

**For Sale** | 🏠 4 🛏 2 🚗 2

📍 45 Popran Chase SOUTH RIPLEY QLD



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## **UNDER CONTRACT - Ideal family home or investment opportunity**

Perfectly positioned within the growing suburb of South Ripley, this modern low maintenance home is ideal for young families, first home buyers or to add to your investment portfolio.

The open plan kitchen and living area is perfect for family and friends when entertaining, opening through onto the north west facing alfresco. The additional separate living area gives you a flexible space for the kids to unwind or a quiet study area when working from home.

Here's what you'll love about this property:

- Open plan living, dining and kitchen with air conditioning
- Stone bench tops with a freestanding gas cooktop to the Kitchen
- Master Bedroom complete with air-conditioning, walk-in robe and ensuite
- 3 additional bedrooms with built in mirror robes and ceiling fans
- Main bathroom with bathtub and shower
- Fully tiled living area, with carpet to bedrooms and media
- Covered alfresco with ceiling fan, opening on to a private backyard
- Security screens to windows and sliding doors

Located within the western growth corridor of Brisbane, South Ripley is a community with a lot to offer. Ideally positioned near local parks, within walking distance from schools, plus the nearby suburbs of Ripley, Whiterock and Springfield Central to service your weekly errands.

Further location highlights include:

- 2 min drive from Ripley Valley State School
- 3 min drive from Ripley Valley State Secondary College
- 7 min drive from Ripley Town Centre Shopping
- 15 min from Orion Springfield Central
- Only 45min to Brisbane CBD with easy access to the Centenary Motorway

Currently leased until April 2024, this home is a great opportunity for you to add to your portfolio, or perfect timing to buy now to secure your future family home.

Contact Jem today to arrange an inspection - call 0448 107 484!

'This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.'

Disclaimer:

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Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No

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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.