



96 Davidson Circuit, Park Ridge

## SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Nestled within the highly sought-after Carvers Reach Estate, this contemporary residence offers an exceptional opportunity for those seeking a stylish, low-maintenance lifestyle in a thriving community. Just over three years old, this home presents like new, providing a turnkey solution for first-time buyers, downsizers, or savvy investors looking to secure a foothold in Park Ridge.

### Highlights:

- Chic lowset on manageable 261m<sup>2</sup> block just over 3-years-young
- Ideal entry level home within highly sought-after Carvers Reach Estate
- Open plan living and dining with MasterChef kitchen; Seamless flow to outdoor patio
- 4 comfortable bedrooms; Master with ensuite and air conditioning
- Conveniently located near parks, schools, shops, and transport links

Striking a modern street appeal, this lowset sits on an easy-care 261m<sup>2</sup> block. Fully fenced, the clever house design still provides a good size back garden that allows you to enjoy outdoor pursuits such as gardening, playing with kids, or entertaining under the covered patio area. Side paths are simple and tidy and gated to one side.

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.

4  2  2 

### FOR SALE

For Sale | Carvers Reach

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

 **LJ Hooker**

Inside, the light-filled open plan living and dining zone serves as the social heart of the home while the MasterChef kitchen is a standout for the modern home chef. Anchored by a sleek benchtop that doubles as a social hub for morning coffee, this culinary space also features high-end 900mm appliances, a versatile 5-burner gas cooktop, dishwasher, and a neutral tiled splashback that adds a touch of understated texture.

This seamless connection between the air-conditioned living zone and the outdoor patio ensures that whether you are hosting a summer barbecue or enjoying a quiet night in, the home adapts to your pace.

The master bedroom is privately positioned at the rear, offering a quiet retreat with its own air conditioning and modern ensuite. Three additional bedrooms, all featuring built-in robes, are serviced by a central family bathroom that has been designed with a touch of luxury, featuring built-in shower niches for a clean aesthetic and a double shower head that elevates the daily routine into a spa-like experience.

Here, the practical touches have also been taken care of. Chic vertical blinds and ceiling fans throughout, security screens, convenient internal laundry, and a spacious double garage with internal and external access, this is low-maintenance living at its finest.

Tucked away in a peaceful yet vibrant estate, you are within walking distance of idyllic parklands and the local dog park, with early education just down the street. Everything your family needs is within easy reach, with Park Ridge Town Centre, local state schools, and the park 'n' ride bus station all located just minutes away.

Add this to your 'must-see' list and contact Brendan Dingle or Ruby Crowther today to find out more.

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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 B4DPF4R  
Property Type House  
Land Area 261 m2  
Including Ensuite  
Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

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

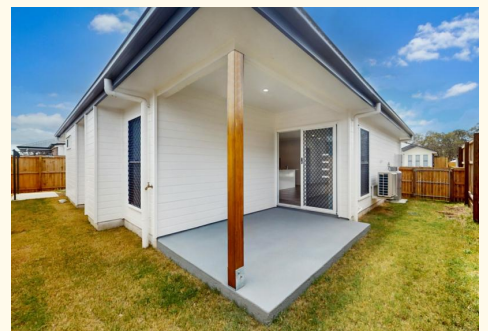
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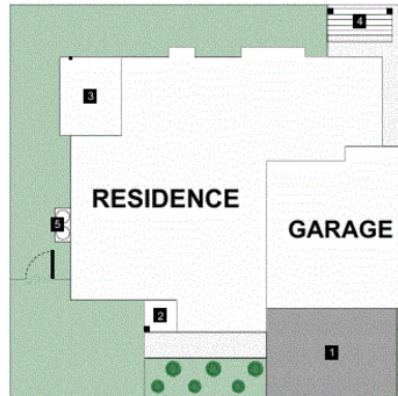


# 96 Davidson Circuit, Park Ridge

4 Bed 2 Bath 2 Car



FLOOR PLAN



SITE PLAN

All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

## LEGEND

1. Driveway
2. Porch
3. Patio
4. Clothes Line
5. Gas Cylinder

Internal : 126m<sup>2</sup>  
External : 8m<sup>2</sup>



**LJ Hooker**  
Property Partners