



46 Waterfern Way, RIPLEY, QLD 4306

UNDER CONTRACT

Situated on 330m2, this two-storey home located in a quiet street offers a low-maintenance lifestyle and an abundance of space allowing your family to move in and feel right at home.

The clever layout upstairs includes positioning of three good sized bedrooms serviced by a full-sized bathroom and separate toilet as well a bonus living area/children's playroom or teenage retreat - not to mention the purpose built study nook for those that work from home. The master retreat features its' own balcony - a great spot to unwind and enjoy your morning coffee and is complimented by reverse cycle air conditioning, walk-in wardrobe and a spacious ensuite.

On the lower level; watch the kids play outside from the modern, well-appointed kitchen which includes gas cook-top, dishwasher, plenty of cabinetry and adjoins the air conditioned open-plan living areas. This property has been designed with entertaining in mind with seamless flow from the indoor living to the outdoor covered alfresco - generous in size, it's the perfect spot for family get-togethers.

Finer features:

- 4 good sized bedrooms all including built-in wardrobes
- Master bedroom includes air conditioning, ensuite, walk-in wardrobe & private balcony

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 76P2256

SALE DETAILS

Offers over \$470,000

CONTACT DETAILS

Paddington

50/283 Given Terrace
Paddington, QLD
07 3876 3744

Anna dos Santos

- Main bathroom includes bathtub and the convenience of a separate toilet
- Powder room downstairs for the guests
- Modern spacious kitchen with s/steel appliances including dishwasher & gas cook-top
- Air conditioned living areas
- Spacious covered alfresco entertaining area
- Fully fenced yard with plenty of room for the kids to enjoy outdoor play
- Internal laundry
- Plenty of storage closets
- Security screen doors & windows
- Remote double garage with internal access & bonus storage space

What makes this property even more desirable? It's convenient location:

- Only a 7 minute walk to the nearest Childcare Centre & 5 minute walk to nearest Park
- Just 5 minutes' drive to Ripley Town Centre
- Easy commute to Brisbane via motorways being only a 40 minutes' drive approximately
- Within the catchment for Ripley Valley State School, Ripley Valley Secondary College & Bremer State High

You will feel at ease with room to move in this spacious and modern property which is sure to impress both owner occupiers and investors alike with so much on offer.

Currently Tenanted on a Periodic Basis.

Other features: Close to Schools, Close to Shops

- Land Area 330.00 square metres
- Building Area: 16.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Air Conditioning

