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## NSW HOUSE & LAND PACKAGE

### LOT 3 WESTMINSTER ESTATE, RIPLEY NEWTOWN COASTAL



Ideally located in the leafy suburb of Ripley, Hayfield lies 10 minutes' drive from Ipswich and 12 minutes from Springfield. This flourishing precinct is surrounded by national parks and charming townships. Brisbane is just 35 minutes by car, and the Gold Coast is just over an hour away for weekends by the beach.

#### Inclusions:

- Turnkey finish
- Fixed site costs
- Termite protection
- Connection to grey water tank
- Fixed site
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner
- Ceiling fans
- Undercover alfresco area
- Fully Fenced, turfed and landscaped
- NBN Provision
- Natural Gas Provision
- Render to front
- Off-white mortar

AREA	M <sup>2</sup>
LIVING	137.48
GARAGE	37.24
ALFRESCO	12.01
PORCH	4.67
TOTAL AREA	191.40
LAND SIZE	437.1

## TOTAL \$890,673

LAND	\$580,000
HOUSE BUILD	\$310,673
RENTAL INCOME	\$510 - \$560 pw

