

**63 Parkview Parade, Ripley, QLD, 4306**

**STRUD**

**House For Sale**

Saturday, 30 November 2024

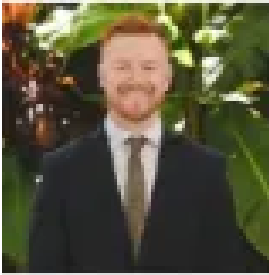
63 Parkview Parade, Ripley, QLD, 4306

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Corey Martin

## 384m2 Clarendon Build On 559m2 Block

Welcome to 63 Parkview parade, perfectly positioned in the heart of Miramor Estate, this stunning 2022 Clarendon-built home sits on a generous 559m<sup>2</sup> block, showcasing the Bayside 36 design with premium upgrades throughout. Spanning an impressive 384m<sup>2</sup> under roof, every detail has been thoughtfully crafted to deliver unmatched quality and style. Boasting three spacious living areas, bathrooms on both levels, and a beautifully appointed kitchen with a Butler's pantry, this home is perfectly designed to cater to both everyday living and grand entertaining. The expansive backyard is a true retreat, featuring a Grand Alfresco and a luxurious swim spa, a standout addition that makes this home truly unique in Ripley.

Overall, the house features 5 bedrooms, 3 bathrooms and a 2-car garage, you can also expect the following throughout:

- Master Bedroom w/Plantation Shutters, Walk-In Robe & Ensuite w/His & Her Vanity Alongside A Bathtub and Twin Rainfall shower
- All Other Bedrooms w/Walk-In Robe, Plantation Shutter & Ducted Air-con, Plus One Bedroom w/Built-In Robe
- Rumpus Room On The Upper Level w/Plush Carpets, Plantation Shutters, Ceiling Fans & Ducted Air-Con
- Bathrooms w/20mm Stone Bench-Tops & Bathtubs
- Kitchen w/40mm Stone Bench-Tops w/Wide Breakfast Bar, Retractable Sink Mixer w/Black Undermount Sink, Smeg Gas Cooktop & Electric Oven
- Butler's Pantry w/ 20mm Stone Bench-Tops, Retractable Sink Mixer w/ Franke Planar Black Double Bowl Undermount Sink & Soft Close Drawers
- A Dedicated Internal Laundry w/20mm Stone Bench-Tops w/Overhead Cupboards & Rear Access To Yard
- MyPlace Integrated Smart Home System Compatible w/Google Home & Alexa
- Smart Control Up To 5 Lights , Garage Door & Climate Control
- Separate Media Room w/Plush Carpets, Plantation Shutters, Ducted Air-Con & Ceiling Fan
- 6.6kW Solar Power System w/ 20x330W Panel, 5kW Inverter & Integrated In-Wall Inverter Enclosure
- Clarendon Energy App w/Advance Computer Inside The Meter Box, Sending Live Energy Data Directly To Your Phone
- Double Car Garage w/Upgraded Roller Door Installed To The Rear w/Access To Drive Through The Backyard
- Main Family & Dining w/ Ducted Air-Con, Ceiling Fans & Contemporary Flooring
- 10.3m x 7.6m Tiled Grand Alfresco
- 1200mm Wide Front Door w/Crim Safe Rear Doors
- 2.75m Ceiling Height
- Plumbed In Fridge Space
- 315 Litre Rheem Electrical Hot Water System
- NBN

For the investor, this property has been rent appraised for \$tbc to \$tbc per week.

Rates: \$590.85/ qtr (subject to change)

Water: \$235.89/ qtr + consumption (subject to change)

Location:

- Ripley Town Centre (4 Mins)
- Ripley Valley State Secondary College (6 Mins)
- Ripley Valley State School (6 Mins)
- Orion Shopping Centre (13 Mins)
- Brisbane (40 Mins)

Seize the opportunity to own this stunning home in Ripley, where premium finishes, a spacious design, and a prime location come together seamlessly. Perfect for families seeking modern living in a thriving community, this exceptional property blends style and practicality. Situated in one of Ripley's most desirable areas, it's just moments from shopping, transport, and essential amenities, offering unparalleled convenience and comfort. Homes of this quality are a rare find. Don't miss your chance to call this home. Call Corey Today!

Please Note, Some Photos Has Been Digitally Staged.

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