

**308-314 Granger Road, Park Ridge South, Qld 4125**



**Sold House**

Tuesday, 2 January 2024

308-314 Granger Road, Park Ridge South, Qld 4125

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 8001 m2**

**Type: House**



**RYAN TRAMA**

0738053108

**\$787,500**

The Ryan Trama Team proudly presents 308-314 Granger Road in Park Ridge South - Lovingly maintained by the current owners for more than three decades, this is a rare opportunity to acquire an acreage oasis offering complete privacy, with the convenience of easy access to a wide-range of local Park Ridge amenities. The main residence features a massive outdoor alfresco area overlooking the manicured and landscaped gardens featuring private sitting areas and fish ponds. Inside, you will find two spacious and air-conditioned living areas, as well as a separate dining area / study and a functional kitchen. The open plan main living area and kitchen feel incredibly spacious thanks to the inclusion of the high-raked ceiling. The four bedrooms cater for the whole family, serviced by a two-way bathroom. The generous master bedroom with air conditioning and ceiling fan, features its own private patio overlooking the front of the property. The remaining three bedrooms all feature built-in wardrobes and ceiling fans. There are three sheds located on the property - The shed closest to the house has been converted into an air-conditioned multi-purpose room, perfect as a home office and with the potential to convert to a granny flat with an attached carport. The second shed is a 54m<sup>2</sup> two-bay shed - perfect for storing vehicles or as a work shed, and the third is an extra-large garden shed, housing the included 16.5hp Cox Lawnboss ride-on mower. Four water tanks are included on the property, including two concrete tanks interconnected and plumbed directly to the house with a water filtration system in place. There is also a dam with a water pump and a bore water system, perfect for watering the gardens or for animals etc. Perfectly Located:- 8 minute drive to Park Ridge Town Centre- 8 minute drive to Park Ridge State School and State High School- 5 minute drive to Parklands Christian College- 13 minute drive to Grand Plaza- 13 minute drive to Kings Christian College- 27 minute drive to Westfield Mount Gravatt- 33 minute drive to Brisbane CBD Property Inclusions:- 4 bedrooms, 2 living areas + dining area / study, and 1 bathroom- Huge outdoor alfresco area- Kitchen and open plan main living area with high-raked ceiling- Main bathroom with bath- Master bedroom opens to a private patio area- Separate toilet- Laundry- Plenty of storage- Security screens to all opening windows and doors- Cox 16.5hp lawn boss included with sale- 1 shed converted into air-conditioned multi-purpose room perfect for a home office, or a potential granny-flat with an attached carport- Two-bay shed (9m x 6m)- Garden shed (9.6m x 3.7m)- 4 water tanks (2 concrete tanks interconnected and plumbed directly to the house (filtration system in place), as well as two plastic 10,000L tanks, with one connected to each of the sheds)- Dam with pump- Bore water for gardens etc- Cox Lawnboss 16.5hp ride-on mower Call Ryan Trama today to secure this incredible opportunity! 0448 295 135