

FOR SALE

QLD
PROPERTIES.

New House & Land Opportunity

Lot 161 Ripley View Estate
Ripley QLD 4306



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Sales Director | Land Specialist
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20
YEAR
STRUCTURAL
GUARANTEE

silkwood
HOMES
HOUSE & LAND



CUSTOM 185 MOD, PLANTATION FAÇADE

Façade is for illustration purposes only



4



2



1



2

LOT 161, NEW ROAD, RIPLEY VIEW ESTATE, RIPLEY QLD 4306



Land Size

435 m²

Plantation Façade Inclusions:

- Combination of face brick, render & cladding
- Sheet metal roof & garage door
- 1x sliding window
- 2x up down lights

Land Price

\$507,210

Registration

Dec-26

House Area

184.88 m²

Inclusion Modifications/Covenant Requirements:

- Supply and install Landscaping and fencing to meet covenant requirements.

TOTAL GOLD FULL TURNKEY PRICE:



\$908,062

(Build Price \$400,852)

TOTAL DESIGNER FULL TURNKEY PRICE:



\$916,061

(Build Price \$408,851)

TOTAL AURUM FULL TURNKEY PRICE:



\$924,061

(Build Price \$416,851)

Price Expiry: 31/01/26

PR Number: PR8118

The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by Silkwood Homes. All images and floor plans remain the property of Silkwood Homes and are protected by copyright. Drawings are not to scale and room sizes may vary to actual build. Land is subject to availability. Silkwood Homes Pty Ltd ABN 65 149767 966 QBCC 1218048 | Silkwood Homes (NSW) Pty Ltd ABN: 14 156 406 352 NSW Licence: 248052C



