

22 Burrum Drive, Ripley, Qld 4306



House For Sale

Tuesday, 25 June 2024

22 Burrum Drive, Ripley, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 434 m2

Type: House



Nick Knauseder

0422904007

\$779,000+

This near-new 4-bedroom stunner offers light-filled living, and a spacious, well planned design. All bedrooms feature built-in robes, roller blinds and ceiling fans, with the master boasting air-conditioning, a walk-in robe and a luxurious ensuite. Entertainers will love the sleek kitchen with stone benchtops, gas cooking, and a breakfast bar, while multiple living areas including a separate lounge, family/dining and covered alfresco provide space for everyone. Other highlights include a dedicated laundry, double remote garage, fully-fenced backyard and a security system for peace of mind. This is the one you've been waiting for – enquire today to secure your interest.

General Information:- Occupancy: Current Lease Until April 2025 @\$590/week (Tenant has advised that they may be open to ending the lease sooner, should the Buyer need to move into the property)- Rental Appraisal: \$600 - \$620 per week- Orientation: North Facing (approx.)- Land Size: 434m²- Construction: Brick- Roof type: Tile- Build year: 2022 (approx.)- Hot Water System: Gas- Cooktop: Gas- Fencing: Fully fenced back yard- Smoke Alarms: Compliant

Property Features:- 4 well-sized bedrooms; all with built-in wardrobes, roller blinds, ceiling fans & carpet; master bedroom features air conditioning, large walk-in wardrobe & ensuite with glass screen shower, vanity, toilet & ceiling exhaust- Modern kitchen with stone benchtops, well sized & discreet pantry, breakfast bar, 900mm freestanding stainless steel oven & cooktop (gas), built-in stainless steel microwave, 900mm stainless-steel rangehood, stainless steel dishwasher, subway tiled splashback & a variety of preparation & storage spaces; tiled- Well-sized secondary lounge room adjacent to the main living area which benefits from the large main A/C; tiled- Air-conditioned family/dining room to the rear of the home with direct access to alfresco via glass sliding door; tiled- Study nook with additional storage near rear bedrooms- Well-appointed main bathroom with separate bath & glass screen shower, stone top vanity; ceiling exhaust, separate toilet- Dedicated internal laundry with additional storage space and convenient external access; tiled- Double lockup, remote controlled garage; internal access- Covered alfresco with ceiling fan; directly accessible from the heart of the home- Concreted paths around the exterior of the home- Security system- Roller blinds throughout- LED recessed downlights throughout

Area Details:- Walking distance to a public park at the end of the street- 3 minutes* to Ripley Central State School- 6 minutes* to Yamanto Shopping Centre- 8 minutes* to Ripley Town Centre- 12 minutes* to USQ Ipswich Campus- 13 minutes* to Ipswich Hospital- 45 minutes* to Brisbane Airport

Please contact Nick Knauseder on 0422 904 007 to arrange your inspection.* Approximate