



# Property Summary

Lot 534, New Road Ripley QLD 4306

Hayfield

Prepared For:

By

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Pro-Active Investment Group

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Valid until: 02/04/2021



Key Facts	
Med House Price	\$393,700
Wkly Med Advertised Rent	380
Total Population	1,405
Med Age	28
No. Private Dwellings	530
Wkly Med HH Income	\$1,402
Approx time to CBD	37
Approx Distance to CBD	33

- Project Quick Facts**
- Distance by land transport: 44km to Brisbane CBD
  - 1 Cafe within 1km
  - 10 Department stores within 10km
  - 3 Medical facilities within 5km
  - 4 Grocery stores within 3km
  - 1 Park within 1km
  - 2 Restaurants within 2km
  - 7 Schools within 3km
  - Nearest Train Station is Ipswich Station (8km away)

Transport
Education
Shopping
Sports and Recreation
Health



**Overview**

**Ripley, QLD**  
Ripley is a suburb in the City of Ipswich, Queensland, Australia. The eastern boundary of Ripley is aligned with Bundamba Creek. The Centenary Highway passes through the south east corner of Ripley. Ripley is located within the Ripley Valley and takes its name from the valley.

**Hayfield**  
Hayfield is a new masterplanned community that combines natural beauty with urban convenience in the heart of Ripley. Hayfield is designed to encourage a true connection between families, neighbours and nature. Running through the centre of Hayfield is The Greenwood – a stretch of rugged native bushland brimming with local flora and fauna. At Hayfield, each home is never far from either this lush expanse or one of the three inviting parks. Extending this connection with the outdoors, every home features a free landscaped front garden, creating both a beautiful entrance and a seamless streetscape. Close to an abundance of local schools and walking distance to proposed primary and secondary schools within Hayfield itself, parks, shopping precincts and other amenities, Hayfield is perfectly positioned between the city of Ipswich



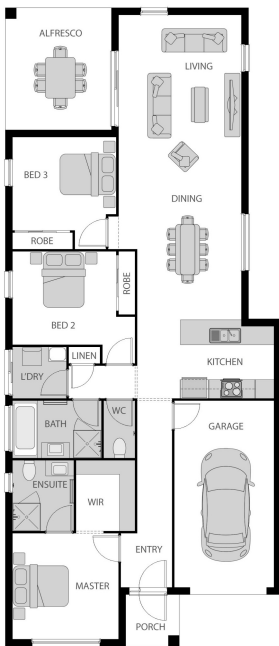
### Specifications




3 2 1

Property Id	44685
Property Type	House & Land
Status	Available
Contract Type	2 Part Contract
Title Type	Torrens / Freehold
Titled	No
Indicative Package	No
Estimated Date	2021-03-31
Approx. Weekly Rent	\$350
Vacancy Rate	1.9% Jan 2021
Land Area	315 sqm
House Area	166 sqm
Land Price	\$199,000
House Price	\$237,600
Total Price	\$436,600
Design	Daley 166
Stage	5A
Facade	Deluxe 1
Land EOI Deposit	\$2,000

### Overview

+ Turn Key + Lifetime Structural Warranty + Fixed Price Contract + Colorbond Roof + Bulkhead to Kitchen + Microwave Provision + Steel Frame + Driveway + Path, Porch and Alfresco Base + 2 Split System Air Conditioners + Carpet & Tiles + Fly Screens to Windows + Barrier Screens to Doors + Vertical Blinds + Stone Bench Top to Kitchen + Stainless Steel Dishwasher + Front Garden Bed and Turf to Front & Rear + Fencing + Letterbox & Clothesline (Estate Specific) + TV Antenna + Ceiling Fans and Energy Efficient Downlights



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