

**7 Angus Court, Park Ridge, Qld 4125**



**House For Sale**

Thursday, 16 May 2024

7 Angus Court, Park Ridge, Qld 4125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 353 m2**

**Type: House**



**RYAN TRAMA**

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## **SUBMIT ALL OFFERS!**

The Ryan Trama Team proudly presents 7 Angus Court in Park Ridge! This well-presented property is as an exceptional opportunity for first-home buyers, down-sizers and investors alike, with it's family-friendly floorplan and great location, making it one of the best value propositions on the market!

**Central Kitchen & Easy Entertaining:**The central kitchen boasts modern appliances, premium stone bench-tops and ample storage. The seamless flow between the kitchen, indoor living and outdoor alfresco area, sets the scene for easy entertaining, whilst the covered outdoor alfresco area provides the perfect setting for gatherings and alfresco dining, surrounded by a low-maintenance and incredibly private yard.

**Spacious Floorplan:**This home offers three generously sized bedrooms, ensuring everyone has their own cozy haven. The air-conditioned master retreat boasts an ensuite and a walk-in wardrobe, while the remaining bedrooms feature built-in wardrobes. The inclusion of two internal living areas ensures there is ample space for everyone.

**Perfectly Located:**Located literally 1 minute drive or a short walk from this family home, is the location of the NEW Park Ridge State School (opening Term 1, 2025), as well as the NEW Grow Early Learning Center. The site for the NEW Woolworths development is also just a short drive away. Don't miss out on the opportunity to make this exceptional property your family's new home!

**Extensive Property Features:-** 3 bedrooms, 2 bathrooms, 2 car garage + 2 living areas- Central kitchen with modern appliances and premium stone bench-tops- Outdoor alfresco area overlooking private backyard- Master bedroom with ensuite and walk-in wardrobe- Remaining bedrooms with built-in wardrobes- Air-Conditioning to the main living area- LED down-lights throughout- Ceiling fans throughout- Laundry- Window coverings throughout- PLUS MUCH MORE!

This property is currently leased at \$550 per week. Contact Ryan Trama today on 0448 295 135 to secure this incredible opportunity!