



**SOLD**

## STYLISH FAMILY HOME IN PRIME SOUTH RIPLEY LOCATION

Immaculately presented and thoughtfully designed, this spacious four-bedroom home sits on a generous 448m<sup>2</sup> block in the heart of the family-friendly Providence Estate. Built in 2019, it features a modern open-plan layout with a dedicated media room and separate family area, offering flexible spaces for relaxing or entertaining.

### Key Features:

- 4 spacious bedrooms, including master with walk-in robe and ensuite
  - 2 modern bathrooms, plus separate WC
  - Light-filled open-plan kitchen, dining and family area
  - Separate media room – ideal for movie nights or kids' play space
  - Well-appointed kitchen with walk-in pantry, island bench and dishwasher
  - Air conditioning in Living area & Master bedroom
  - Covered outdoor entertaining area and low-maintenance yard
  - Internal laundry and ample storage throughout
  - Double remote garage with internal access
  - Total: 197m<sup>2</sup>
  - Land size: 448m<sup>2</sup>
  - Built in 2019
- Investment Information:
- Tenanted at \$560 per week until 25 October 2025
  - Rental estimate: \$600 – \$650 per week
  - Council rates approx. \$2,940/year
  - Water rates approx. \$1,500/year

Located in a quiet, family-focused community close to parks, schools, and Ripley Town Centre, this home is ideal for investors

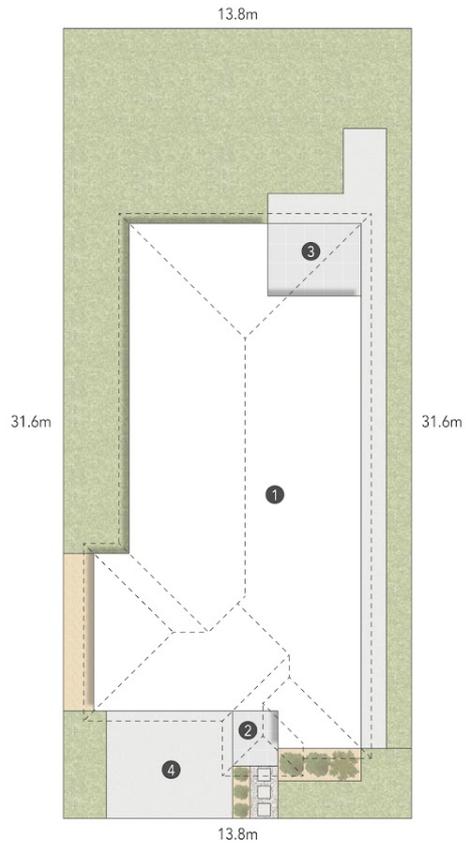
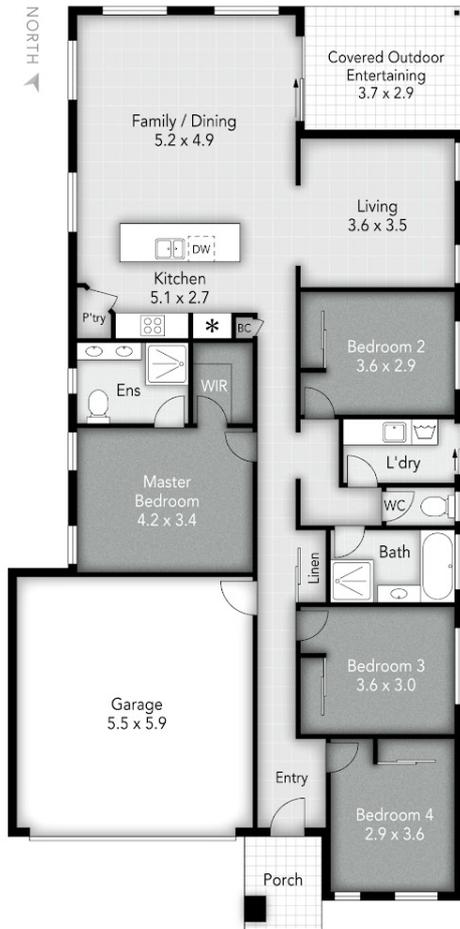
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$772,000

**OPEN FOR INSPECTION:**  
N/A



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**SITE PLAN LEGEND**

- 1. Residence
- 2. Porch
- 3. Covered Outdoor Entertaining
- 4. Driveway

**8 Eccles Street  
SOUTH RIPLEY**

448 m<sup>2</sup>

4 Bed

2 Bath

2 Car

Internal: 182 m<sup>2</sup>

External: 15 m<sup>2</sup>

**Total: 197 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

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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.