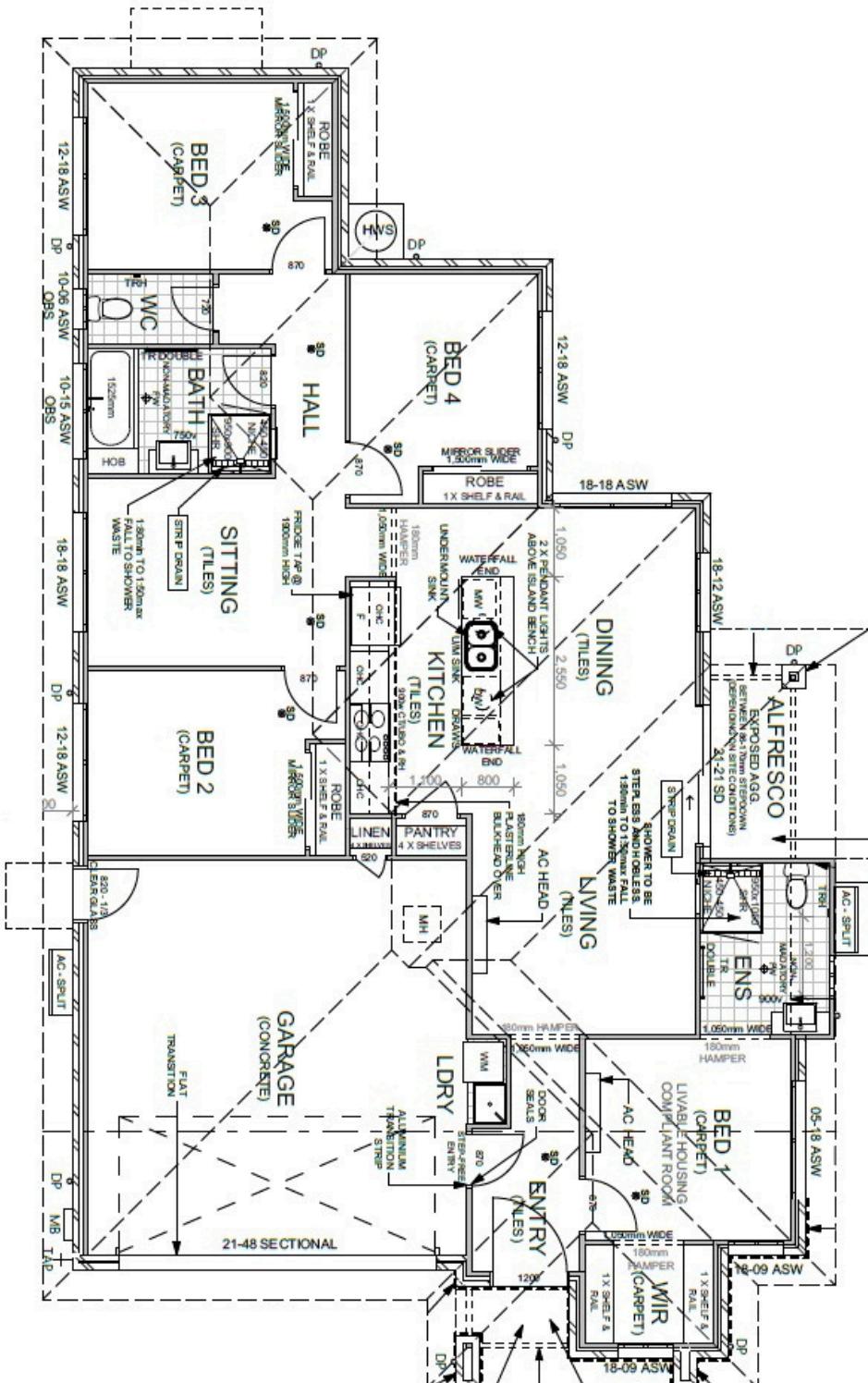
Perfect Living, Lasting Quality

CUSTOM 185 MOD

Living Area	128.29 m ²
Garage	38.15 m ²
Porch	3.34 m ²
Alfresco	15.10 m ²
Total House Area	184.88 m²

*Size of floor areas may change depending on facade

*Please refer to modified mark up plan



FACADE OPTIONS

12.5m Frontage

Please select one:



Plantation



Serenity



Panorama



City

The illustrations shown are designed to suit 12.5m frontages - Designs: Argyle, Balwyn, Belmont, Birkdale, Caulfield, Cayman, Eltham, Gembrook, Kensington, Mornington, Oakleigh, Oakmont, Patterson & Toorak. For Narrow designs please refer to the 10.5m frontage façade options.

*Designs not mentioned above are not included in promotion.

*Facade selection is subject to Covenant approval. Prices subject to change at discretion of the builder.

