

33 Mercy Circuit, Park Ridge, Qld 4125



House For Sale

Monday, 22 April 2024

33 Mercy Circuit, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 422 m2

Type: House



RYAN TRAMA

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Auction

The Ryan Trama Team proudly presents 33 Mercy Circuit - Welcome to a residence that exudes luxurious family living in the incredibly popular suburb of Park Ridge. Every imaginable upgrade is included here. In fact, the only missing piece is you and your family. At only 18 months young, this NEAR-NEW home is a masterpiece of design and quality - The striking modern facade is complemented by established gardens and manicured lawns. Step through the extra-wide entranceway and be amazed by two floors of perfectly planned living, spanning 274m². Downstairs is the entertainment hub of this impressive residence. Its stunning central kitchen boasts a host of premium inclusions - From the expansive island bench with 40mm stone bench-top, to top-of-the-range 900mm European appliances with gas cooking, as well as beautiful soft-close cabinetry and a large walk-in pantry. Entertaining is easy, with a seamless flow between the generous open-plan main living area and large outdoor entertaining area. The outdoor living space overlooks your HUGE backyard - This is the perfect canvas for you and your family, with limitless potential for a pool and for your kids and pets to play safely. The downstairs bedroom comes with a walk-in wardrobe and is perfect for unexpected guests, whilst the full-sized downstairs bathroom comes complete with shower, vanity and toilet. Upstairs, you will find a generous second living area - The perfect quiet retreat - As well as four more bedrooms! The oversized master bedroom is an oasis of its own - It comes complete with a large walk-in wardrobe and stunning ensuite featuring a full-width shower and a separate toilet. The remaining three bedrooms upstairs also all feature large walk-in wardrobes. The main bathroom includes a relaxing bath. Every room in the house is serviced by zoned and ducted air-conditioning, ensuring your comfort all-year-round. From floor to ceiling, absolutely everything has been upgraded. From the 600mm porcelain tiles downstairs, to the hybrid timber flooring upstairs, as well as premium window coverings and LED down-lights throughout. From the 2.7m ceiling height downstairs, to the 2.59m ceiling height upstairs, and the high doorways throughout. This is a home like no other. **MUST SELL AT AUCTION IF NOT SOLD PRIOR!** When: Saturday 18 May at 12:00pm Where: On-Site **GREAT LOCATION!** At 33 Mercy Circuit, you are just moments from everything you need: - Short walk to local parklands - 3 minute drive to the NEW Park Ridge State School (opening Term 1, 2025) - 4 minute drive to the NEW Woolworths development - 9 minute drive to Park Ridge Town Centre and existing schools - 2 minute drive to local childcare centres - 15 minute drive to Grand Plaza - Approx. 35 minute drive to Brisbane CBD

Property Overview: - 5 bedrooms, 3 bathrooms, 2 car garage - 2 generous living areas - Outdoor alfresco area overlooking HUGE backyard - Zoned & ducted air-conditioning - 2.7m ceiling height downstairs - 2.59m ceiling height upstairs - High doorways throughout - High quality porcelain tiles downstairs and hybrid timber flooring upstairs - LED down-lights throughout

Lower-Level Features: - Stunning kitchen: 40mm stone bench-top with feature lighting above, premium European appliances, soft close cabinetry, plumbed fridge cavity and large walk-in pantry - Open plan main living area - Outdoor alfresco - Laundry - Guest bedroom with walk-in wardrobe - Full-sized bathroom

Upper-Level Features: - Central upstairs living area - Master retreat with generous walk-in wardrobe and ensuite with dual-sinks to vanity, full-width shower and separate toilet - An additional 3 Bedrooms, all featuring walk-in wardrobes - Main bathroom with relaxing bath - Separate toilet

Do not delay! Contact Ryan Trama today to secure this unbeatable opportunity - 0448 295 135