

22 Blair Street, Ripley, Qld 4306

House For Sale

Wednesday, 19 June 2024



22 Blair Street, Ripley, Qld 4306

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 375 m2

Type: House



Steve Athanates
0414235933



Luke Athanates
0428888317

Offers Over \$879,000

This immaculately presented dual key residence is the perfect solution for two generations of family that want to live together but still have their own privacy. You can share the mortgage, which would be super affordable for two families, and one generation can live in the three bedroom, two bathroom side and the second generation can live in the two bedroom, one bathroom side of the residence. It is effectively two homes joined together but on only one title, so there is only one lot of rates that the family unit can share. Alternatively, for those looking to downsize from their current larger family home to something smaller you could live on one side and then rent out the other side for additional income. This option would not only provide the peace of mind of ongoing income but it would also provide security for the home if you were away on extended holidays. For all the investors out there Unit 1 is tenanted until 20/03/2025 for \$490 per week and Unit 2 is tenanted until 13/02/2025 for \$420 per week. You can buy it today and not miss a single day's rent. Apart from offering a total of five bedrooms, all with built-in robes, three bathrooms, there is also two designer look kitchens complete with stone bench tops, gas cooktops and dishwashers, two separate remote controlled garages (one for each unit) and two alfresco under roof pergolas that overlook private fully fenced yards that allow you to have secure space for children to play or pets to run. This stunning dual key property is super low maintenance with brick construction, colour-bond roofing, full security, tiled halls and living areas as well as split system reverse cycle air conditioning to the living areas and master bedrooms for year round comfort. It just doesn't get any better than this! You don't have to go through the frustration of designing and building them. You can either just move in at the end of the tenancies to start enjoying all these benefits or you buy them today and have the current amazing tenants pay off this amazing investment home for you! The home is located on a 375m² block in prestigious Ripley. The Ripley Valley is one of the fastest growing suburbs in the state with population expected to double in Greater Ipswich by 2031. This area is going to be one of the biggest hot spots for the future and the ideal place to raise your growing family. This dual key residence is surrounded by other quality homes and is within easy distance of the Ripley Town Centre with its own Coles and associated specialty stores. It is just a short drive to the Providence Splash n Play Water Park and the Forty West Café and Bar, the Cunningham Highway for Brisbane commuters or those wanting to catch the electric rail at Dinmore. It is also only a ten minute drive for defence personnel at RAAF Base, Amberley. You also have quick access to the Winston Glades Shopping Centre with its own IGA Supermarket and associated specialty stores the Yamanto Shopping Centre and Yamanto and Glades Taverns, as well as quick access to Brisbane, and Springfield's Orion Shopping Centre via the Centenary Highway extension. The area is serviced by the Ripley Valley State School and Ripley Valley State Secondary College. There is also bus transport to a host of schools including St Edmunds and St Mary's Colleges, Ipswich Boys and Girls Grammar Schools and West Moreton Anglican College. Ipswich Council Rates: \$1,005 per quarter (subject to change) Water Charges: \$230 per quarter - plus consumption (subject to change) This dual key is individually metered and water compliant meaning the tenants are charged full water consumption and there are NO body corporate fees! There are way too many extras to list - so act now before someone else buys the perfect home for two families or savvy investors. Most importantly, the owners have priced this exceptional dual key family residences realistically to sell quickly at offers over \$879,000. Listing agent: Steve Athanates NGU Real Estate Ipswich - with Offices at Brassall, Ripley & Karalee - We've got Ipswich 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.