

**5 Opera Street, Ripley, Qld 4306**

**STRUD**

**House For Sale**

Thursday, 25 April 2024

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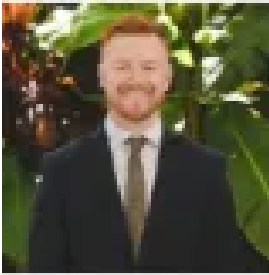
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Corey Martin  
0428133948

## OFFERS OVER \$849,000

Built in 2021, 5 Opera Street offers an excellent addition to the investment portfolio or an ideal family setup for the future. Live in one side, and rent the other out? Live in both sides; the options are yours. Unit 5A comprises three bedrooms, two bathrooms, and a single-car lock-up garage. Each bedroom is generously sized, prioritising both comfort and privacy for its occupants. Unit 5B offers two bedrooms, one bathroom, and a single-car lock-up garage. The layout is designed for optimal comfort and functionality and ensures a comfortable living experience. For the Investors: Unit 5A Configuration: 3/2/1 Rent: \$460pw Rent Appraised: \$530pw End of lease date: 7th Feb 2024 (now periodic) Unit 5B Configuration: 2/1/1 Rent: \$390pw Rent Appraised: \$420pw End of lease date: 18th April 2025 Total Rent: \$850pw Rates: \$1005.35 / qtr (subject to change) Water: \$247.05 / qtr + consumption (subject to change) Insurance: \$2,115 per year No Body Corporate Fees Location: - 7 Mins to Ripley Town Centre & Variety Retailers (Coles) - 6 Mins to Faye Carr Park (Rocket Ship Park) - 4 Mins to Little Locals Childcare Centre - 2 Mins to Ripley Central State School (Primary) - 8 Mins to Ripley Valley State Secondary College (Secondary) - 19 Mins to Springfield Central, including Orion Shopping Centre, Train Station, USQ, Mater Hospital - 19 Mins to Ipswich CBD - 44 Mins to Brisbane CBD - 1 Hour 19 Mins to the Gold Coast CBD Secure an outstanding dual-key opportunity in the Cadence Estate! Positioned conveniently near schools, shopping destinations such as Ripley Town Centre and Yamanto Central, various parks, and major thoroughfares like the Cunningham and Centenary Highway, this property enjoys a central and convenient placement amidst essential amenities. Give Corey a Call today! Disclaimer: STRUD Property 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, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.