

**11 Wyperfeld Crescent, South Ripley, QLD, 4306**



**House For Sale**

Wednesday, 13 November 2024

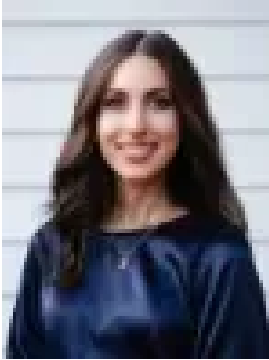
11 Wyperfeld Crescent, South Ripley, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vanya T

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## Stunning Family Home With Multiple Living Areas + Pool + Solar

### Essential Details at a Glance:

- 271m<sup>2</sup> Home on a 549m<sup>2</sup> Block
- 4 Bed, 2 Bath, 2 Car
- 3 Living Areas
- Built in 2018 by Clarendon Homes
- Providence Estate
- Currently Owner Occupied
- Council Rates: \$649/quarter
- Rental Appraisal: \$850/week

Situated in an enviable location in the heart of the thriving Providence Estate, this executive Clarendon home will tick all of your boxes! With a spacious 271m<sup>2</sup> footprint spread over a generous 547m<sup>2</sup> block, this grand residence provides the perfect mix of space, convenience and luxe creature comforts.

You'll quickly become the go-to entertainer in your social circles, and it's easy to see why! With an expansive outdoor alfresco, beautiful pool, and generous yard, there is plenty of space for the whole family to spread out and enjoy the beauty and luxury of their surroundings.

Great design choices and quality upgrades are perfectly combined to ensure a high calibre of finishes and inclusions. With ducted air-conditioning throughout the home, upgraded 2.7m ceilings and 6kW solar, there are fantastic features at every turn!

### Property Features:

- Immaculately maintained and in excellent condition
- Ducted air-conditioning and upgraded 2.7m ceilings throughout
- 4 spacious bedrooms all with built-ins, ducted air-conditioning, stainless mesh fly-screens and blackout and sheer curtains
- Large master bedroom with walk-in robe and ensuite
- Stylish ensuite with floating double vanity, oversized shower, upgraded herringbone feature tiling, Plantation shutters and toilet
- Central kitchen with large 5-burner gas cooktop, oven, integrated microwave, plumbed-in fridge space, Caesarstone island bench, large walk-in pantry, beautiful pendant lighting and upgraded herringbone splash-back tiling
- Open-plan kitchen, living and dining area leads out to the oversized alfresco area
- Second living area - central media room
- Third living area - kid's retreat/rumpus area
- Study nook with inbuilt office desk
- Main bathroom with shower, bath and separate toilet
- Spacious internal laundry with ample storage and beautiful feature tiling
- Oversized uncover alfresco area is an entertainer's dream
- Impressive 7m saltwater pool with beautiful water fountain feature and upgraded fencing
- Large and flat turfed area with side access - perfect for kids and pets
- Garden storage shed
- Terrific street presence with a beautiful facade and well-maintained landscaping
- Additional off-street parking available with gravel area adjacent to driveway - perfect for a caravan
- Only two neighbours - rear of the property backs onto peaceful and scenic bushland zoned for conservation
- 3 phase power
- 6.6kW Solar System with 3 phase inverter

- NBN Connection
- Hills Security System with alarm

Location\*:

- Zoned for Ripley Valley State School (Primary)
- Zoned for Ripley Valley State Secondary College (Secondary)
- 4 Minutes Walk to Rascals Park
- 4 Minutes to Schools
- 6 Minutes to Ripley Town Centre Shopping (Coles)
- 18 Minutes to Springfield Train Station
- 22 Minutes to Ipswich CBD
- 45 Minutes to Brisbane CBD
- Flood-Free Area
- Easy access to Cunningham and Centenary Highways

11 Wyperfeld 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 with 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