

28 SOUL CRESCENT, SOUTH RIPLEY

PROVIDENCE
\$599,995 LATITUDE

4 2.5 2 2

A clever layout, the Latitude is designed for a 25m deep block. With four bedrooms, plenty of storage and walk-in pantry you'll appreciate the little 'extras'. The living area has a great outlook and connection to the alfresco and bedroom four has the flexibility to be a study, living or guest bedroom.

The suburb of South Ripley is thriving with energy. Nestled in the heart of Ripley Valley, Providence is a community of authentic, welcoming neighbourhoods, each fostering a genuine sense of belonging. This stunning home has high end features and exudes a feeling of relaxation, ease and vibrant lifestyle.

Owning this magnificent display home comes with a host of benefits:

- Guaranteed rental payments
- No vacancy days
- 1 year leaseback term plus 2 x 6 month extension options
- No property management or maintenance fees
- Rent paid one month in advance
- Tax savings possible by utilising capital allowance and tax depreciation schedule.

With an estimated monthly yield of \$3,669**, this could be the smart investment you've been waiting for.

WIDTH 12.10M	DEPTH 18.00M
AREA	MEASUREMENT (M²)
LIVING	187.17
PORCH	9.33
ALFRESCO	26.59
GARAGE	38.86
TOTAL AREA	261.95
LAND SIZE	512.00

