

**15 Weedbrook Street, Park Ridge, Qld 4125**



**House For Sale**

Monday, 8 July 2024

15 Weedbrook Street, Park Ridge, Qld 4125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 486 m2**

**Type: House**



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## Auction

Welcome to your new family home with all the creature comforts and features to keep all the family happy. Nestled in an established estate with friendly neighbours, parks and surrounded by new schools you will be amazed at how central this location is. A simple and family friendly floor plan designed for practical easy living with a media room at the front and the party at the back. Highlights:- Spacious home with oversized rooms- Master bed with full walk-in-robe and ensuite (room for king sized bed and side tables)- Open plan kitchen at the rear with stone bench tops overlooking the lounge and yard- Large yard with room for a pool, jungle gym, room to kick a ball & ideal for pets- 486m<sup>2</sup> block with 13.8m frontage on the high side of the street backing onto a reserve (privacy plus)As you walk through you will be pleased to find your very own media room immediately on your right. All the bedrooms are situated either side of the hallway with the large open plan kitchen, breakfast bar and pergola. The current owners did their best to keep their family comfortable with ceiling fans throughout and an oversized A/C unit in the main living and also in the master bedroom. 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. The owners have loved this home for the last 6 years and are only selling due to their relocation and growing family. They have already bought and very motivated to sell. Please call to organise your VIP inspection outside business hours. K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 56 794 753 139/ 21 107 068 020 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.