

3 Ridgevale Boulevard, Holmview, Qld 4207



House For Sale

Wednesday, 12 June 2024

3 Ridgevale Boulevard, Holmview, Qld 4207

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 717 m2

Type: House



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Auction

AUCTION INFO: THIS PROPERTY IS GOING TO AUCTION ON THE 29TH OF JUNE AT 9:00AM IN-ROOM AT 131 CITY ROAD, BEENLEIGH. THIS PROPERTY MUST BE SOLD ON OR BEFORE AUCTION. OVER THE PHONE BIDDING ACCEPTED. PLEASE CONTACT SELENE OR ADAM TODAY TO REGISTER YOUR INTEREST. Welcome to 3 Ridgevale Boulevard, Holmview! A one-of-a-kind property that has everything you need and more! This property is perfect for growing families, multi-generational families, home-run businesses and buyers looking for a smart rental opportunity. There is a lot to discover with this unique home. Continue reading to see what can be yours and we look forward to seeing you at the next open home!

FAST FACTS & MAIN PROPERTY FEATURES:- LOW-SET DUAL-LIVING PROPERTY!!- 6 x Bedrooms- 4 x Bathrooms- 2 x Large Living Areas- 2 x LARGE Kitchens- 2 x Car Accommodation- 717m² Block- Additional On Street Parking Available for Guests- Beautiful Views- Huge 360m² Total Floor Plan! (Approx)- 2.75m Ceiling Height!- Close to everything you need - shops, schools and parks!- NO BODY CORPORATE FEES!!! If you're looking for a large home with space for the entire family AND guests, THIS IS IT. 3 Ridgevale Boulevard, Holmview features two distinct living opportunities under the one roof providing privacy for family members & guests, or can be easily transformed into one large home. As you arrive, the home's grand facade sets the tone for what you can expect inside. Step through the front feature door into a light-filled foyer that opens to an expansive living area, centrally positioned between the first 3 bedrooms, 2 bathrooms and large kitchen. Thoughtfully designed for comfort and style, this property features high ceilings throughout, large spaces, ducted air-conditioning throughout and modern touches.

FEATURES:
KITCHEN 1 (Located in the front section): Kitchen 1 is a chef's dream, boasting plenty of bench space, an abundance of storage and an open layout. The open-plan design seamlessly transforms this space into a combined kitchen, dining area ideal for entertaining or relaxing with loved ones. Includes: Floor & wall cupboards, single bowl undermount sink, stone benchtops, gas upright stove, and rangehood.
KITCHEN 2 (Located in the back section): Kitchen 2 is the definition of a modern and minimalistic functional space. With its spacious benchtops, abundance of cupboard space and butler's pantry with a sink and powerpoints, it's perfect for any home cook. Includes: Floor & wall cupboards, pantry, single bowl sink, single bowl undermount sink, stone benchtops, dishwasher, under bench oven, gas cooktop and rangehood. Butler's pantry with floor & wall cupboards, single bowl sink, 2 x drawer dishwashers and a microwave nook.
BEDROOMS & BATHROOMS: Each side of the property features 3 bedrooms. Please refer to the floorplan for a birds eye view of the layout. Bedrooms 1, 2 and 3 are located on the front side of the house. Bedrooms 4, 5, and 6 are located at the back side of the house.
BEDROOM 1: Large master bedroom with a walk-in wardrobe, ducted air-conditioning and carpet flooring. The master bedroom is located next to the main bathroom.
BATHROOM 1: The main bathroom features a shower, bathtub, vanity and plenty of storage. Positioned next to the main bathroom is the private powder room complete with a toilet and basin for total privacy.
BEDROOM 2: Spacious bedroom with built-in cupboards and ducted air-conditioning. Carpet flooring.
BEDROOM 3 - Spacious bedroom with built-in cupboards, carpet flooring, ducted air-conditioning and direct access to the two-way bathroom. This room also has sliding door access to outside.
BATHROOM 2: The 2-way bathroom connects between bedroom 3 and the kitchen/dining area and features a large shower, single vanity unit, acrylic benchtop, toilet, and wall mirror.
BEDROOM 4 - Spacious bedroom with built-in cupboards, carpet flooring and ducted air-conditioning
BEDROOM 5 - Spacious bedroom with ducted air-conditioning
BEDROOM 6 - HUGE luxury style master bedroom with tiled flooring, complete with a spacious walk-in wardrobe and ensuite.
MASTER ENSUITE (bathroom 3): The master ensuite features a clawfoot bath, shower, dual shower head, double vanity unit, stone benchtop, solid timber cabinet, toilet, wall mirror, and full floor to ceiling tiling.
BATHROOM 4 / LAUNDRY: Bathroom 4 is combined with the laundry. This space is complete with a shower, double basin, and toilet. Also features plenty of storage. There is also access to outside through the back door.

THE EXTRA DETAILS:
HEATING/COOLING: Ducted air-conditioning throughout
SECURITY: Security screens & security system
FLOOR AND WALL COVERINGS: Carpet, tiles, and laminate
Exposed aggregate driveway, boundary and internal fencing of mixed construction, exposed aggregate paths, timber decking, and paving paths, moderate landscaping, rain water tank, and porch
Ducted Vacuum system-The dual living aspect of this home is truly remarkable, featuring two self-contained living arrangements with their own entrance, kitchen, living area, and three bedrooms each. This space is perfect for in-laws, guests, or even as a rental opportunity, providing flexibility and independence while still being part of the larger home. Outside, the large backyard awaits, offering plenty of space to add your own touch for relaxation and recreation. The covered patio area is perfect for alfresco dining, while the lush lawn and garden beds create a serene environment to unwind and enjoy nature. Located in a sought-after area close to schools, parks, and shopping centres, this

home combines convenience with luxury. This six-bedroom dual living home is more than just a residence; it's a lifestyle. Experience the perfect blend of spaciousness, elegance, and versatility in a property designed to cater to your every need. Don't miss the chance to make this exquisite home your own.

HOW TO PURCHASE THIS PROPERTY: This property is going to AUCTION on Saturday the 29th of June at 9:00am In-Room at the Ray White Beenleigh Office - 131 City Road, Beenleigh. Offers prior to auction are welcome and encouraged! This property must sell on or before auction so be sure to contact Selene or Adam today! Phone bidding accepted & bid on behalf of bidding accepted. To register your interest, contact Selene or Adam today!

AUCTION DETAILS: Deposit paid upon signing of the contract: 5% Preferred settlement period: 30 Days (Negotiable)--This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Ray White Beenleigh by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.