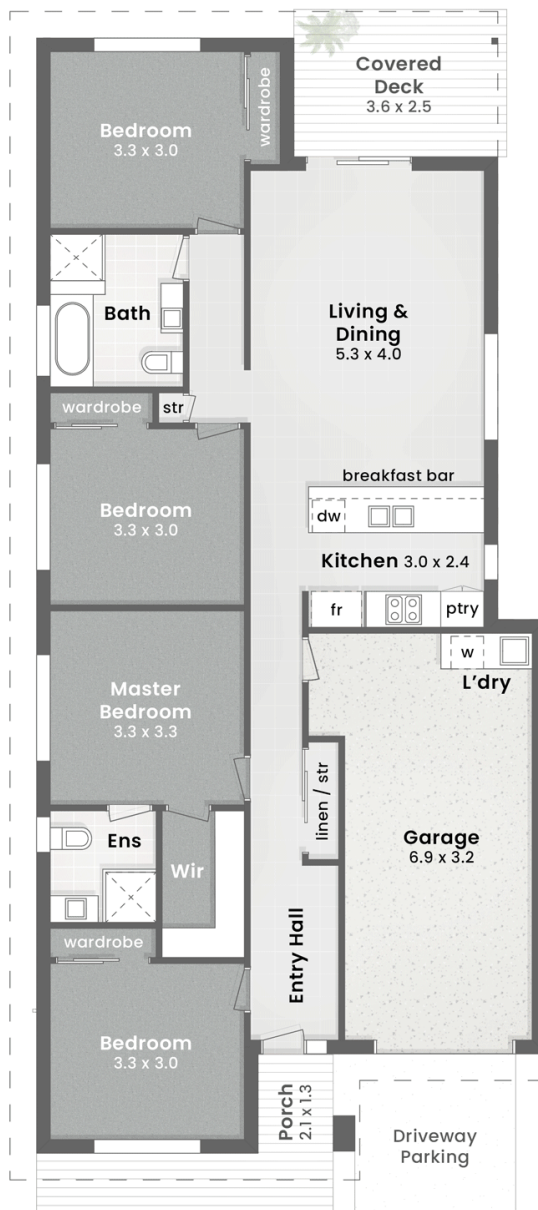
## PARK RIDGE

-  300m<sup>2</sup>
-  4 Bed
-  2 Bath
-  1 Car + Off-Street

Internal 139m<sup>2</sup>  
Deck & Porch 11m<sup>2</sup>  
**Total 150m<sup>2</sup>**

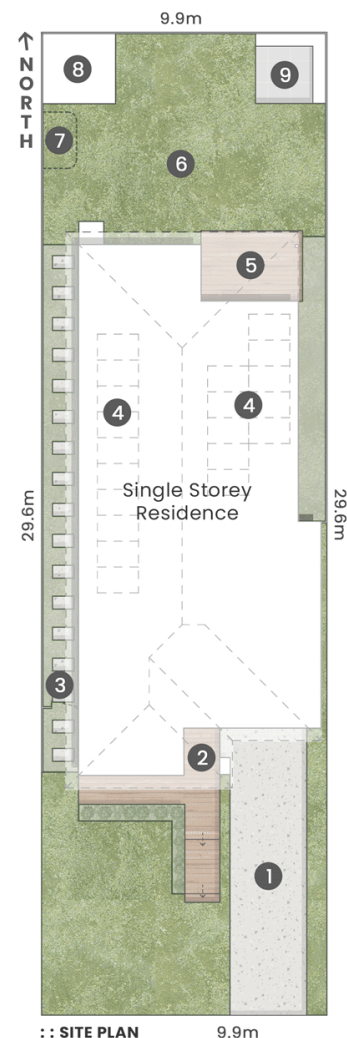
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:: FLOOR PLAN  
2.6m Ceiling

- LEGEND**
- 1. Driveway Parking | 2. Entry Porch
  - 3. Side Access Gate | 4. PV Solar Panels
  - 5. Covered Deck | 6. Fenced Yard
  - 7. Clothes Line | 8. Garden Shed
  - 9. Fire Pit Retreat



:: SITE PLAN  
9.9m

MOUNT HUNTLEY  
STREET