

**40 Frankland Street, South Ripley, Qld 4306**



**House For Sale**

Tuesday, 25 June 2024

40 Frankland Street, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Vanya D

0425440910

**\$769,000+**

Property details at a glance:- Currently Owner Occupied- 210m<sup>2</sup> home on a 400m<sup>2</sup> block- Quality 2016 built Coral homes- Recent council rates - \$517/quarter- Rental Appraisal - \$660/week>Welcome to your dream home in the heart of the prestigious Providence Estate! This beautiful and low maintenance Coral home offers the perfect blend of style, space, and comfort. With 4 spacious bedrooms, 2 modern bathrooms, and 2 convenient car spaces, this light and airy home is designed for modern family living. As you step inside, you'll be greeted by an abundance of natural light that flows through the open-plan layout, highlighting the two expansive living areas perfect for entertaining or relaxing with the family. The kitchen, equipped with quality appliances, seamlessly connects to the dining and living spaces, creating a harmonious flow throughout. The master suite is a true retreat, complete with a walk-in robe and ensuite. The additional three bedrooms are generously sized, each with ample storage and large windows that fill the rooms with natural light. Step outside to your private backyard oasis and be captivated by the mountain views. The outdoor area is perfect for alfresco dining, weekend barbecues, or simply unwinding while taking in the serenity. Located in the highly sought-after Providence Estate, this home offers unparalleled convenience. Enjoy being close to local schools, parks, the medical centre and local bus stops, all while being nestled in a tranquil and family-friendly community. Don't miss this opportunity to secure your slice of paradise in Providence. This property won't last long - contact Vanya to arrange a private inspection and make family dream home yours! - 4 spacious bedrooms with ducted air-conditioning built-ins, Plantation shutters, fans and blinds- Master bedroom with walk-in robe, air-conditioning and ensuite- Ensuite with shower, vanity, toilet and Plantation shutters- Large air-conditioned open-plan kitchen, dining and living areas lead out to the alfresco - perfectly elevated to take in the mountain views- Spacious kitchen with free-standing 900mm Stainless Steel 5-burner gas cooktop with oven, microwave space, Caesarstone island bench, double fridge space and large walk-in pantry - Second large media room- Main bathroom with bath, shower and separate toilet- Timber laminate flooring- 2.6m<sup>2</sup> ceilings- NBN- Fully fenced yard, perfect for kids and pets

Location: This beautiful home is located in the visionary new Providence Community, conveniently just off the Centenary Highway. As one of the largest growth areas in South East Queensland, Providence is a fantastic mix of community spirit and "at-your-doorstep" convenience, making it the ideal place to raise your growing family. - 4 minute\* walk to the Ripley Valley State School- 4 minute\* walk to the Ripley Valley State Secondary College- 4 minute\* walk to the local Café and Splash'n'Play children's park- 5 minute\* walk to the proposed South Ripley Town Centre and Medical Precinct- 4 minute\* drive to Ripley Coles Shopping Centre- 7 minute\* drive to Orion Springfield Town Centre- 15 minute\* to Springfield Central Train Station- 20 minute\* to Ipswich- 45km\* to the heart of the Brisbane CBD\*Approximate

Disclaimer: Ray White Ripley 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 inquiries to verify the information contained in this advertisement.