

# 2 Nielsen Court, Middle Ridge, Qld 4350

## House For Sale

Thursday, 7 December 2023

2 Nielsen Court, Middle Ridge, Qld 4350

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1087 m2

Type: House



Grant Nissen



Ethan Aisthorpe  
0418261545

## Expressions of Interest

For sale via Expressions of Interest, closing 12PM Monday 18 December, unless sold prior. Nestled at the end of a tranquil cul-de-sac, this exceptional family home, crafted by the renowned Mark Winter Constructions, boasts an enviable coveted Middle Ridge address. A masterpiece of design, the open plan kitchen, living and dining areas serve as the heart of the residence, creating a seamless flow that connects effortlessly to the covered outdoor patio overlooking the inground pool, making it an ideal space for both relaxation and entertainment. Adding a touch of sophistication, the home features a spacious formal lounge at the front, providing an intimate retreat for quiet moments or elegant gatherings. The home has been designed with inclusivity in mind. Providing disability friendly features with wide hallways, ramps and smooth pathways, adapted bathroom facilities ensuring a comfortable and accessible living experience. Whether you're drawn to the modern aesthetics, the functional layout, or the serene surroundings, this residence offers an unparalleled opportunity to experience a lifestyle of luxury and tranquility. For sale via Expressions of Interest, closing 12PM Monday 18 December, unless sold prior.

**At A Glance:**

- 5 bedrooms, 3 bathrooms, and a double lock up garage
- Formal and informal living areas
- Studio designed with disability friendly features
- Covered outdoor area with north/eastern aspect
- Salt water Inground pool
- Established low maintenance gardens
- 4.2 kw solar system
- Reverse cycle air conditioning

**Additional Information:**

- State School Catchments – Gabbinbar SS & Centenary Heights SHS
- Parklands – Nielsen Park, Glen Lomond Park, & Nelson Street Park
- Lifestyle – Middle Ridge Golf Course, Middle Ridge Village, & The Southridge Shops
- NBN – Fibre to the Premises (FTTP)
- Zoning – Low Density Residential
- General Rates (net half year) - \$1,878.59
- Water Access - \$314.95
- Waste Service Day – Tuesday

For sale via Expressions of Interest, closing 12PM Monday 18 December, unless sold prior.

**Disclaimer:** Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.