

**8 Opera Street, Ripley, Qld 4306**

**House For Sale**

Tuesday, 12 March 2024

8 Opera Street, Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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## Offers Over \$675,000

\* LOWSET BRICK HOME ON 400M2 BUILT IN 2021\* FOUR BEDROOMS, ALL WITH CEILING FANS BUILT-IN ROBES\* MASTER WITH A/C, WALK-THRU ROBE AND PRIVATE ENSUITE\* MAIN BATHROOM IS TASTEFUL AND MODERN WITH NEARBY LAUNDRY AND TOILET\* CENTRAL LIVING/DINING SPACE IS A GOOD SIZE WITH A/C\* MODERN KITCHEN WITH ELECTRIC APPLIANCE INCLUDING DISHWASHER\* SEPARATE CARPETED LOUNGE ROOM AT THE FRONT OF THE HOME\* WALK TO RIPLEY CENTRAL STATE SCHOOL, PUBLIC TRANSPORT\* MINUTES FROM CUNNINGHAM & CENTENARY HIGHWAY ACCESS\* SHORT DRIVE TO IPSWICH CBD AND RIPLEY TOWN CENTRE\* CURRENTLY TENANTED UNTIL FEBRUARY 2025\* RENTAL APPRAISAL \$620-\$660PW (LETTER AVAILABLE ON REQUEST)\* APPROX 45 MINUTES FROM BRISBANE CBD

This four bedroom home was built in 2021 and is currently leased until February 2025 to some incredibly respectful tenants, and boasts a rental appraisal of \$620-\$660pw (appraisal letter available on request. It is situated in the heart of Ripley which, according to the 2022-2023 Planning & Regulatory Annual Report Card (available on request), is by far the fastest growing suburb in the Ipswich region. Ripley more than doubled the numbers of the suburb in the number two spot for both new dwellings and additional population, and there is SIGNIFICANT future development planned for the Ripley Valley Priority Development Area (PDA) located in one of the largest urban growth areas in Australia. As an investment property, it just makes sense! The home itself is deceptively large, boasting a large air-conditioned living/dining space overlooked by a modern kitchen with electric appliances. There is an additional carpeted lounge room at the front of the home which is a great size, providing a separate living space to be enjoyed. There are four bedrooms in total, all of which are carpeted and come with built-in wardrobes and ceiling fans. The master bedroom also features split system air conditioning and a large walk-thru wardrobe that leads to a private ensuite, while the remaining bedrooms are serviced by a modern main bathroom with the toilet and laundry located handily nearby. In future, you will see the surrounding area incorporating more retail, dining, health care, commercial and entertainment options, and a state-of-the-art transit centre at the Ripley Town Centre. The Cunningham Highway links to the Ipswich Motorway, the Centenary Highway links to both the Logan and Ipswich Motorways, and the future rail line extension between Ipswich and Springfield, via Ripley, cements Ripley's connection to the state capital of Brisbane. So, there's plenty of future growth slated for the area as the area is developed - but what about right now? Ripley Town Centre is close by, featuring a Coles along with various speciality stores and health services, and you can reach both Orion Springfield Central and Riverlink Shopping Centre in about 15 minutes by car, putting you nice to call to all of your retail needs. Ripley Central State School is only a few minutes' walk from the home and the Ripley Valley State Secondary College is less than 10 minutes' drive, with endless other schooling options available thanks quick access to Ipswich CBD and Springfield. Don't hesitate to get in contact for more information on this outstanding property or to secure this opportunity for yourself.