

**17 Opportunity Street, Ripley, QLD, 4306**



**House For Sale**

Thursday, 24 October 2024

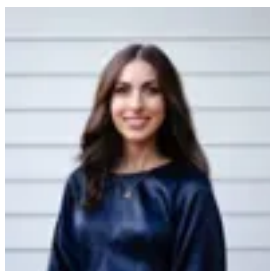
17 Opportunity Street, Ripley, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vanya T

## Excellent Investment Opportunity in Ripley!

### Essential Details at a Glance:

- 207m2 Home on a 450m2 Block
- 4 Bed, 2 Bath, 2 Car
- Built in 2017 by NCL Group
- Hayfield Estate
- Currently Tenanted for \$600/week
- Lease Dates: 9/10/24 to 7/10/25
- Date of Last Rental Increase: 11/10/24 at \$600/week^
- Council Rates: \$504/quarter

With 4 bedrooms, a light and airy open-plan layout, 2 living areas and a spacious yard perfect for kids and pets, this home will be ideal for those seeking a secure investment in a family-friendly community!

### Property Features:

- 4 spacious bedrooms with built-ins, fans, fly screens and blinds
- Large master bedroom with walk-in robe, air-conditioning and ensuite
- Ensuite with shower, vanity and toilet
- Spacious kitchen with gas cooktop, oven, double fridge space and pantry space
- Two living areas
- Air-conditioned open-plan kitchen, dining and living areas lead out to the tiled alfresco
- Separate lounge room
- Main bathroom with bath, shower and separate toilet
- Fully fenced yard on 450m2 block
- Town Gas Connection
- NBN Connection

### Location\*:

- Zoned for Ripley Central State School (Primary)
- Zoned for Bremer State High School (Secondary)
- 6 Minutes to Winston Glades Shopping Centre
- 6 Minutes to Ripley Central State School
- 11 Minutes to Bremer State High School
- 21 Minutes to Springfield Train Station
- 15 Minutes to Ipswich CBD
- 45 Minutes to Brisbane CBD
- Flood-Free Area
- Easy access to Cunningham and Centenary Highways

17 Opportunity 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 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.

^ Please note that under current QLD legislation, only one rental increase may occur per 12 months per property.

\* Times Indicative Only