

8 Abrahams Road, South Ripley, Qld 4306

STRUD

Sold House

Wednesday, 22 May 2024

8 Abrahams Road, South Ripley, Qld 4306

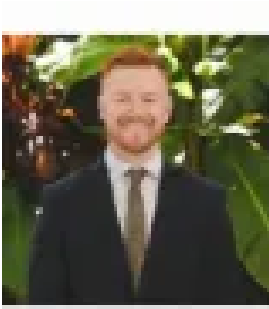
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 455 m2

Type: House



Corey Martin
0428133948



Jordan Strudwick Team
0477757400

\$740,000

A stunning double-storey family home offering both comfort and convenience, this property is an investor's dream and is situated on a low-maintenance corner block in the heart of the thriving Providence Estate. This home is ideally located just minutes from Ripley Valley State Schools and exciting new retail and health developments. With reliable tenants in place until August 2025, it presents an exceptional opportunity for immediate returns and long-term potential. Don't miss your chance to make this gem yours! Overall, the house features 4 bedrooms, 2 bathrooms & a 2-car accommodation; you can also expect the following throughout:- Main bedroom w/air conditioner, ceiling fan, walk-in wardrobe, and a semi-ensuite bathroom- All bedrooms w/ceiling fans and built-in wardrobes- Living w/ceiling fan- Kitchen w/20mm stone bench-tops, stainless steel appliances, a brand-new oven, a 4-burner gas stove, large fridge space, and walk-in pantry- Dining w/air conditioner and ceiling fan- Study Nook- Separate Laundry- Alfresco entertainment area w/ceiling fan- Side gate access on both sides of the property- Potential to create vehicle access from Orpheus Crescent

For the investor, this property is currently rented for \$580pw
Rent Appraisal: \$700-720pw
Lease end date: 14th August 2025
Rates: \$645.90 / qtr (subject to change)
Water: \$177.70 / qtr + consumption (subject to change)

Location:- 40 West Cafe, Bar & Splash 'n' Play Adventure Park (4 Mins)- Ripley Town Centre (6 Mins)- Yamanto Central Shopping Centre (12 Mins)- Springfield Central (15 Mins)- Ipswich (22 Mins)- Brisbane (40 Mins)

Located in the highly sought-after South Ripley area, Providence is one of the fastest-growing regions in the Western Corridor. It offers schools, cafes, parklands, and retail options. The shopping centres in Raceview, Booval, and Yamanto are just 12 minutes away, and access to the Centenary Highway is extremely convenient. This is a fantastic opportunity to buy into a vibrant community with expanding amenities. Call Corey 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.