

**360 Waller Road, Park Ridge, QLD, 4125**



**House For Sale**

Tuesday, 17 September 2024

360 Waller Road, Park Ridge, QLD, 4125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## 🔗 **\*\*Investment Opportunity: Modern Family Home with great tenants in place in Park Ridge!\*\*** 🔗

This 2021-built, 4-bedroom, 2-bathroom home offers not only style and comfort but also a solid investment, currently tenanted until March 2025 at \$610 per week. Located in the sought-after Park Ridge community, this property is perfect for investors looking for immediate returns in a high-demand area.

### 🔗 **\*\*Chef's Kitchen Perfection\*\***

At the heart of the home is a chef's dream kitchen, boasting a spacious layout with a gas cooktop, oven, dishwasher, and a generous walk-in pantry. The kitchen overlooks the open-plan living and dining area, making it ideal for both casual family meals and entertaining guests. Whether you're a seasoned chef or love to host, this kitchen is designed for convenience and style.

### 🔗 **\*\*Separate Media Room and Living/Dining area\*\***

The home also features a separate media room, offering a cozy space for family movie nights or a quiet retreat, while the main living/dining area flows seamlessly out to the outdoor entertainment zone.

### 🔗 **Private Master Suite & Family Comfort**

The master bedroom is a serene retreat, complete with a walk-in robe and a stylish ensuite featuring double shower heads and a third rain shower head 🔗 for the ultimate luxury experience. The remaining 3 bedrooms, each with ceiling fans and built-in robes, offer plenty of space and comfort for the entire family. The main bathroom is equally stylish and well-maintained, featuring a bathtub 🔗 and a separate toilet, ensuring convenience and privacy for family and guests alike.

### 🔗 **\*\*Outdoor Entertainer's Delight\*\***

Step outside to a spacious pergola, equipped with a ceiling fan for warm summer days. This great-sized outdoor area is perfect for year-round entertaining, BBQs, or simply enjoying the fresh air.

### 🔗 **\*\*Extra Features for Modern Living\*\***

The home includes a double automatic lock-up garage, ducted air conditioning throughout, and a Bosch alarm system for added security and comfort.

### 🔗 **Key Features:**

- Tenanted until February 2025 at \$610 per week 🔗
- Chef's kitchen with gas cooktop, oven, dishwasher, and walk-in pantry
- Separate media room and open-plan living/dining area
- Double size master bedroom with walk-in robe and ensuite with double shower heads and a third rain shower head
- Stylish and well-maintained main bathroom with bathtub and separate toilet
- Ceiling fans and built-in robes in remaining 3 bedrooms
- Pergola with ceiling fan for outdoor entertaining
- Double automatic lock-up garage
- Ducted air conditioning and Bosch alarm system

This property represents an outstanding opportunity for investors seeking both immediate rental income and long-term growth in a thriving community. With a modern design, top-tier features, and a lease in place until February 2025, this home is a stress-free investment that's sure to deliver solid returns. Secure your future today with this Park Ridge gem! 🔗