

**23 Jive Way, Ripley, QLD, 4306**

**STRUD**

**House For Sale**

Wednesday, 14 August 2024

23 Jive Way, Ripley, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Near New FRD Home! | Jive In!

Welcome to this contemporary home located in the vibrant suburb of Ripley! This beautifully designed 2021 FRD Homes residence sits on a generous 456m<sup>2</sup> block, offering modern living with a focus on comfort and convenience. Boasting four spacious bedrooms and two stylish bathrooms, this home is perfect for first home buyers, downsizers, families or investors looking to capitalise on a rapidly growing area.

Internally, you'll be greeted by the clean, modern look of tiled flooring that flows seamlessly throughout the home. The thoughtfully designed layout enhances the sense of space, while the blackout blinds provide privacy and comfort. The heart of the home is the meticulously designed kitchen, featuring sleek stone benchtops, premium stainless steel appliances including a plumbed in natural gas 900mm stovetop, and a spacious walk-in pantry, making meal prep and entertaining a pleasure. With three distinct living areas, this home caters to every lifestyle need, offering the perfect space for relaxation, entertainment, or family gatherings.

The added benefit of your own private tiled patio, an ideal spot for alfresco dining, family BBQs, or simply unwinding in your own outdoor retreat. This area is designed for year-round enjoyment, providing a seamless transition between indoor and outdoor living. The double lock-up garage offers secure parking and additional storage space, completing the functional yet stylish appeal of this home.

Retreat to the master bedroom, complete with a walk-in robe and ensuite. The additional three bedrooms all feature built-in robes, ensuring ample storage and comfort for the whole family. Three split system air conditioners and ceiling fans throughout provide climate control, ensuring your home is comfortable in every season.

Embrace the convenience of living in Ripley, with everything you need just moments away. This home is located within a short walk to Ripley Central State School and only a seven minute drive to Ripley Town Centre and Yamanto Central Shopping Centre, offering easy access to shopping, dining, and entertainment. The proximity to the Centenary Highway and Cunningham Highway makes commuting a breeze, connecting you quickly to Ipswich CBD, the RAAF Base, and Springfield Orion.

Don't miss the chance to own this exceptional property that combines modern design, comfort, and convenience in one of Ripley's most sought-after locations. Whether you're looking for your first home, a smart investment, or a perfect downsizer, this home ticks all the boxes. Contact us today to arrange a private viewing and discover all that this beautiful home has to offer.

### Property Highlights:

- Master Bedroom + Walk-In Robe & Ensuite
- 3 Additional Bedrooms + Built-In Robes
- 3 Separate Living Areas Including Media Room
- Air Conditioning + Ceiling Fans Throughout
- Stone Benchtops + Walk-In Pantry
- 900mm Natural Gas Stove Top
- 900mm Stainless Steel Oven
- Tiled Flooring + Patio
- Double Lock-Up Garage
- 456m<sup>2</sup> Fully Fenced Block

### Location:

- 1 minute drive to Ripley Central State School
- 2 minute drive to C&K Ripley Childcare Centre
- 7 minute drive to Ripley Town Centre + Yamanto Central Shopping Centre
- 8 minute drive to Ripley Valley State Secondary College

- 10 minute drive to Ipswich CBD
- 12 minute drive to the RAAF Base
- 15 minute drive to Springfield Orion

For the investor, this property has been rent appraised at \$620 to \$650 per week.

Rates: \$623.85/qtr (subject to change)

Water: \$57.95/qtr + consumption (subject to change)

Disclaimer:

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