

**52 Mercy Circuit, Park Ridge, Qld 4125**



**Sold House**

Thursday, 17 August 2023

52 Mercy Circuit, Park Ridge, Qld 4125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 361 m2**

**Type: House**

**\$632,000**

AVAILABLE RIGHT NOW! MUST SELL THIS SATURDAY 9 SEPTEMBER! The Ryan Trama Team proudly presents 52 Mercy Circuit in the highly sought-after suburb of Park Ridge. This near-new gem, constructed in 2021, graces an easy-to-maintain block. A well-thought-out floorplan optimizes space, boasting 4 bedrooms, 2 bathrooms, and a 2-car garage. Step into the heart of the home - a central, contemporary kitchen adorned with a sleek stone benchtop and premium under-mount sink. Gas cooking and abundant storage cater to culinary enthusiasts. The open-plan living area, fitted with air conditioning, ensures comfort during the upcoming warmer months. Retreat to the generous air-conditioned master bedroom, complete with a walk-in wardrobe and ensuite featuring a stone vanity benchtop. The remaining 3 bedrooms showcase built-in wardrobes and ceiling fans, offering both style and practicality. Outdoors, a spacious backyard beckons, providing ample space for kids and pets to frolic freely. Perfectly located, you are just moments from the best parks, schools and shops that Park Ridge has to offer! RENTAL APPRAISAL: \$580-\$600 per week

Nearby Points of Interest:- 4 minute drive to the new Woolworths development and speciality stores- 9 minute drive to Park Ridge Town Centre- 9 minute drive to Park Ridge State School and Park Ridge State High School- 4 minute drive to Saint Philomena School- 16 minute drive to Grand Plaza Shopping Centre- 37 minute drive to Brisbane CBD- 3 minute drive to Happy Hearts Childcare Centre & Kindergarten- 3 minute drive to East Beaumont Park

Property Features:- 4 bedroom, 2 bathroom family home with open plan living area- Established and ultra-low maintenance 361m<sup>2</sup> block- Modern kitchen featuring stone bench-top and under-mount sink, as well as a gas cooktop and electric oven- Generous air-conditioned master bedroom with ensuite including stone benchtop to vanity, and a walk-in wardrobe- Air conditioning to main living area- Second bathroom with bath and stone benchtop to vanity- Separate second toilet- Security screens to all windows and doors- Premium blackout blinds to all windows- LED lighting to hallway and main living area- Two car remote garage with space-saving laundry

Don't miss the chance to make this exceptional property your own. Contact Ryan Trama today on 0448 295 135!