



SOLD

POTENTIAL PLUS

I would like to welcome you to 37 Boyland Way, Ripley Queensland located in a fantastic estate brimming with potential. This outstanding home, is only 7 years young, offers an enviable lifestyle with a perfect balance of space, privacy, and security. Set on a spacious 449m² block in the suburb of Ripley, this impressive home is located in a peaceful part of the estate. Experience unbeatable convenience with easy access to shops, parks, dog parks, playgrounds, and several School near the property. The property features a bright, open layout, it boasts 4 bedrooms, 2 bathrooms, ceiling fans throughout, 2 Split Air Conditioners and second living area, with a double garage. The outdoor alfresco is perfect for weekend relaxation, and the low-maintenance design ensures ease of living. An excellent opportunity for investors, this property is currently tenanted with a lease in place until February 2026.

Key Features

- Right Location
- Land size 449 m²
- 2 Reverse Air Conditioners
- Security screens and doors
- Remote controlled Lock-up Garage
- NBN connection / Mobile Coverage
- 2 Separate Living areas great for kids
- Stylish Bathroom with outstanding look
- Centrally located kitchen with ample bench space
- Upright stove Cook-top, Dishwasher Walk-in Pantry
- Generous guest bedrooms all with built ins and fans
- Master large bedroom with built-in wardrobe and ensuite
- For those lunches or dinners, sit back & enjoy under pergola
- Huge flat yard perfect for kids and pets, low maintenance gardens
- Double lock up garage, internal laundry, plenty of storage throughout

For investors, this property is currently rented at \$590 per week with some opportunities to increase this base. This property has tenants in place until February 2026.

Rates: \$1950.00 / Per Year (Based on average subject to change)
Water: \$1768.00 / Per Year (Based on average subject to change)

4 BED | 2 BATH | 2 CAR

PRICE:
\$774,800

OPEN FOR INSPECTION:
N/A



Robert Cox
0422841777
robertcox@atrealty.com.au
Tyme Real Estate



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



37 Boyland Way Ripley Qld

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.