

# Lot 398 Rowan Street, Ripley, Qld 4306

Bella

## House For Sale

Wednesday, 12 June 2024

Lot 398 Rowan Street, Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



Glen Whitla  
0438009631

**\$575,500/Inc FHOG\***

Welcome to Bella... with over 40 years build experience we are proud to offer this affordable living located on a low maintenance 320m2 block in desirable Montereia Estate Ripley. The Thornlands home design offers easy care living with stylish mod-cons. There are 4 bedrooms with spacious Master Bedroom inc Ensuite, open plan kitchen/dining/living and outdoor underroof patio ideal for Queensland evenings. The gourmet kitchen features Smart Stone bench tops with Stainless Steel appliances. This home has all you need with Bella's turnkey innovative Inclusions and quality finishes that stand out. Deal directly with the builder and experience our personalised friendly customer service – what more could you ask for, you won't be disappointed. Situated in a fast growing area with affordable land prices **SO YOU MUST BE QUICK!** Main Features: • Fully engineered home and 50 year structural warranty • Guaranteed site start date • Smart Stone bench tops to modern kitchen & splashback • Overhead Cupboards with Dual colours to Kitchen Cabinetry • 900 Omega Stainless Steel Oven, Rangehood • Includes flooring – Silver grade Carpet, Tiles, Timber look flooring, Tiles to Wet areas • Custom made vanity cabinets to bathroom & ensuite, mirrors • 2590mm ceiling height upgrade • 1200mm stained entry door or Upgraded Feature 820mm Door • Updown lights to front facade • Roller blinds to Sliding Windows • 2 x split system a/c • Goose neck tap to kitchen sink • Freestanding bath • hardwired Smoke/Fire Alarms • Fly screens to windows and sliding door • Fully lined garage with Auto Panel Lift Garage door & remotes • Entertainer's Outdoor area, including roof over & nonslip tiles to patio • \$4000 Turf Fence Allowance • Rendered Look letterbox • Fixed Site Works up to H2 Soil Classification • Colourbond Roof • Generous Allocation of Electrical Outlets, telephone points & TV points • NBN ready • Laminate Drop Laundry Tub with splashback, Gas Hot Water System • Termite Protection system, external taps & exterior lights • Fully insulated – ceilings & walls • Quality fixtures and fittings, plus many more outstanding features. • Professional Colour Consultation appointment • \$30,000 1st Home Owners Grant may be enough to make this home a reality! Bella QLD Properties Ltd is a boutique master builder and our homes are constructed to the highest standard. Being a family owned company we actually care about you and your investment. Ripley is a highly sought after suburb that is a contemporary place to live, connected by lush green spaces and close proximity to Brisbane. It's also place where your family can live and active and healthy life and build your dream home within easy reach of local amenities. With fresh and exciting home choices, including land for sale and house and land packages to suit every lifestyle and budget, this is the perfect place to build your dream home in the countryside that's connected to everything you need. Contact Glen Whitla on Mobile: 0438 009 631 to secure this offer or discuss an alternative house and land package. See the quality of our display homes at: 22 Grafton Street Spring Mountain 'Springfield Rise' display village. \*Terms & Conditions Apply. This Home has not been constructed and is subject to Land Availability. House price subject to site specific, soils test, contours, final site investigation and head office approval. Facade upgrades will incur additional cost. Any Bushfire or Acoustic Protection will incur additional cost. Should any changes occur to the First Home Owners Grant this will affect pricing. Photography and illustrations are to be used as a guide only.