

**6 Derwent Street, South Ripley, Qld 4306**



**Sold House**

Wednesday, 19 June 2024

6 Derwent Street, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 336 m2**

**Type: House**



Vanya D

0425440910

**\$705,000**

Perfect New Family Home or Investment Opportunity - Seconds from Parkland This quality built family home is just what you've been after! Forget the hassle of building and enjoy moving into a family home located minutes from parks, Primary and Secondary schools, playgrounds, the Splash'n'Play water park and local café. With 4 bedrooms, a light and airy open-plan layout, 2 large living areas and a yard perfect for kids and pets, this home is ideal for both those looking at moving into their first home, or those looking for a secure investment in a family-friendly community. Property details:- Currently Vacant- Rental Appraisal \$640/week- 180m<sup>2</sup> home on a 336m<sup>2</sup> block- Quality 2022 built home- 4 spacious bedrooms with built-ins, fans, fly screens and blinds- Large master bedroom with walk-in robe and ensuite- Ensuite with shower and vanity- Air-conditioned open plan kitchen, dining area and living areas lead out to the tiled alfresco- Spacious kitchen with 4- burner electric cooktop and oven, fridge space and pantry- Main bathroom with bath, shower and separate toilet- NBN- Large fully fenced yard 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.- 10 minute\* walk to the Ripley Valley State School- 10 minute\* walk to the Ripley Valley State Secondary College- 10 minute\* walk to the Medical Precinct and proposed South Ripley Town Centre- 3 minute\* drive to the local Café and Splash'n'Play children's park- 4 minute\* drive to Ripley Town Centre- 15 minute\* drive to Orion Springfield Town Centre- 15 minute\* drive to Springfield Central Train Station- 20 minute\* drive to downtown Ipswich- 45km\* to the heart of the Brisbane CBD\* Approximate This beautiful home is best appreciated in person - contact Vanya to arrange an inspection! 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.