



## FOR SALE

### STUNNING FAMILY HOME IN THE HEART OF PARK RIDGE

#### Essential Details:

Size: 187.5m<sup>2</sup> Home on a 487m<sup>2</sup> Block  
Bedrooms/Bathrooms/Garage: 4 Bed, 2 Bath, 2 Car  
Built year: 2016  
Status: Currently Tenanted  
Lease end date: 08.08.2025  
Rental Appraisal: \$650 to \$680/week  
Council rates: \$582.00 per quarter  
Water bill: Approx. 360 per quarter

Discover the perfect blend of modern elegance and unbeatable convenience with this stunning low-set family home. Nestled on a 487m<sup>2</sup> block with approximately 190m<sup>2</sup> of stylish living space, this property is designed for families, downsizers, and savvy investors alike.

With 4 spacious bedrooms, 2 bathrooms, and a double car garage, this home combines functionality with contemporary charm.

#### Key Features You'll Love

Spacious Bedrooms: Master suite with walk-in wardrobe and luxurious ensuite.  
Modern Kitchen: Stone benchtops, quality appliances, ample storage, and fridge cavity.  
Open-Plan Living: Expansive living and dining areas, plus a separate second living room for added flexibility.  
Outdoor Entertaining: Covered alfresco area perfect for year-round gatherings.  
Comfort & Convenience: Air-conditioning in the main living area, LED lights, ceiling fans, and security screens throughout.  
Low-Maintenance Lifestyle: Easy-care 487m<sup>2</sup> block with thoughtful design for modern living.

#### Prime Location

2 mins to Logan Village Shopping Centre

4 BED | 2 BATH | 2 CAR

#### PRICE:

Submit all offers

#### OPEN FOR INSPECTION:

N/A



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## 49 Mount Barney Crescent, Park Ridge.



### Room Dimensions (m)

Family / Meals	5.1 x A
Living	4.7 x 3.6
Master Bed	3.4 x 3.8
Bedroom 2	3.6 x 2.8
Bedroom 3	3.4 x 3.0
Bedroom 4	2.8 x 3.0

### Floor Areas (m<sup>2</sup>)

Indoor Living	136.92m <sup>2</sup>
Garage	35.55m <sup>2</sup>
Outdoor Living	11.60m <sup>2</sup>
Portico	3.20m <sup>2</sup>

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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.