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NOTES

EAVES: 450mm - UNLESS NOTED OTHERWISE
 WIND CLASS: N2
 SOIL CLASS: M
 ROOF PITCH: 25.0°
 BAL RATING: NA
 ACOUSTICS: NA

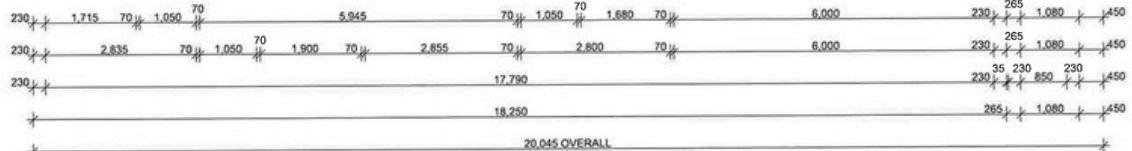
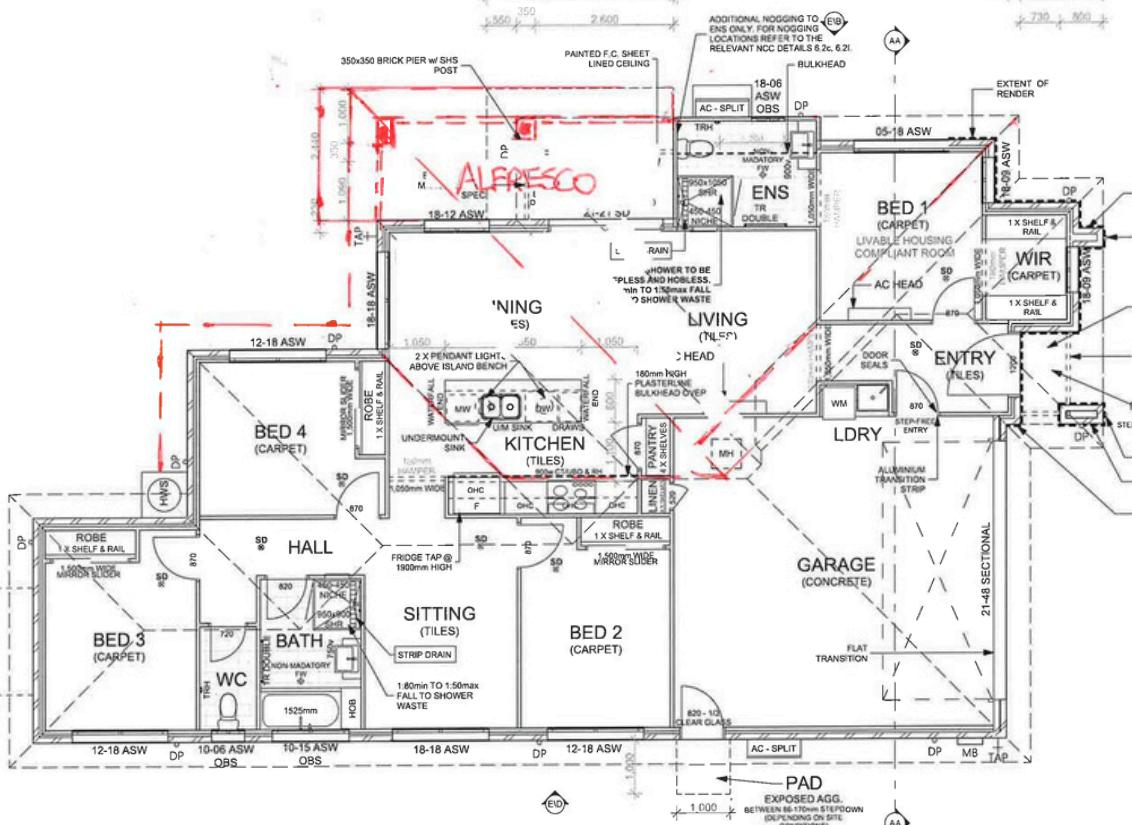
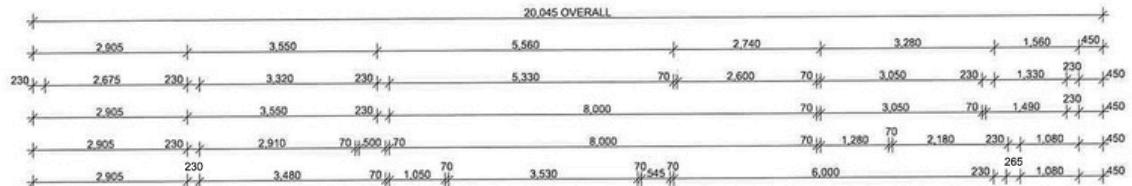
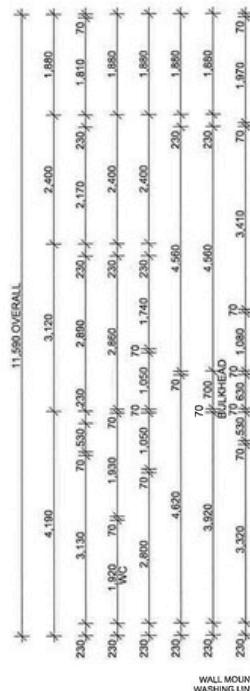
PROVIDE EXPANSION JOINTS TO CEILINGS AS REQUIRED

