

**45 Birchwood Street, Park Ridge, Qld 4125**



**House For Sale**

Tuesday, 11 June 2024

45 Birchwood Street, Park Ridge, Qld 4125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 411 m2**

**Type: House**



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## For Sale | 8 Months Old

As Brisbane gets bigger, newer, well-serviced suburbs like Park Ridge rise in popularity and this is your chance to grab a slice of the property action here with a stylishly designed, built-to-last modern brick lowset with loads of interior space for a growing family and a play-friendly fenced yard. Highlights:- Cosy carpet in the bedrooms and durable tiles in the high-traffic areas- Bright and airy combined kitchen, living, and dining zone opening onto a covered patio- Four bedrooms - all with fans, 3 have BIRs, master has a WIR and an ensuite- Bonus carpeted media room - Tranquil, family-friendly location Sitting pretty on its substantial corner block behind manicured lawns, blooming garden beds, and a sturdy drive up to an auto-entry double garage, this rendered brick lowset makes a great first impression. Inside, the style factor ramps up with savvy interior design choices - like the dark hue chosen for the large format floor tiles running down the passageway into the main bathroom, laundry, and the combined kitchen, living, and dining area overlooking the backyard. Active families mean active feet treading up and down hallways, between indoors and out, so this was an inspired colour choice. Air-conditioned and with the option to open the sliding doors onto the patio for fresh air flow, the open plan living, meals, and kitchen area is an altogether welcoming space that will surely become this home's busiest social hub. While there's loads of room in here for the whole family to get together over meals or a movie, it's awesome to have the option to separate and set the kids up in the carpeted media room with their own flick or a boardgame. The kitchen is a cracker, offering a lengthy breakfast bar for casual meals, and a practical and spacious cooking area with abundant storage, a big under-bench oven, and chic tiled splashbacks behind the gas cooktop and rangehood. For winter warmth and summer relief, all the bedrooms are carpeted with ceiling fans. The three kids' rooms have built-in robes, while the master is luxed up with bonus A/C, a walk-in closet, and an ensuite. Elsewhere is a second full bathroom with both a shower and bath, and a large laundry with room next to the trough for a side-by-side washer/dryer. Local childcare and schooling options are in good supply in this community-focused location. Happy Hearts Kindy and St Philomena College are both walking options (4 and 9 minutes respectively), or it's a 5-minute drive to Logan Reserve State School and 10 to Marsden State High. Pantry stock-ups can be sorted in a jiffy with a 9-minute drive to Park Ridge Town Centre, home to Coles and Woolies as well as a bunch of specialty shops, and right next door to a Park n Ride. With all the boxes ticked, it's time to sign up for an easy southside lifestyle for you and yours! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.