

# 3 Celebration Way, South Ripley, Qld 4306



## House For Sale

Tuesday, 23 January 2024

3 Celebration Way, South Ripley, Qld 4306

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 113 m2**

**Type: House**



Valerie Fall

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## Offers Over \$450,000

With an outstanding tenant already in place and a low maintenance home, you won't want to let this opportunity slip by to own a "set and forget" investment property. Offering a wonderfully handy position in the Providence Estate, this perfect entry level property allows for easy walking access to the town centre hub, schools, café, markets, dog park, parklands and more. Fantastic tenant in place @ \$430 p/week until April 2024, who would also like to stay on. Well-presented home and positioned entirely on one level. Compact, low maintenance and fully air conditioned. Tiled floors throughout the living, meals and kitchen areas. Kitchen features dishwasher, gas cooker & range hood. 2 carpeted bedrooms with built in robes, ceiling fans & air conditioning. Master bedroom is at the rear of the home & also offers ensuite with floor to ceiling tiles. Stylish main bathroom also features floor to ceiling tiles. Security screens to doors and windows. Gas hot water. Mains gas to property. Laundry with privacy doors. Remote controlled single garage. Walk to Ripley Valley State School & Secondary State College. Enjoy owning a property in master planned community – walk to the Town Centre Hub, the Splash & Play Waterpark, Forty West Café & Bar, Markets, Sporting Field, Dog Park & Parklands. Please note – this property has a tenant in place, and inspections will need to be made ahead with the correct notice time frame. No Body Corporate Fees - this is a completely independent property. The Providence Estate within the South Ripley Valley is an exceptional location to call home. There's easy access to the Centenary Highway leading to Springfield, Brisbane, Ipswich and the RAAF Base. Along with the advantage of a "walk to it all location" you will love the convenience of owning a property in this growing community. Disclaimer: Realway Property Consultants has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, accuracies, omissions, or misstatements contained. Prospective Buyers are encouraged to make their own enquiries to verify the relevant information contained in this advertisement and obtain professional advice if necessary. Realway Property Consultants, Ipswich – Real Result Real Service