

# 13 Irma Circuit, Park Ridge, Qld 4125

## House For Sale

Thursday, 4 April 2024

13 Irma Circuit, Park Ridge, Qld 4125

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Erynne Manners  
0731331234

## FOR SALE

Built in 2019 by CJ Homes this perfect 3 bedroom, 2 bathroom home is perfect for a first home buyer or a small family wanting to grow more, This expansive residence is thoughtfully designed to cater to the needs of modern family living. With a spacious open-plan main living area, three generously sized bedrooms, and a large backyard, it's an ideal space for both kids and pets to thrive. Whether you're hosting gatherings or seeking relaxation, there's plenty of room for everyone. The heart of the home is the central kitchen, equipped with top-notch features including a 900mm freestanding cooker with gas cooktop, premium stone bench-tops, ample storage, and a plumbed fridge cavity. Meal preparation becomes a delight in this well-appointed space. Step outside to discover your own outdoor oasis - the expansive outdoor alfresco area is perfect for entertaining amidst the backdrop of established, low-maintenance gardens. Each of the three bedrooms offers a comfortable retreat, ensuring privacy and tranquility for all occupants. The air-conditioned master suite features an ensuite and walk-in wardrobe, while the remaining bedrooms come with built-in wardrobes. This property is designed with both comfort and convenience in mind. A very short distance from this family home, is the location of the new Park Ridge State School opening 2025, as well as the site for the NEW Woolworths development. Park Ridge living at its finest awaits you here. Don't miss out on the opportunity to make this exceptional property your family's new home!

**Extensive Property Features:-** Garden Shed- Solar panels- Lease ending in 6 months with the possibility of early vacate.- Rental appraisal \$600-\$650 a week- 3 bedrooms, 2 bathrooms, 2 car garage, combined open plan living/dining- 375 m<sup>2</sup> block- Central kitchen with gas cooking, premium stone bench-tops, ample storage and plumbed fridge cavity and feature lights above the kitchen bench top- Oversized outdoor alfresco area overlooking spacious backyard- Air-Conditioning to master bedroom and main living area- LED down-lights throughout- Ceiling fans throughout- Laundry with direct access to outside where the clothesline is located- Security screens throughout- Window coverings throughout

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