

**191 Bayliss Road, South Ripley, Qld 4306**



**House For Sale**

Thursday, 15 February 2024

191 Bayliss Road, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 24 m2**

**Type: House**



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## Expressions of Interest

Step into the heart of the Ripley Valley Priority Development Area (PDA) and discover an extraordinary opportunity, complete with an array of remarkable features. Nestled a mere 45km from the vibrant pulse of Brisbane CBD and just 19km from the historic charm of Ipswich CBD, this location offers the perfect blend of urban accessibility and serene countryside living. Positioned a mere 6km from the bustling Ripley Valley Town Centre, you're seamlessly integrated into the nexus of community vibrancy and tranquil landscapes. Adjacent to the renowned Providence Master Planned Community by Stockland, renowned for setting the standard in quality living, this locale embodies excellence in every aspect. Close proximity to the Providence Community Centre ensures daily engagement and joy for residents, fostering a strong sense of belonging and connection. Education is paramount with Ripley Valley State School and Ripley Valley Primary School within reach, providing convenience and accessibility for families. Anticipate further growth with upcoming developments nearby, including Stockland's visionary project encompassing around 1100 homes, a primary school, community facilities, and more at 944-1024 Ripley Road. Additionally, there are plans for a proposed 4L road in the future, enhancing accessibility and connectivity within the area. Inside the estate, enjoy the luxury of cathedral ceilings throughout, adding an air of grandeur to the spacious interior. With 4 bedrooms, 3 bathrooms, and a study, there's ample room for family living. Multiple living areas including a sitting room, dining room, and family room provide versatile spaces for relaxation and entertaining. For the hobbyist or entrepreneur, a large workshop and studio offer endless possibilities. Stay comfortable year-round with reverse cycle air conditioning ensuring climate control throughout the home. Outside, a 2-car carport plus additional parking spaces provide convenience for residents and guests alike. But the true allure lies in the property's natural assets. With 2 dams and 3 water tanks boasting a total capacity of approximately 60,000 litres, water scarcity is never a concern. This abundance of water enables diverse agricultural pursuits, whether it's raising cattle, horses, or chooks, or cultivating a thriving fruit and vegetable garden. Spread across 25 hectares of bushland, the estate offers a sanctuary for native wildlife, including wallabies, occasional koalas, and a plethora of native birds. Embrace the serenity of country living while still enjoying the convenience of being just moments from urban amenities. Additionally, this property presents a unique income opportunity as it is currently tenanted, providing a steady stream of revenue for savvy investors. Don't miss your chance to own a piece of this idyllic landscape. Seize the opportunity to write the next chapter of this remarkable estate's story. Reach out today to explore this exceptional offering! Complimentary in-house finance check is available for buyers looking at purchasing. Disclaimer: The information presented in this advertisement has been diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly advise potential purchasers to conduct their own thorough assessments and financial investigations to independently verify the information provided herein.