



**SOLD**

## YOUR DREAM HOME THAT HAS ALL YOUR BOXES TICKED!

Property Description Address: 29 Birchwood Street, Park Ridge, Brisbane

### Summary:

This stylish modern brick lowset home is situated in the booming suburb of Park Ridge, offering ample space for a growing family. Positioned on a substantial corner block with manicured lawns and garden beds, this property features a family-friendly fenced yard, making it an ideal choice for those seeking comfort and convenience.

### Key Features:

- Interior: - Cosy carpet in all bedrooms
- Durable tiles in high-traffic areas
- Bright, airy open-plan kitchen, living, and dining area with access to a covered patio
- Four bedrooms, all with ceiling fans; three with built-in robes, and the master with a walk-in robe and ensuite
- Additional carpeted media room
- Air-conditioned main living area with sliding doors to the patio
- Kitchen: - Lengthy breakfast bar - Spacious cooking area with abundant storage - Large under-bench oven - Chic tiled splashbacks - Gas cooktop and rangehood
- Bathrooms and Laundry:
- Second full bathroom with shower and bath
- Large laundry with space for side-by-side washer/dryer

### Location: Schools and Childcare:

- Walking distance to Happy Hearts Kindy (4 minutes) and St Philomena College (9 minutes)
- Short drive to Logan Reserve State School (5 minutes) and Marsden State High (10 minutes)

### Shopping and Amenities:

- 9-minute drive to Park Ridge Town Centre, featuring Coles, Woolworths, and specialty shops
- Nearby Park n Ride for easy commuting

4 BED | 2 BATH | 2 CAR

PRICE:  
\$740,000

OPEN FOR INSPECTION:  
N/A



**Michael Tran**

**0452499499**

michael.tran@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



29 Birchwood St, **PARK RIDGE**

Internal **161 m<sup>2</sup>** External **13 m<sup>2</sup>** Total **174 m<sup>2</sup>**

4 x 2 x 2 x

Conditions of use: All floor plan measurements, positions and angles are approximate and for illustrative purpose only. New View Photography makes no guarantee of the accuracy of any measurements, symbols or texture as the intent of this floor plan is to indicate the approximate layout of the property only. While every attempt at accuracy is made, potential buyers must seek their own independent professional measurements to determine the home's suitability before purchase. New View Photography accepts no responsibility or liability for any loss from using this floor plan. The floor plan must not be reused or resold for any reason without prior written consent from New View Photography.



**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.

**Michael Tran**  
**0452499499**  
michael.tran@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

