

**5 Canungra St, South Ripley, QLD, 4306**



**House For Sale**

Saturday, 10 August 2024

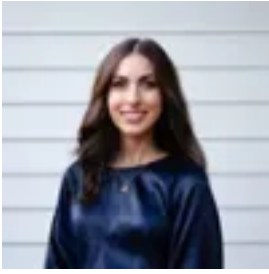
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vanya T

## Low Maintenance Family Home in the Heart of Providence!

### Property details at a glance:

- Built in 2017 by Resi Homes
- 200m<sup>2</sup> home on a 350m<sup>2</sup> block
- Providence Estate
- Currently Owner Occupied
- Council rates: \$545/quarter
- Rental appraisal: \$630/week

This quality built family home is just what you've been looking for!

With 4 bedrooms, a light and airy open-plan layout and a low-maintenance yard, this property will be ideal for those looking for their first family home, or for buyers searching for a smart investment in a family-friendly community.

Forget the hassle of building and enjoy moving in to a family home located just minutes from parks, primary and secondary schools, playgrounds, future shopping centres and the Splash N' Play Water Park. All the amenities of Providence are literally just a few minutes walk away - it couldn't be more convenient!

### Property Features:

- 4 bedrooms with built-ins, fans, security screens and blinds
- Master bedroom with walk-in robe, air-conditioning and ensuite
- Modern ensuite with large shower and vanity
- Air-conditioned open plan kitchen, dining area and living areas lead out to the alfresco
- Spacious kitchen with 4-burner electric cooktop, oven, double fridge space, dishwasher and pantry
- Second lounge room at the front of the home
- Private study zone or kid's play area adjacent to the kitchen - great for keeping an eye on the kids as you cook!
- Main bathroom with bath, shower and separate toilet
- NBN Connection
- Fully fenced yard
- Beautiful mountain views from the kitchen and living area

### Location:

This 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.

- 2 minute walk to parks
- 3 minute walk to the Ripley Valley State School
- 3 minute walk to the Ripley Valley State Secondary College
- 3 minute walk to the proposed South Ripley Town Centre and Medical Precinct
- 7 minute walk to the local Café and Splash'n'Play children's park
- 5 minute drive to Ripley Coles Shopping Centre
- 15 minute drive to Orion Springfield Town Centre
- 15 minute drive to Springfield Central Train Station
- 20 minutes to downtown Ipswich
- 45km to the heart of the Brisbane CBD

All times are approximate.

This excellent opportunity is best appreciated in person - contact Vanya to arrange an inspection, or we'll see you at the open homes.

Disclaimer:

Ray White Ripley has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim 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.