

**149 Watheroo Street, South Ripley, QLD, 4306**

**Sold House**

Wednesday, 26 July 2023



149 Watheroo Street, South Ripley, QLD, 4306

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## The Perfect Blend of Convenience and Community

Introducing a charming home located in the highly sought-after suburb of South Ripley, one of the fastest-growing areas in South-East Queensland. This property presents an excellent opportunity for first-time homebuyers, investors, or those looking to downsize. Its low-maintenance design and minimal maintenance offer a convenient and comfortable living experience.

The property is a delightful Coral Built Home known for its quality craftsmanship and attention to detail. This home has three bedrooms, two bathrooms, and a single-car lock-up garage. The low-maintenance aspect of the property is a significant advantage for those seeking a hassle-free lifestyle allowing residents to focus on enjoying their home and the vibrant community surrounding it. Whether you're a busy professional, a retiree, or a family seeking convenience, this property caters to various needs.

Inside, the floor plan works well, featuring three bedrooms, two bathrooms, and one car accommodation; you can also expect the following throughout:

- Master bedroom w/fan, air-conditioner, ensuite, walk-in-robe & Screenaway blackout blinds
- Other bedrooms w/fans & built-ins
- Kitchen w/stainless steel appliances (Technika), 5 burner electric stove, 20mm stone bench-tops & breakfast bar
- Open plan dining & living w/wifi operated air-conditioner
- High ceilings
- Roller blinds throughout
- Down-lights throughout
- Security screens throughout
- Insulated electric garage door to use the garage as a rumpus room

Location:

- Ipswich – 23 Mins
- Brisbane – 40 Mins
- Ripley Town Centre – 7 Mins
- Ripley Valley State & Secondary School – 4 Mins
- Splash 'n' Play Park – 5 Mins
- Orion Springfield Central shopping centre – 16 Mins
- Springfield Central Train Station – 16 Mins

This property has been rent appraised for \$495 to \$510 per week for the investor.

Rates: \$454.70 / qtr (subject to change)

Water: \$219.48 / qtr + consumption (subject to change)

Thanks to its family-oriented community and a range of amenities, South Ripley has become the place everyone desires to live in. The suburb boasts numerous parks, cafes, and recreational facilities, including a water park that provides endless entertainment for families. There are quality schools in the area for those with children, ensuring educational needs are well catered for.

The ongoing construction of a satellite hospital and the proposed shopping village further enhance the appeal of South Ripley. This means residents will have easy access to healthcare facilities and a convenient shopping precinct, adding to the overall convenience and desirability of the area.

Overall, this home presents an exciting opportunity to own a property in South Ripley, one of the most desirable and rapidly growing suburbs in South-East Queensland. With its family-oriented atmosphere, range of amenities, ongoing development, and the convenience of low-maintenance living, this property will surely attract the attention of first-home

buyers, investors, and those looking to downsize. You'll be able to take advantage of the chance to make this house your new home in the thriving community of South Ripley.

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