

**26 Harmony Crescent, South Ripley, QLD, 4306**



**House For Sale**

Tuesday, 24 September 2024

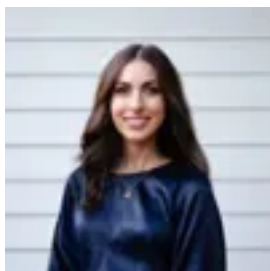
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vanya T

## Fantastic Ex-Display Home with Extensive Upgrade List

### Essential Details at a Glance:

- Large 281m<sup>2</sup> Home on a 575m<sup>2</sup> Block
- 4 Bed, 2 Bath, 2 Garage
- Built in 2015 by Ausbuild
- Ex-Display Home
- Providence Estate
- Zoned for Ripley Valley State Secondary College
- Currently Owner Occupied
- Council Rates: \$655/quarter
- Rental Appraisal: \$780/week

Situated on an exceptional ex-Display street in the heart of the thriving Providence Estate, this executive home will tick all your boxes! With a spacious 281m<sup>2</sup> home on a generous 575m<sup>2</sup> block, this grand residence provides the perfect mix of space, convenience and luxe creature comforts. A well designed floor plan flows seamlessly throughout the property and takes advantage of ever-popular open plan living. With 4 generous bedrooms, 3 separate living areas and an oversized alfresco, this home is ideal for those seeking room for the whole family to spread out and enjoy the beauty and luxury of their surroundings.

Throughout the home, great taste and quality are perfectly combined with high calibre finishes and inclusions. With beautiful, upgraded stone bench tops, ducted air-conditioning, high ceilings and 10.3kW Solar, there are so many fantastic features at every turn. You'll quickly become the go-to entertainer in your social circles, and it's easy to see why! Your expansive outdoor alfresco is the perfect place to host a weekend get-together - a generous yard, dedicated BBQ pavilion, motorised outdoor blinds and a breezy raised location combine to create the perfect entertaining setup.

Located on an ex-Display street and surrounded by similar high quality and beautiful homes, you will find yourself only a minute's walk from all the features and amenities Providence has to offer. The local café, the popular Splash N' Play waterpark, the Ripley Markets, the local football field and of course Ripley Valley State School and Secondary College - everything you need is quite literally at your doorstep!

Ex-Display homes in Providence are tightly held and rarely become available for purchase. 26 Harmony Cres represents an opportunity to secure a high quality property on a large block in a sought after and growing community.

### Property Features:

- 4 spacious bedrooms all with built-ins, ducted air-conditioning, quality carpet, window coverings and fly screens
- Master bedroom with large walk-in robe and ensuite
- Modern ensuite with floating double vanity, pendant lighting, oversized shower and separate toilet
- Sprawling open-plan kitchen, living and dining areas flow seamlessly to the incredible oversized alfresco area
- Well-appointed kitchen with upgraded stone bench tops and waterfall edges, 6-burner gas cooktop, oven, dishwasher, built-in microwave, double fridge space, soft close drawers, large walk-in pantry, mirrored splash-backs, LED strip lighting and feature pendant lights
- Dedicated media room with inbuilt Yamaha roof speakers, matte black theatre setup and floating cabinet with LED strip lighting
- Third separate living area acts as a kid's retreat
- Spacious internal laundry with ample storage and external access
- Beautiful main bathroom with shower, floating vanity and separate toilet
- Oversized entertaining area with additional raised and covered BBQ pavilion
- Large fully fenced 575m<sup>2</sup> block with ample room for kids and pets

- Ducted air-conditioning and fans throughout
- Hybrid timber-look flooring throughout
- Epoxy garage flooring
- 2.6m upgraded ceiling height
- 10.3kW Solar System + 9KW Battery Storage
- Motorised outdoor blinds for the alfresco area
- Smart home features
- NBN Internet Connection
- Town Gas Connection
- 3 Phase Power Connection

Location\*:

- 1 Minute Walk to Splash N' Play Water Park
- 1 Minute Walk to Local Café
- 2 Minute Walk to Ripley Valley State Secondary College
- 4 Minutes to Ripley Town Centre Shopping (Coles)
- 15 Minutes to Springfield Train Station
- 20 Minutes to Ipswich CBD
- 45 Minutes to Brisbane CBD
- Flood-Free Area
- Zoned for Ripley Valley State Secondary College
- Easy access to Cunningham and Centenary Highways

26 Harmony Crescent is best viewed in person - please contact Vanya to arrange a private inspection, or we'll see you at the next open home!

Disclaimer:

Ray White 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.

\* Times Indicative Only