



FIXED PRICE, FULL TURNKEY HOUSE & LAND PACKAGE

LOT 132 BOYLAND WAY 'FLINDERS POCKET' RIPLEY
\$455,200 NARRAN 194 – Classic



Conveniently positioned within close proximity to the Cunningham and Centenary highways and the planned Ripley Town Centre, Flinders Pocket offers excellent connectivity to the local region, including Ipswich, Springfield, Brisbane and beyond. This home and land package is the perfect investment opportunity offering premium inclusions and a fixed price, turnkey solution.

Inclusions:

- Full brick to front façade
- Tile roof
- Exposed aggregate driveway & pathways
- Landscaping to front & rear
- Fencing to sides & rear
- Letterbox & clothesline
- Stone benchtops to kitchen and bathroom vanities
- European stainless steel appliances
- Roller blinds and floor coverings throughout – excluding garage
- Air-conditioning to main living area & master bedroom
- All council fees & site connections

Tenant Ready Turnkey Package

- 12 month rental guarantee
- 12 month landlord protection insurance
- 12 month Investor front lawn & garden care

AREA	MEASUREMENT (M ²)
LIVING	139.71
PORCH	4.09
ALFRESCO	14.78
GARAGE	37.32
TOTAL AREA	195.90
LAND SIZE	400.00

