

**12 Derwent Street, South Ripley, Qld 4306**



**House For Sale**

Thursday, 13 June 2024

12 Derwent Street, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Vanya D

0425440910

**\$839,000+**

This quality built Coral family home is just what you've been after! Built in late 2021, this home is in pristine condition and ready to move into! Forget the hassle of building and enjoy moving into a family home located only minutes from parks, Primary and Secondary schools, playgrounds and local cafés. With 4 bedrooms, a light and airy open-plan layout and a spacious backyard with beautiful views, this home is ideal for first-home buyers, those looking at moving into their new family home, or those looking for a secure investment in a family-friendly community! This spacious home will no doubt tick all the boxes - don't delay your inspection! Property details at a glance:- 2021 built Coral Home- 240m<sup>2</sup> home on 400m<sup>2</sup> block- Currently Owner Occupied- Last council rates: \$537/quarter- Rental Appraisal: \$740/week- 4 bedrooms with mirrored built-ins, double blinds, fans and security screens- Master bedroom with air-conditioning, walk-in wardrobe and ensuite- Modern ensuite with oversized shower, spacious double vanity and toilet- Air-conditioning open-plan kitchen, dining and living area- Spacious kitchen with free-standing 900mm Stainless Steel 5-burner gas cooktop with oven, microwave space, Caesarstone island bench, double plumbed-in fridge space, soft-close drawers, large pantry and beautiful feature pendant lights- Separate large media room- Separate third living area/kids play area- Study zone- Main bathroom with free-standing bath, shower and separate toilet- Internal laundry- Large patio perfect for entertaining- Flat, fenced yard with stunning views Extra Features:- Steel frame built- Upgraded 2.6m ceilings- Security screens throughout- 6.6kW solar- Town gas- NBN Location: This beautiful home is located in the visionary new Providence Community, conveniently just off the Centenary Highway. As one of the largest growth areas in South East Queensland, Providence is a fantastic mix of community spirit and "at-your-doorstep" convenience, making it the ideal place to raise your growing family.- 12 minute\* walk to the Ripley Valley State School- 12 minute\* walk to the Ripley Valley State Secondary College- 15 minute\* walk to the Medical Precinct and proposed South Ripley Town Centre- 3 minute\* drive to the local Café and Splash'n'Play children's park- 4 minute\* drive to Ripley Coles Shopping Centre- 15 minute\* drive to Orion Springfield Town Centre- 20 minutes\* to Ipswich- 45km\* to the heart of the Brisbane CBD\* Approximate This is a beautiful home best appreciated in person. Call Vanya today to arrange your inspection or I look forward to seeing you at our open homes! Disclaimer: Ray White Ripley has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accepts no responsibility and disclaims all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.