

**6 Ridgevale Boulevard, Holmview, QLD, 4207**



**House For Sale**

Wednesday, 8 January 2025

6 Ridgevale Boulevard, Holmview, QLD, 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



**SELENE BRUYNZEELS**

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## The One You've Been Waiting For - Modern Living, Breathtaking Views, Solar Power, and Ducted Air-Conditioning!

Welcome to 6 Ridgevale Boulevard, Holmview - a home that truly has it all! With a stunning modern kitchen, a spacious outdoor entertaining area, and sweeping views, this property is designed to impress. Add the comfort of ducted air-conditioning, energy-efficient solar panels, and an enviable location, and you have a home that ticks every box.

Whether you're a growing family, a first home buyer, a downsizer, or an investor, this versatile property is sure to meet your needs.

### Key Features at a Glance:

- Bedrooms: 3 plus a study
- Bathrooms: 2
- Garage: Double lock-up
- Block Size: 640m<sup>2</sup>
- Year Built: 2013
- Solar: 20 panels, 6.6KW system
- Air-Conditioning: Ducted throughout
- Standouts: Incredible views, large outdoor entertaining area, manicured gardens

### Interior Features:

#### Kitchen

- Designed for entertaining, with abundant bench space and open-plan flow to the living, dining, and outdoor areas
- Appliances: 7-burner gas cooktop, electric oven, and dishwasher
- Sleek white gloss cabinetry with ample storage
- Oversized sink with modern tapware
- Statement pendant lighting

#### Master Bedroom:

- Soft carpet underfoot and ceiling fan for comfort
- Walk-in wardrobe and ensuite with his-and-hers vanity, large shower, and toilet
- Private patio access

#### Additional Bedrooms:

- Built-in wardrobes and ceiling fans
- Soft carpet flooring

#### Living and Dining:

- Spacious open-plan layout perfect for family gatherings or entertaining
- Features a cozy gas fireplace
- Stylish polished concrete flooring

#### Extras:

- Study or storage room with built-in desk and sliding door
- Generous laundry with storage and external access
- Crimsafe and security screens throughout
- Security system for extra security (Local)
- Built-in bluetooth speakers. Simply pair up your phone and play your favourite music!

#### Outdoor Features:

#### Entertaining Area:

- Timber finishes and modern design
- Includes bar fridge, sink, cooking area, and ample storage
- Multiple seating zones for relaxed gatherings

#### Yard & Gardens:

- Fully fenced for privacy and security
- Manicured gardens with fruit trees and lush greenery
- Grassed backyard ideal for kids and pets
- 3x3m garden shed

#### Location Highlights:

Convenience meets tranquility! This home is close to schools, shops, parks, and public transport while offering easy access to Brisbane, the Gold Coast, and beyond.

#### Proximity to Amenities:

- Canterbury College: 5 minutes
- Edens Landing State School: 7 minutes
- Holmview Central Shopping Centre: 2 minutes
- Bunnings Bethania: 5 minutes
- Valley View Park: 2 minutes

#### Commute Times:

- Gold Coast: ~40 minutes
- Brisbane CBD: ~30 minutes
- Redland Bay: ~30 minutes
- Ipswich: ~50 minutes

#### Rental Potential

Rental appraisal pending - enquire for more details!

This is a rare opportunity to own a home that offers style, comfort, and convenience in the highly sought-after Holmview area. Don't wait - contact Selene today to schedule a viewing or join us at our next open home!

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