

**25 Irma Circuit, Park Ridge, Qld 4125**



**Sold House**

Thursday, 8 February 2024

25 Irma Circuit, Park Ridge, Qld 4125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



**RYAN TRAMA**

0738053108

**\$685,000**

The Ryan Trama Team proudly presents 25 Irma Circuit in Park Ridge! This spacious property features floor-plan tailor-made for modern-day family living. It boasts a large open-plan main living area, four generous bedrooms and a big backyard, perfect for the kids and pets to enjoy! Whether you're entertaining guests or seeking some peaceful alone time, this home offers ample space for everyone.

**Central Kitchen & Easy Entertaining:**The central kitchen is a culinary masterpiece, featuring a 900mm freestanding cooker with gas cooktop, premium stone bench-tops, ample storage and a plumbed fridge cavity. Cooking and meal prep will become a joy in this well-appointed space. Step outside and discover your very own outdoor paradise. The generous outdoor alfresco area provides the perfect setting for gatherings and alfresco dining, surrounded by established, low-maintenance gardens.

**Four Spacious Bedrooms:**This home offers four generously sized bedrooms, ensuring everyone has their own cozy haven. The air-conditioned master retreat boasts an ensuite and a walk-in wardrobe, while the remaining three bedrooms feature built-in wardrobes. Comfort and convenience are at the forefront of this property's design.

**Perfectly Located:**A very short distance from this family home, is the location of the NEW Park Ridge State School (opening Term 1, 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:**- 4 bedrooms, 2 bathrooms, 2 car garage + open plan living- Spacious 375 m<sup>2</sup> block- Central kitchen with gas cooking, premium stone bench-tops, ample storage and plumbed fridge cavity- 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 external clothesline- Security screens throughout- Window coverings throughout- PLUS MUCH MORE!

Current market rental appraisal: \$580 per week  
This property is currently tenanted until 9 May 2024.  
Contact Ryan Trama today on 0448 295 135 to secure this incredible opportunity!