

**9 Goulburn Crescent, South Ripley, Qld 4306**



**House For Sale**

Saturday, 13 April 2024

9 Goulburn Crescent, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 252 m2**

**Type: House**



Vanya D

0425440910

**\$589,000+**

This quality built home is just what you've been after! Currently tenanted by fantastic tenants, this home is in great condition and ready to move into. Forget the hassle of building and enjoy owning a property located minutes from parks, Primary and Secondary schools, childcare centres and all the local amenities you could desire. With 4 bedrooms, a light and airy open-plan layout and a low-maintenance yard, this home is ideal for first home buyers, those looking at moving into their new family home, or those looking for a secure investment in a family-friendly community! Property details:- Stand-alone home- Current lease until 25/08/24 - tenants indicated they will be moving out mid 2024- Currently leased for \$475/week- New rental appraisal: \$540/week- 155m<sup>2</sup> home on a 251m<sup>2</sup> block- Built in 2018 by Australasian Homes- Council rates: \$566/quarter- 4 bedrooms with built-ins, fans and fly screens- Master bedroom with air-conditioning, walk-in robe and ensuite- Ensuite is complete with a shower, vanity and toilet- Air-conditioned, open-plan kitchen, living and dining area - Kitchen includes Caesarstone island bench, 4-burner gas cooktop, oven, fridge space, pantry, soft-close drawers and ample storage cupboards- Main bathroom with shower, vanity, bath and separate toilet- Low-maintenance backyard- NBN connected- Mains gas Location:- 5 minute\* walk to the Ripley Valley State School- 5 minute\* walk to the Ripley Valley State Secondary College- 5 minute\* walk to the Medical Precinct and proposed South Ripley Town Centre- 15 minute\* walk to the local Café and Splash'n'Play children's park- 4 minute\* drive to Ripley Coles Shopping Centre- 15 minute\* drive to Orion Springfield Town Centre- 20 minute\* drive to Ipswich- 45km\* to the heart of the Brisbane CBD Approximately\* The home is best appreciated in person - contact Vanya to arrange a private inspection or we'll see you at the open homes. Disclaimer: Ray White Ripley 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 enquiries to verify the information contained in this advertisement.