

**30 Watheroo Street, South Ripley, Qld 4306**



**House For Sale**

Wednesday, 1 May 2024

30 Watheroo Street, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 400 m2**

**Type: House**



Vanya D

0425440910

**\$709,000+**

Sitting on a 400sqm block, this modern home offers a phenomenal opportunity for families and investors alike. This perfectly maintained home enjoys a spacious open-plan layout, whilst providing ample yard and outdoor entertaining space for the whole family to enjoy. Spread across a single level with four generous bedrooms, timber flooring and an exceptional North-facing backyard, 30 Watheroo Street affords the opportunity to skip the stress of building! Instead, opt for a high quality 2018-built home advantageously positioned close to parks, playgrounds, primary & secondary schools, shops, local cafes and the Splash'n'Play water park. Features include: • Currently Owner Occupied • Rental appraisal of \$600/week • 2018 built home • 172m<sup>2</sup> home on a 400m<sup>2</sup> block • Approx. council rates: \$540/quarter • 4 large bedrooms with fantastic natural light, fly screens and blinds - 3 with built in wardrobes • Master bedroom with walk-in robe, air-conditioning and modern ensuite • Air-conditioned, open-plan kitchen, dining area and living areas lead out to the large deck - perfect for entertaining • Well-appointed kitchen with 4-burner gas cooktop, oven, dishwasher, plumbed-in fridge space, built-in pantry and plenty of storage • North-facing, fully fenced, flat and spacious yard with plenty of grass space for kids and pets, and room to add a swimming pool • Concrete slab in backyard perfect for shed or firepit • Oversized one-car garage offering plenty of room for storage • 2.6m<sup>2</sup> high ceilings • Timber vinyl flooring • 6.6kw Solar • NBN • Town gas 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. - 10 minute\* walk to the Ripley Valley State School - 10 minute\* walk to the Ripley Valley State Secondary College - 10 minute\* walk to the Medical Precinct and proposed South Ripley Town Centre - 15 minute\* walk to the local Café and Splash'n'Play children's park - 4 minute\* drive to Ripley Coles Shopping Centre - 15 minute\* drive to Orion Springfield Town Centre - 20 minutes\* to Ipswich - 45km\* to the heart of the Brisbane CBD\* Approximate This is a beautiful home best appreciated in person. Call Vanya today to arrange your inspection or I look forward to seeing you at our open homes! Disclaimer: Ray White Ripley 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.