

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



**Sold House**

Wednesday, 23 August 2023

12 Yarra Street, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 336 m2**

**Type: House**

**\$640,000**

Perfect New Family Home or Investment Opportunity + Solar! This quality built family home is just what you've been after! Near new and built in 2021, this home has been meticulously cared for and is in pristine condition! Forget the hassle of building and enjoy moving into a family home located minutes from parks, Primary and Secondary schools, playgrounds, the Splash'n'Play water park and local café. With 4 bedrooms, a light and airy open-plan layout and a flat yard with beautiful views, this home is ideal for both those looking at moving into their family home, or those looking for a secure investment in a family-friendly community. Property details:- Built in April 2021 by Fortitude Homes- Currently owner occupied- Rental appraisal from July of approx \$570 week- Council Rates: \$482/quarter Inside:- 4 bedrooms with mirrored built-ins, fans, fly screens and blinds- Master bedroom with built-in robe, air-conditioning and ensuite- Modern ensuite with oversized shower, vanity and toilet- Air-conditioned open plan kitchen, dining area and living areas lead out to the alfresco- Spacious kitchen with 4-burner gas cooktop, oven, Caesarstone benchtops, plumbed-in double fridge space, dishwasher, soft-close draws and pantry- Study at the front of the home- Main bathroom with bath, shower and separate toilet- Internal laundry- Flat-fully fenced yard perfect for kids and pets Extra Features:- Security system included; 4 Concord security cameras- 6.6kW solar system- 2.2mx1.5m garden shed- Built in cupboards in garage- Tri-lock security screens to doors- 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.- 14 minute\* walk to the Ripley Valley State School- 14 minute\* walk to the Ripley Valley State Secondary College- 7 minute\* walk to the Medical Precinct- 6 minute\* walk to the proposed Ripley Town Centre- 2 minute\* drive to the local Café and Splash'n'Play children's park- 4 minute\* drive to Ripley Town Centre- 15 minute\* drive to Orion Springfield Town Centre- 15 minute\* to Springfield Central Train Station- 15 minute\* to downtown Ipswich- 45km\* to the heart of the Brisbane CBD\* Approximate This beautiful home is best appreciated in person - contact Vanya to arrange an inspection! Disclaimer: Ray White Ipswich 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.