



**SOLD**

## CONTEMPORARY FAMILY HOME IN PRIME RIPLEY LOCATION – STRONG INVESTMENT OPPORTUNITY

Price Guide: \$739,000 - \$759,000  
Bedrooms:4 Bathrooms:2 Car Spaces:2  
Property Size: 157m<sup>2</sup>  
Land Size: 370m<sup>2</sup>  
Year Built: 2019  
Tenancy: Leased until 20/10/2025 at \$640 per week  
Rental Appraisal: Available on request  
Council Rates: Approx. \$2,653 annually  
Water Rates: Approx. \$1,533 annually

Perfectly positioned in the ever-popular suburb of Ripley, this modern family home presents an ideal opportunity for investors looking to secure a low-maintenance property with immediate rental returns.

### Key Features:

- Four spacious bedrooms, all with built-in robes
- Master bedroom with ensuite and walk-in robe
- Open plan living and dining area with plenty of natural light
- Contemporary kitchen with stainless steel appliances and stone benchtops
- Main bathroom with separate shower and full-sized bathtub
- Covered outdoor patio, ideal for entertaining
- Double lock-up garage with internal access
- Fully fenced yard, perfect for families or pets
- Air conditioning and ceiling fans throughout

Located just minutes from local schools, parks, shops, and the Ripley Town Centre, this home offers the perfect balance of lifestyle and convenience.

**4 BED | 2 BATH | 2 CAR**

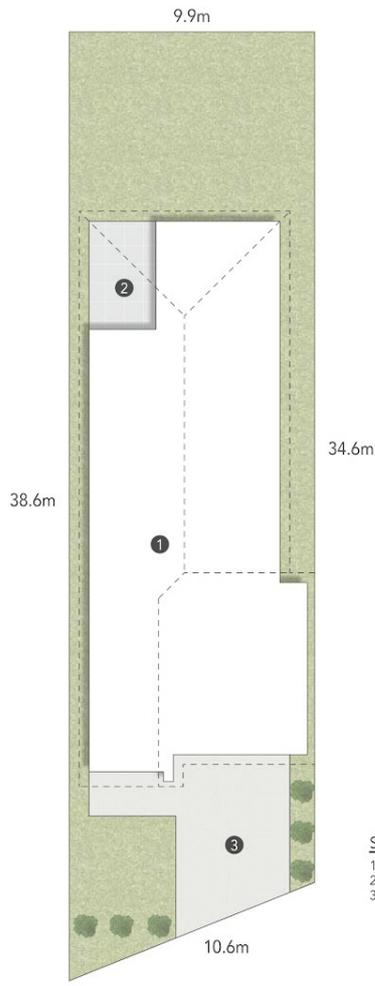
**PRICE:**  
\$765,500

**OPEN FOR INSPECTION:**  
N/A



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**SITE PLAN LEGEND**  
 1. Residence  
 2. Alfresco  
 3. Driveway

**28 Hickey Street  
 RIPLEY**

- 370 m<sup>2</sup>
- 4 Bed
- 2 Bath
- 2 Car

Internal: 165 m<sup>2</sup>  
 External: 12 m<sup>2</sup>  
**Total: 177 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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.