

27 Sugar Maple Place, Park Ridge, QLD, 4125



House For Sale

Tuesday, 17 September 2024

27 Sugar Maple Place, Park Ridge, QLD, 4125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Stylish and Low-Maintenance Living

Welcome to 27 Sugar Maple Place, where contemporary design meets effortless living in the highly sought-after Rise Estate. This charming residence is perfect for first-time homebuyers looking for an ideal entry into the property market, as well as savvy investors seeking a promising rental opportunity. With its modern features, seamless indoor-outdoor flow, and prime location, this home offers a comfortable and convenient lifestyle for all. Discover the perfect balance of style and functionality in this exceptional property.

Key Features:

- **Gourmet Kitchen:** The heart of this home is its stunning kitchen, featuring ample bench and storage space, a generous walk-in pantry, a gas stovetop, and a dishwasher for easy clean-up. Perfect for everyday meals or entertaining.
- **Open Plan Living:** The seamless flow from the kitchen to the open-plan dining and living area, equipped with a ceiling fan and air-conditioning for year-round comfort. This inviting space extends to a covered patio area, ideal for gatherings or relaxing in the fresh air.
- **Four Spacious Bedrooms:** Each bedroom is generously sized with built-in robes and ceiling fans. The master suite offers added privacy with an ensuite, a walk-in wardrobe, and air-conditioning.
- **Additional Living Space:** A second living area at the front of the home, complete with a ceiling fan, provides a flexible space suitable for a formal lounge, playroom, or study.
- **Well-Equipped Bathrooms:** The main bathroom, serving the additional bedrooms, is thoughtfully designed with a separate bath and shower. A separate internal laundry with external access adds convenience.
- **Outdoor Entertaining:** The fully fenced backyard with side access offers ample space for children or pets. The undercover entertaining area, complete with a ceiling fan, is perfect for year-round alfresco dining.
- **Prime Location:** Situated in Park Ridge, this property is close to schools, parks, shopping hubs like Park Ridge Town Centre and Grand Plaza Shopping Centre, and childcare centers, providing the perfect balance of tranquility and accessibility.
- **Investment Opportunity:** Currently tenanted until January 2025, this property is not only a great family home but also presents a fantastic investment opportunity.

Investor Information:

- **Rental Appraisal:** \$600 - \$650 per week
- **Rates:** Approx \$1,100 per quarter

Don't miss your chance to own this exceptional home. Whether you're a first-time buyer or an investor, 27 Sugar Maple Place is a must-see. Act quickly to make it yours today!

Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to Ray White Beenleigh by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. If this property is being sold without a price. The website may have filtered the property into a price bracket for website functionality purposes.