

# 55 Michels Street, Ripley, Qld 4306

## House For Sale

Tuesday, 21 May 2024



55 Michels Street, Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Steve Athanates  
0414235933



Corey Athanates  
0413992959

**\$749,000**

We are so excited to be able to offer your family a huge four bedroom family home, that is located on a level and totally useable fully fenced ¼ acre (1,012m<sup>2</sup>) block in the tightly held and rarely sold Ripley Township. This feature packed home also has rear yard access and the space to park the biggest caravan and boat and it already has your dream colourbond shed and concrete in-ground swimming pool. This extra-large and feature packed family home definitely needs some TLC but it was built in an era when tradesman built them to last. It needs some work in the kitchen and bathroom and a general freshen up but apart from that it is ready, willing and waiting for your family to live your dream lifestyle! This home boasts internal stairs to the three bedrooms on the upper level which are all serviced by the family sized bathroom. There is a large lounge room with polished timber floors out to the front verndah plus a separate dining room with sliding door access out onto the rear deck. On the lower level of the home there is a large tiled family room with an option for a fourth bedroom on the lower level of the home. There is an oversized double garage with a laundry and a handy second toilet which is ideal for outdoor entertaining and friends and family swimming in the stunning in-ground pool. Extras to the home include but are not limited to a solar system on the roof to keep your power bills down, a water tank, a garden shed, an 8 metre x 4 metre Titan style shed plus your dream swimming pool. The home is positioned in the original Ripley Township where there are large and rare ¼ acre blocks that are often sought and rarely sold. This home is also only a short distance from all the brand new infrastructure associated with the new Ripley Township including Coles Supermarket and associated specialty stores and the new Ripley Waterpark. This home would be perfect for either house proud owner occupiers or savvy investors as it is currently vacant but has been rent appraised for \$660 to \$680 per week with some improvements to the kitchen and bathroom. Ipswich Council Rates: \$636 per quarter (subject to change) Water Charges: \$232 per quarter plus consumption (subject to change) The home is situated in ever popular Ripley and is surrounded by other quality homes and is within easy distance of bus transport and the Winston Glades Shopping Centre. It is just a short drive to the Amberley District (Yamanto) Primary School, Yamanto Shopping Centre and Cunningham Highway for Brisbane commuters or those wanting to catch the electric rail at Dinmore. Most importantly, there is one last reason to secure this beautifully presented and feature packed family home. You can have it all for only \$749,000! Listing agent: Steve Athanates & Corey Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words 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.