

# 24 Sugar Maple Place, Park Ridge, Qld 4125



## House For Sale

Sunday, 30 June 2024

24 Sugar Maple Place, Park Ridge, Qld 4125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Memo Tamer

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Tamer Property presents this home which was built by the current owners in 2022. Situated in the boutique Woodhaven Estate within the highly sought after suburb of Park Ridge. A family friendly suburb with great potential for future growth. The pinnacle of luxury in the Park Ridge suburb featuring 4 spacious bedrooms, 2 internal living areas, solar panels and situated on a 390m<sup>2</sup> block giving you ultimate indoor and outdoor entertainment. Woodhaven Estate is a charming community and perfectly positioned in Park Ridge, an urban hotspot in one of Southeast Queensland's booming corridors with development and interest designed to support a better lifestyle. This new home in particular sits within a short distance from amazing parklands within this bespoke neighbourhood, as well as various local childcare centres, creating a delightful, family friendly atmosphere. A short drive away from your local medical centres, shops, cafes, schools, kindergartens, childcares, parks and public transport, ensuring families have everything they need at their fingertips. The Mount Lindesay Highway is also only minutes away, offering swift access to shopping, dining, and business hubs further north, located just 30 minutes from Brisbane and less than an hour to the amazing Gold Coast's beautiful beaches.

**Inclusions:-** Stone Benches to Kitchen & Bathrooms- Double Lock-up Garage with Remote- Separate Study or Office - Quality Tiles to Main Area & Bathrooms- Ceiling Fans to Bedrooms- Screens to all Windows & Sliding Doors- Exposed Aggregate Driveway & Alfresco- 2 living areas, including the main open plan living area and a separate lounge/media room- Master suite with walk-in wardrobe and ensuite- Additional 3 bedrooms feature built-in wardrobes - Stunning central kitchen with stone bench-top and quality appliances- Led down-lights and feature lighting throughout- Laundry with external linen so plenty of storage- Private 390m<sup>2</sup> block- The ultimate entertainer with multiple spacious living areas within, and a good sized alfresco - Quality modern finished kitchen with electric cooktop, oven, and dishwasher- Four carpeted bedrooms and lounge/media room for effortless family comfort, including master with walk-in robe and modern ensuite- Within the highly coveted, Woodhaven Estate, short distance from parks, childcare and minutes from shops, cafes, schools and public transport.

**Local Shops:-** 1.2 km to Woolworths Shopping Centre- 5.2 km to Park Ridge Town Centre- 5.3 km to Coles Park Ridge

**Transport Services:-** 2.5 km to Mount Lindesay Highway entry point- 4.6 km to Crestmead Bus Station- 6.0 km to Park Ridge Transit Centre- 6.1 km to Park and Ride Bus Station Park Ridge- 8.8 km to Loganlea Train Station

**Medical Clinics:-** 3.2 km to Crestmead Medical Centre- 5.3 km to Park Ridge Family Practice- 6.5 km to Park Ridge Animal Hospital- 9.0 km to Logan Hospital

**Local Schools:-** 2.4 km to St Philomena School- 3.8 km to St Francis College- 3.9 km to Parklands Christian College- 5.5 km to Park Ridge Primary School- 5.9 km to Park Ridge State High School

**Childcare & Kindergartens:-** 3.3 km to C&K Logan Reserve Community Kindergarten- 3.4 km to Goodstart Early Learning Crestmead- 5.3 km to Goodstart Early Learning Logan Reserve- 6.1 km to Steady Steps Day Care- 6.8 km to Park Ridge Childcare & Preschool

**Local Parks:-** 3.7 km to Carvers Park- 5.0 km to Crestmead Park- 5.0 km to Stoneleigh Reserve Park - 6.9 km to Berrinba Wetlands Park

**Family Activities:-** 3.5 km to Aussie Adventures

**Educational Centres:-** 3.5 km to Park Ridge Pony Club- 5.3 km to Local Logan Library- 9.9 km to Event Cinemas Grand Plaza

**Dining Restaurants & Cafes:-** 5.3 km to Katsudon Japanese- 5.3 km to Miss India- 5.4 km to Heritage Bistro- 5.8 km to Park Ridge Tavern

**Health & Fitness Centres:-** 2.9 km to Anytime Fitness- 3.6 km to CrossFit Taris- 5.3 km to EMF Fitness Centre- 5.3 km to ifeel good 24/7 Park Ridge- 6.9 km to inSports Health & Fitness- 6.9 km to Logan Metro Sports & Events

**Other Local Places:-** 1.0 km to Mount Huntley Park- 2.9 km to Chambers Ridge Park- 6.1 km to Park Ridge Historical Mango Grove- 8.3 km to Kingston Park Raceway- 15 km to Daisy Hill Koala Park

Park Ridge is a family friendly location with several amenities and points of interest within a 15 km radius. Its combination of recreational areas, educational institutions, and community services make it an appealing choice for families. Additionally, the area shows promising growth potential, providing a desirable environment for both residents and investors. \*Disclaimer: The information provided is based on reliable sources and general knowledge. However it is important to note that the information is not guaranteed, and no warranty is provided. Interested parties should conduct their own research and make their own inquiries to verify the accuracy and suitability of the information presented. It is always recommended to seek professional advice before making any decisions or commitments based on the information provided.