

**23 Yarra Street, South Ripley, QLD, 4306**



**House For Sale**

Tuesday, 19 November 2024

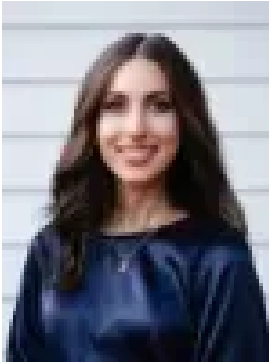
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vanya T

0425440910

## Perfect Investment Opportunity in Providence!

### Essential Details at a Glance:

- 182m<sup>2</sup> Home on a 375m<sup>2</sup> Block
- 4 Bed, 2 Bath, 2 Car
- Built in 2022 by Paradigm Homes
- Providence Estate
- Currently Tenanted for \$560/week
- Lease Dates: 20/5/24 - 25/5/25
- Council Rates: \$672/quarter

This quality built family home is just what you've been looking for! Featuring 4 bedrooms, a bright and airy open-plan layout, and a low-maintenance yard perfect for kids and pets, this home will be ideal for those seeking a secure investment in a family-friendly community.

Forget the hassle of building and secure a near-new home in the thriving Providence Estate. This home is located only a few minutes drive from Primary and Secondary schools, the growing medical precinct, playgrounds (both existing and future), the Splash'n'Play water park and local café. Everything you need is at your doorstep!

### Property Features:

- 4 spacious bedrooms with conditioning (x3), mirrored built-ins, fans, security screens and blinds
- Large master bedroom with walk-in robe, air-conditioning and ensuite
- Ensuite with oversized shower, floating vanity and toilet
- Air-conditioned open-plan kitchen, dining and living areas lead out to the tiled alfresco
- Modern kitchen with 5-burner gas cooktop, large oven, fridge space, pantry, waterfall Caesarstone island bench top and feature pendant lighting
- Main bathroom with bath, shower and separate toilet
- Fully fenced yard on 375m<sup>2</sup> block
- NBN Connection
- Town Gas Connection
- 6.6kW Solar System

### Location\*:

- Zoned for Ripley Central State School (Primary)
- Zoned for Ripley Valley State Secondary College (Secondary)
- 5 Minutes Walk to Providence Hillside Park
- 3 Minutes to Schools
- 6 Minutes to Ripley Town Centre Shopping (Coles)
- 15 Minutes to Springfield Train Station
- 21 Minutes to Ipswich CBD
- 45 Minutes to Brisbane CBD
- Flood-Free Area
- Easy access to Cunningham and Centenary Highways

23 Yarra 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.

\* Times Indicative Only