



SOLD

ONLY 2 YEARS YOUNG!

Executive style home with an exceptional design catering for anyone wanting extra space or the ability to work from home! This is a perfect property for an investor or first home buyers who are looking for the modern, low maintenance home while enjoying the peace and quiet of the area without sacrificing distance from the Brisbane CBD or surrounding areas, why is Park Ridge highly sought after?? As they say location, location, location, this home is less than 10 minutes to the Park Ridge Town centre and Tavern, 13 minutes to Grand Plaza Shopping centre, 30 minutes to Garden City Mount Gravatt, less than 20 minutes to Springwood, What about the Gold Coast? Under 35 minutes to the Theme parks! And a 39-minute drive to the Brisbane CBD, close to schools, and amenities and public transport.

Features of the home include:

- â—◆ Very Spacious living areas
- â—◆ Front living area ideal for home office, media room or make it a 5th bedroom
- â—◆ Extra Large Master bedroom that would easily fit king-sized bedroom suites
- â—◆ Master includes a larger walk in wardrobe, en-suite boasting spacious shower, vanity, and toilet
- â—◆ Split system air-conditioning to the master and main living area
- â—◆ Quality floor tiles
- â—◆ Carpet to all bedrooms and second living area
- â—◆ Ceramic cook-top & electric oven
- â—◆ Stone bench-tops top with plenty of space and double sink
- â—◆ Generous sized breakfast bar
- â—◆ Double door fridge space
- â—◆ Dishwasher
- â—◆ Ceiling fans throughout
- â—◆ LED lighting (power efficient & long life)
- â—◆ Easy to use Vertical blinds
- â—◆ Security screens to all windows and doors
- â—◆ Good sized Laundry positioned on the back wall of the garage.
- â—◆ Family bathroom with bathtub and separate shower
- â—◆ Separate toilet
- â—◆ Covered outdoor entertaining area
- â—◆ Double automatic garage 6.2m x 6.5m

4 BED | 2 BATH | 2 CAR

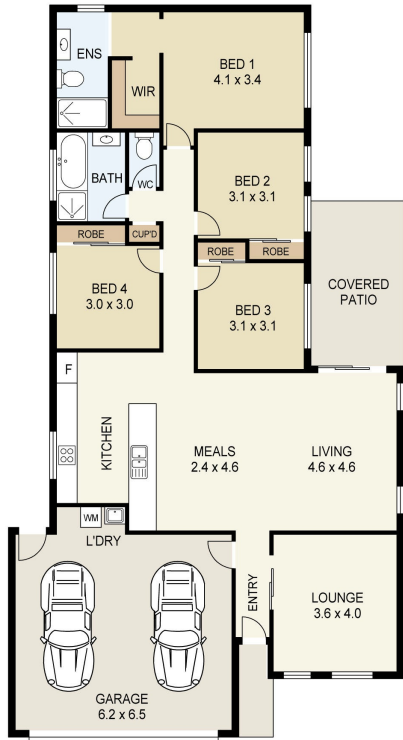
PRICE:
\$425,000

OPEN FOR INSPECTION:
N/A

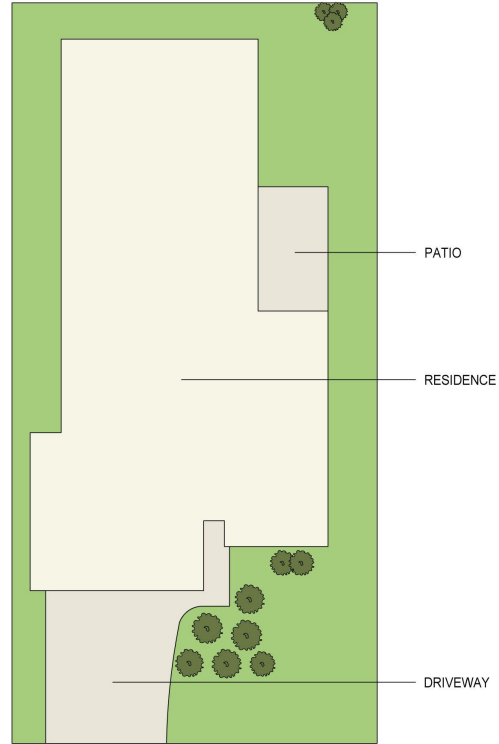


Nicole Polley
0450578811
polley@atrealty.com.au
www.atrealty.com.au

John Bradstreet
0427 395 955



Floor Plan



Site Plan

16 FREDERICK PLACE, PARK RIDGE



SCALE UNIT IS IN METRES

All measurements are approximate and for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

INTERNAL : 176m²
EXTERNAL : 14m²



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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