

300-304 Granger Road, Park Ridge South, Qld 4125



House For Sale

Friday, 24 May 2024

300-304 Granger Road, Park Ridge South, Qld 4125

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 8000 m2

Type: House



RYAN TRAMA

0738053108

SUBMIT ALL OFFERS!

The Ryan Trama Team proudly presents 300-304 Granger Road in Park Ridge South. Situated within the highly-sought after 'Emerging Community' Zone of the Park Ridge South Master Plan, this fully-fenced and expansive 8,000m² (two acre) property presents as an exceptional opportunity for land-bankers, future developers, home business owners, or families seeking a serene acreage lifestyle just moments to modern-day amenities. Properties like this, within the Emerging Community zone are tightly held, and for good reason! With the booming development of Park Ridge clear for everyone to see, Park Ridge South is the next Master Planned community set for substantial future growth. Suitable for future residential development under the Logan City Council's Park Ridge South & Chambers Flat Master Plan, and with major upgrades planned for new arterial roads connecting Park Ridge South to Chambers Flat and Logan Reserve, savvy investors will benefit greatly from substantial future growth. Featuring a partly renovated 3 bedroom & 2 bathroom home, with two generous living spaces, this acreage retreat features ample room for modern-day family living. The renovated kitchen featuring 40mm stone bench-tops, a 900mm SMEG freestanding cooker with gas cooktop and plenty of storage, is the centrepiece of this impressive and low-maintenance home. Entertaining is easy, with a seamless flow from kitchen, to open plan dining and huge outdoor entertaining area. Two air conditioners keep you cool in summer, whilst the combustion wood heater warms you in winter. The large 12m x 9m shed with 3m x 3.6m openings, houses all the toys, including large boats and caravans, whilst the 9m x 6m shed, complete with workbenches and shelving, is the perfect workshop. Both are powered. Two 19,000L water tanks are connected to the house with a pressure pump, whilst a 10,000L tank is fitted to the large shed, also with a pressure pump. There are also an additional two smaller water tanks totalling 4,000L capacity. The bore pump with 6 tap outlets around the property, as well as the dam, ensure you have ample water for the gardens and animals. The 6.63kw solar system with top-of-the-range Fronius inverter, help to further reduce your environmental footprint. Unbeatable Location:- 3 minutes to Mount Lindesay Highway - 7 minutes to Parklands Christian College- 9 minutes to Park Ridge Schools- 14 minutes to Grand Plaza- 35 minutes to Brisbane CBD. Extensive Property Features:- 8,000m² (2 acres) of fully-fenced land zoned 'Emerging Community'- Lowset brick home featuring, 3 bedrooms, 2 bathrooms, and two spacious living areas- Renovated kitchen with 40mm stone bench-tops, SMEG appliances, Miele dishwasher and plenty of storage- Huge outdoor entertaining area- 6.63kw solar system with Fronius inverter- 2 x air-conditioners (living areas and master bedroom)- Wood heater in lounge with 8kw fan- Master bedroom with ensuite and walk-in wardrobe- Remaining 2 bedrooms with built-in wardrobes- Main bathroom with bath- Two large powered sheds (12m x 9m and 9m x 6m)- Bore with 6 tap outlets- Colourbond roof replaced in 2021- New gas hot water system (135L)- Two x 19,000L water tanks connected to house (with pressure pump)- 10,000L water tank connected to large shed (with pressure pump)- Additional 3,000L + 1,000L water tanks- Dam- Established fruit trees. Contact Ryan Trama today to secure this incredible opportunity! 0448 295 135