

Sold



30 Ribbonwood Street, Sippy Downs



Modern Family Living Backing onto Park in Sippy Downs!

Nestled in the quiet, family-friendly Bellflower Estate in Sippy Downs, this inviting four-bedroom home perfectly combines comfort, privacy, and practicality - all in a prime location backing directly onto a beautiful park and playground.

Designed for easy family living, the home offers a thoughtful layout with space and separation for everyone. The master suite is privately positioned at the front of the home, featuring a walk-through wardrobe and spacious ensuite. The three additional bedrooms are spacious and feature built-in robes and ceiling fans.

At the heart of the home is the light-filled, open-plan living area, where family and friends naturally come together. A clever half wall subtly separates the dining and family zones, giving you the flexibility to style the space to suit your lifestyle. The spacious kitchen is both practical and stylish, complete with stainless steel appliances including a dishwasher, generous bench space, and abundant storage - making every day cooking a pleasure.

Step outside to the covered patio, an ideal spot for morning coffees or evening barbecues while soaking in the peaceful green outlook across the

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| Price | SOLD |
| Property Type | Residential |
| Property ID | 656 |
| Land Area | 375 m2 |

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park.

This home is designed for low-maintenance, energy-efficient living, featuring a 6.6kW (20-panel) solar system and gas hot water. You'll also appreciate the ample storage - including two double-door linen cupboards, a garden shed, and a double auto garage with internal access and a wide driveway for extra parking.

Property Highlights:

- Four spacious bedrooms, including a private master suite with walk-through robe, ceiling fan and ensuite
- Built-in robes and ceiling fans to all remaining bedrooms
- Air-conditioned, tiled open plan living and dining area
- Covered outdoor patio overlooking parkland
- Energy-efficient 6.6kW (20-panel) solar power system
- Secure, fully fenced and low-maintenance yard
- Double auto garage with internal access
- Gas hot water and ample storage throughout
- Quiet, family-oriented street in Bellflower Estate
- Close to shops, schools, medical facilities and public transport
- Within the Chancellor State College school zone

Whether you're starting out, downsizing, or looking for a smart investment, this well-maintained home ticks all the boxes and the park right out back is the cherry on top.

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