

**7 Daniell Close, Ripley, Qld 4306**



**Sold House**

Monday, 6 November 2023

7 Daniell Close, Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 454 m2**

**Type: House**



Vanya D

0425440910

**\$720,000**

Quality Family Home on Spacious 454m<sup>2</sup> block + Side Access Forget the stress of building and enjoy moving straight into your beautiful, new and perfectly maintained Stroud home! Inside, spacious open-plan living is guaranteed in your light and breezy living, dining and kitchen areas, with a seamless flow from the indoors to the huge yard outdoors. As the centrepiece of this beautiful home, the kitchen is designed with upgraded finishes and boasts 40mm Caesarstone island bench with waterfall edge, 900mm 5-burner free-standing gas cooktop and oven, dishwasher, fridge space and plenty of storage space. Four spacious bedrooms and a media room ensure that this family home provides ample space for the whole family to relax and unwind. Coupled with finishes that you would expect from a quality builder and situated on a flat, large block, this modern home is truly a cut above the rest!

Inside:- Currently vacant and ready to move into- Quality build by Stroud Homes in 2018- 190m<sup>2</sup> home on 454m<sup>2</sup> block- Rental appraisal - Approx \$620/week- Council rates - \$563/quarter- 4 bedrooms with fans, fly-screens, window coverings and built-in robes- Spacious master bedroom with bay window, walk-in robe and ensuite- Ensuite is complete with a large shower, upgraded Caesarstone vanity and toilet- Air-conditioned, open plan kitchen, living and dining, which seamlessly flows out to the alfresco through cornerless double sliding doors- Oversized kitchen boasts upgraded 40mm Caesarstone island benches with waterfall edges, double bowl undermount sink, 900mm 5-burner free-standing gas cooktop and oven, dishwasher, double fridge space, ample storage cupboards and feature pendant lights- Large separate media room- Main bathroom with bath, shower, vanity with Caesarstone benchtop and separate toilet- Internal laundry with large linen cupboard, sink with Caesarstone benchtop and additional storage- Security screens on all doors- Connected to town gas- Reliable, high speed Opticomm internet- Strong termite protection - T2 Blue treated timber frames and trusses throughout the house and termiglass physical barrier inside the outer wall of the home- Ceiling sarking plus R2 insulation batts to all external walls ensuring the home stays cooler in summer and warmer in winter

Outside:- Fully fenced 450m<sup>2</sup> corner block - Side-gate access- Undercover alfresco/BBQ area,- Double door 2.3 x 2.3m shed- Working vegetable garden and productive, low maintenance fruit trees (mandarin, lemon, lime, passionfruit)- Large grassed areas perfect for kids and pets

Location (Approximate): Located in Ripley Valley Estate, this beautiful home is located in one of the largest growth areas in South East Queensland and is only a short distance from all the infrastructure associated with the Ripley Township, including Coles Supermarket, associated specialty stores, and the Ripley Waterpark. In addition, Raceview, Yamanto, and Booval Shopping Centres are only 10 minutes away. Access to highways is also effortless, with only a few minutes to either the Cunningham or the Centenary Highway.- 7 minute stroll to Bumblebee Park- 2 minute drive to C&K Ripley Childcare Centre- 2 minute drive to the new Ripley Central State School- 4 minute drive to Ripley Town Centre- Easy access into and out of the estate onto the Cunningham Highway- 15 minute drive to Springfield- 10 minute drive to downtown Ipswich

This beautiful home is 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 Ipswich 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.