

**45 Frankland Street, South Ripley, QLD, 4306**



**House For Sale**

Tuesday, 24 September 2024

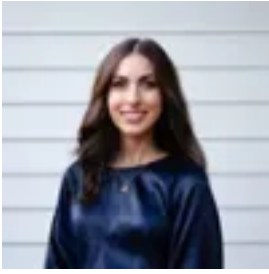
45 Frankland Street, South Ripley, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vanya T

## A Perfect Blend of Space, Style and Comfort in Providence - Complete with Side Access

### Essential Details at a Glance:

- 210m<sup>2</sup> Home on a generous 517m<sup>2</sup> Block
- 4 Bed, 2 Bath, 2 Garage
- Built in 2018 by Metricon
- Providence Estate
- Zoned for Ripley Valley State Secondary College
- Currently Owner Occupied
- Council Rates: \$635/quarter
- Rental Appraisal: \$660/week

45 Frankland Street is an excellent home in the heart of South Ripley! This well designed and low maintenance Metricon build offers the perfect blend of style, space, and comfort. With 4 spacious bedrooms, 2 modern bathrooms, and 2 convenient car spaces, this well-maintained 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, complemented by the two generous living areas perfect for entertaining or relaxing with the family. The kitchen forms the heart of the home and seamlessly connects the dining and living spaces, creating a harmonious flow throughout.

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 peaceful and family-friendly community.

### Property Features:

- Ducted air conditioning throughout the home
- 4 spacious bedrooms with built-ins, security screens to the front rooms and blinds
- Large Master bedroom with walk-in robe and ensuite
- Modern Ensuite with shower, floating vanity and toilet
- Large open-plan kitchen, living and dining areas lead out to the oversized alfresco and generous yard
- Spacious kitchen with free-standing 900mm 5-burner gas cooktop and oven, dishwasher, microwave space, Caesarstone island bench with waterfall edges, soft close drawers, plumbed double fridge space and large walk-in pantry
- Second living area - separate media room with provision for future projector
- Main bathroom with bath, shower and separate toilet
- Upgraded 2.6m<sup>2</sup> ceilings
- 5.4kW Solar System
- NBN Connection
- Town Gas Connection
- Steel Frame Construction
- Space for side access to facilitate pool or shed installation; ideal for trailer storage
- Fully fenced yard on a 517m<sup>2</sup> block, perfect for kids and pets

### Location\*:

- Zoned for Ripley Valley State Secondary College
- Easy access to Cunningham and Centenary Highways
- 2 Minutes to Ripley Valley State Secondary College
- 5 Minutes to Ripley Town Centre Shopping (Coles)
- 10 Minute walk to Splash N' Play

- 15 Minutes to Springfield Train Station
- 20 Minutes to Ipswich CBD
- 45 Minutes to Brisbane CBD

45 Frankland Street 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