

23 Brooking Rise, Ripley, Qld 4306



House For Sale

Thursday, 11 July 2024

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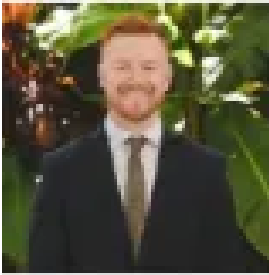
Bedrooms: 4

Bathrooms: 2

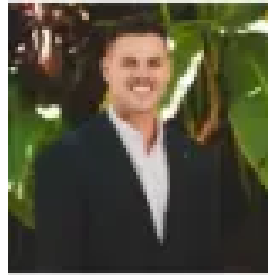
Parkings: 2

Area: 545 m2

Type: House



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FOR SALE

Discover the epitome of luxury living at 23 Brooking Rise, where contemporary elegance meets natural beauty. Nestled just steps from the scenic Brooking Parklands, this stunning Hallmark Home spans over 250m² perfectly on a spacious 545m² block. Imagine waking up to serene park views and the tranquil sounds of nature right at your doorstep. This exceptional home features a unique floor plan designed for comfort and versatility, boasting modern finishes and thoughtful design elements. The expansive living areas offer plenty of space for relaxation and entertainment, enhanced by the breathtaking parkland vista. Enjoy leisurely walks, picnics, and outdoor activities just a stone's throw away. Inside, you'll find four spacious bedrooms and two luxurious bathrooms. The master suite is a true retreat with air conditioning, a walk-in robe, and an en-suite featuring his and her vanities. Each bedroom has ceiling fans and built-in wardrobes, ensuring year-round comfort. The heart of the home is the gourmet kitchen, featuring 20mm stone bench-tops and an electric cooktop, seamlessly flowing into the open-plan family and dining area, all kept comfortable with air conditioning. A separate media room offers the perfect spot for movie nights, while the dedicated laundry room boasts an additional 20mm stone bench-tops and ample storage. Step outside to the alfresco area, complete with built-in speakers and privacy blinds, ideal for entertaining while overlooking the lush Brooking Parkland. Additional features include a 4.5kW solar system, double insulation, low-maintenance gardens, and NBN internet connectivity, ensuring a modern and eco-friendly lifestyle. Overall, the house features 4 bedrooms, 2 bathrooms & a 2-car accommodation; you can also expect the following throughout: - Master bedroom w/Aircon, walk-in-robe & en-suite w/his & her vanity - All bedrooms w/fans & Built-ins - Kitchen w/20mm Stone bench-tops & electric cooktop - Open plan kitchen, family & dining w/air-conditioner - Separate Media room - Separate Laundry w/20mm stone bench-tops & laundry - Alfresco w/built in speakers & privacy blinds - 5kW Solar System - Double insulated house - Low Maintenance Gardens - Entertainment Area Overlooking Brooking Parkland - Opticomm Internet

For the investor, this property has been rent appraised for \$680pw per week. Rates: \$584 / qtr (subject to change) Water: \$341.55 / qtr + consumption (subject to change) Prime Location: - Ripley Town Centre (3 mins) - Yamanto Central Shopping Centre (10 mins) - Orion Shopping Centre (13 mins) - Springfield Central (14 mins) - Ipswich (18 mins) - Brisbane CBD (40 mins) Situated in the heart of Ripley, this home is ideal for families. Top schools like Ripley Valley State School and Ripley Valley State Secondary College are nearby. Enjoy the welcoming community atmosphere of Ripley, which has convenient access to parks, shopping centres, and recreational facilities. Don't miss out on this rare opportunity to own a piece of paradise. Contact Corey today to make 23 Brooking Rise your new home!

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