

# 26 Barakula Street, South Ripley, Qld 4306

## House For Sale

Tuesday, 7 May 2024



26 Barakula Street, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



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## Offers Over \$879,000

Situated on a flat 569m<sup>2</sup> block in the fastest growing suburb in Queensland. This fantastic 8 year old home is perfect for families with plenty of space to live and grow. With 4 bedrooms, a light and airy open-plan layout, 2 large living areas, a spacious yard perfect for kids and pets, plus a host of additional upgrades. This home is ideal for both those looking at moving into their dream family home, or those looking for a secure investment in a family-friendly community. Inside property features include;

- 4 oversized bedrooms with built-ins, ducted-air-conditioning, fans and carpeted
- Oversized master bedroom with a walk-in robe, air-conditioning, fans and an ensuite
- Ensuite is complete with an oversized shower, double vanity with Caesarstone bench-top and toilet
- Spacious and airy open-plan kitchen, living and dining areas with hybrid flooring open up to a large alfresco, perfect for entertaining
- Large media room
- Beautiful kitchen includes Caesarstone benches, with stainless steel appliances, gas cooktop and electric oven, walk-in pantry and ample storage cupboards
- Main bathroom with shower, vanity, bath and toilet
- Large internal laundry with ample storage space
- NBN & Towns Mains Pressure Gas

Outside property features include;

- 8.2Kw Solar System
- Security Cameras
- Large undercover alfresco with fan and Projector
- Large timber deck with custom timber seating around the firepit
- Chipping & putting green with 3 cups
- Additional outdoor power points, water & waste plumbing available for an outdoor kitchen
- Flat spacious yard, perfect for kids and pets to play, as well as artificial turf
- Fully fenced 569sqm block
- Kids can walk or ride to school, parks and sporting fields

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, local café, Ripley Town Centre and the Ripley Satellite Hospital. For the savvy investor looking for their first or looking to increase their rental portfolio, we have rent appraised this fantastic home at \$750 - \$770 per week. The property is currently owner occupied, which is another bonus as you get to pick the tenant you want for your property or alternatively the seller would be prepared to rent the property back until the end of the year.

Ipswich Council Rates: \$641.05 per quarter (subject to change)  
Water Charges: \$420 per quarter plus consumption (subject to change)  
Location: 5 minute\* walk to the Ripley Valley State School  
5 minute\* walk to the Ripley Valley State Secondary Collage  
4 minute\* walk to the proposed South Ripley Town Centre and Ripley Satellite Hospital  
8 minute\* walk to the local Cafe and Splash'n'Play children's park  
4 minute\* drive to Ripley Town Centre  
10 minute\* drive to Orion Springfield Town Centre  
15 minute\* drive to downtown Ipswich  
15 minute\* drive to RAAF Base Amberley  
40 minute\* drive to the heart of the Brisbane CBD  
70 Minute\* drive to the Gold Coast

This home is situated in ever popular South Ripley (Providence) and is surrounded by other quality near new homes. Providence South Ripley is one of the fastest growing suburbs in the state with population expected to double in Greater Ipswich by 2031. This area is going to be one of the biggest hot spots for the future and the ideal place to raise your growing family or increase your rental portfolio. It is within easy distance of bus transport, and Providence Splash 'n' Play Water park. It is within close walking distance to the newly opened Ripley Valley State Primary and Secondary College. Just a short drive away is the Ripley Town Centre Shopping Centre with its own Coles and a wide range of specialty stores, Winston Glades Shopping Centre, the Amberley District (Yamanto) Primary School, Yamanto and Orion Shopping Centres and Cunningham and Centenary Highways for Brisbane commuters or those wanting to catch the electric rail at Dinmore or Springfield or Defence Personnel to RAAF Base Amberley. Most importantly, this amazing family home has one last surprise as it has been priced to sell quickly at Offers Over \$879,000. Call Corey Athanates to book your inspection today!

Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim 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.