

# 9 Niels Crescent, Park Ridge, QLD, 4125

## Sold House

Thursday, 3 August 2023

9 Niels Crescent, Park Ridge, QLD, 4125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Niket Kalra



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## **A PERFECT FAMILY HOME OR INVESTMENT !!**

This well-presented and well looked home is nestled on a tidy 375m<sup>2</sup> block in a quiet pocket of Park Ridge, surrounded by other quality homes in a family-friendly neighborhood. Look no further than this gem for a family home that exudes space, a quality build, a great location, and the perfect balance of indoor and outdoor contemporary living.

This lovely home has spacious living areas that are ideal for families and entertaining guests. You will have plenty of space for both relaxation and socialising with two separate living areas, including an open-plan and air-conditioned family room as well as a media room. The kitchen combines elegance and functionality, with lovely stone benchtops, premium cooking appliances, and plenty of cupboard storage. This area looks out onto the open-plan dining and family room, which are surrounded by large windows that let in streams of natural light. The family room seamlessly flows out onto the outdoor alfresco space, which provides a tranquil oasis for outdoor dining, barbecuing, and taking in the scenery.

Back inside, there are three bedrooms, each with a ceiling fan for your comfort during the summer months. The master suite is very spacious with a ceiling fan, aircon, And large modern ensuite. The main bathroom, which serves the remaining bedrooms, is equally stylish in both design and function. This wonderful residence is close to schools, shops, restaurants, medical facilities, parks, and public transportation. As well as easy access to major thoroughfares. The M1 and Logan Motorways are just minutes away, and the residence is centrally located between the Brisbane CBD (30 minute drive) and the Gold Coast (45 min drive).

### Property features and inclusions:

- Nestled on a tidy 375m<sup>2</sup> in a quiet enclave.
- Approximate floor plan size of 192m<sup>2</sup> - 4 bedrooms, all built in robes.
- The master bedroom is massive with a large ensuite & shower.
- Air-conditioned open-plan family living area and Master bedroom.
- A great size Formal lounge/media room.
- Elegant kitchen with stone countertops and dishwasher & oven.
- Completely tiled living areas.
- All bedrooms and the media room have gorgeous carpeting.
- Lovely, covered alfresco space.
- Low maintenance yard with side door access to garage.
- Double remote garage with laundry.
- Council rates approx \$850 per/qtr inc water.

We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate but accepts no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.