

**35 Goulburn Crescent, South Ripley, QLD, 4306**



**House For Sale**

Sunday, 18 August 2024

35 Goulburn Crescent, South Ripley, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Rare Opportunity to secure your family home at Providence!!!**

RealWay Edge proudly presents 35 Goulburn Cres, South Ripley, one of the best opportunities to secure your dream home in the prestigious location of South Ripley. This meticulously built four-bedroom house, two living areas and a fabulous backyard will sway you at the outset, with its elegant design, its aesthetic appeal, and its sheer virtuosity in space usage.

A fresh, crisp contemporary colour palette is easy on the eye and suits all furniture styles; other features include three split system air-conditioning in living, master bedroom & Guest bedroom, ceiling fans throughout, stone benches in kitchen & bathrooms, stainless-steel appliances including ceramic cooktop, Oven & Dishwasher.

Conveniently located close to all the amenities and walking distance to the schools & parks. There is no need to leave the community with these amenities at your doorstep - Close to the buses, walking trails, schools, shopping centre & freeway. Fully featured and modern to the core, the house boasts modern facade, high ceilings and LED down lights among other refined attractions.

Sliding doors extend living outdoors to a tiled alfresco with fully landscaped backyard creating the perfect setting to entertain family and friends. Enjoy seamless outdoor living, perfect for intimate family gatherings.

Features of this prestigious residence include:

- Modern Façade & high ceilings
- Three Split system Air-conditioning in Main living, Master bedroom & Guest Bedroom
- Two Separate living areas including a media room
- Good size master bedroom with fully ensuite & separate his & her walk - in - robe and sliding doors with access to outdoor
- Three additional spacious bedrooms all-inclusive of built-in robes and ceiling fans
- Central main family bathroom with shower & a bathtub.
- Separate toilet room
- Tiles in the living & carpets to the bedrooms & media
- Modern kitchen with stone benchtops, cupboards, stainless steel appliances including 900mm gas cooktop, oven & dishwasher.
- Walk-in Pantry
- Multiple living spaces that flow seamlessly from indoors to outdoors through glass sliding doors.
- Separate laundry with access to the clothesline
- Blinds & fly screens throughout on windows & doors
- Outdoor entertaining undercover alfresco area
- Fully fenced and landscaped and a lot more to experience!!!

Location Features Include:

- 2 Mins walk to the playground
- 4 Mins away from Ripley valley state school & secondary college
- 3 Mins away from Splash'n'Play children's parks.
- 7 Mins away from Ripley town centre
- 6 Mins walk to the buses
- 15 Mins away from Springfield Central Railway station
- 15 Mins away from Ipswich CBD

This home presents an opportunity for effortless family living. Please contact Vansh on 0452482492 or Nik Raj on 0400678555 to discuss more in detail.

Disclaimer: Information provided by RealWay Edge, its employees and related parties is a general outline for the guidance

of intending purchasers or tenants and does not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given is materially correct, but any intending purchaser or tenant should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. We recommend that you obtain financial, legal and taxation advice before making any decision.