20mm STONE BENCHTOPS THROUGHOUT HOME WHERE APPLICABLE

BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING GLASS WINDOWS ONLY

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 ABCA HOUSING PROVISIONS PART 9.5

ALL 'STEP FREE' DOORS ARE TO HAVE MAXIMUM 5mm ROUNDED LIP TO ANY SURFACE



FLOOR PLAN

SCALE: 1:100

DO NOT SCALE - WRITTEN DIMENSIONS TAKE PRECEDENCE



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 14156406352
 UNIT 4/13 INDY COURT
 NERANG, QLD 4211 AUSTRALIA

WE APPROVE THESE DRAWINGS TO BE CORRECT AS
 PER CONTRACT

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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AMENDMENTS:

- A 01.07.25 WORKING DRAWINGS CN
- B 05.08.25 REQUESTED AMENDMENTS CN
- C 07.08.25 REQUESTED AMENDMENTS CN
- D 22.08.25 REQUESTED AMENDMENTS CN
- E 11.09.25 REQUESTED AMENDMENTS CN
- F 02.10.25 REQUESTED AMENDMENTS CN

FAÇADE:

CITY

DESIGN NAME:

CUSTOM 179 ACCESSIBLE

CLIENT:

ADDRESS:

STANDARD:

WIND RATING:

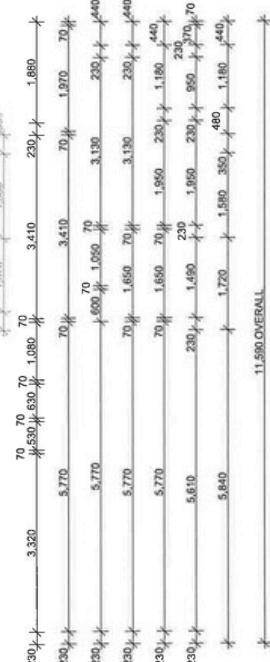
DRAWING TITLE:

AREA TABLE	
LIVING	128.29 m ²
GARAGE	38.15 m ²
PORCH	3.34 m ²
ALFRESCO	15.1 m ²
TOTAL AREA	184.88 m²

NOTE: - WET AREAS: ALL VESSELS ARE TO HAVE IN-BUILT OVERFLOW PROTECTION + FLOOD STOP SAFETY VALVES ARE TO BE FITTED TO ALL FLEXIBLE HOSE ASSEMBLIES. (ONLY APPLICABLE TO WET AREAS THAT HAVE A FLOOR WASTE).

NOTE: - STRIP DRAIN TO ENS AND BATHROOM SHOWERS WITH PUDDLE FLANGE.

NOTE: - FLAT TRANSITION TO THE BEDROOMS, ENSUITE ENTRY WAY AND THE ENSUITE SHOWER.



ELEVATIONS

GOLD TURNKEY INCLUSIONS PACKAGE

- 820mm paint grade entry door with horizontal glass
- 2440mm ceiling height with T2 Termite treated frames & trusses
- 20mm Engineered stone benchtops to kitchen & bathrooms
- 600mm Electric appliance package & dishwasher
- Split system A/C to main living area & main bedroom
- Stainless steel sink with drainer & chrome sink mixer
- Cold water point to fridge provision
- Soft close hinge clips to cabinetry doors
- Quality basins & tapware
- Semi-frameless shower screens with fully frameless pivot door
- 1525mm Inset bath to main bathroom (design specific)
- LED Downlights throughout & 1200mm fluroscent light to garage
- Roller blinds, ceiling fans, plus fly screens (lowset) or barrier screens (highset)
- Quality tiles & carpet throughout
- Free standing laundry tub & cabinet unit
- Landscaping with 'A' grade turf & garden bed
- Exposed aggregate driveway, alfresco, porch & path
- Butted timber paling fence, side gate letterbox & clothesline
- Plus much more!** Please refer to the Gold Inclusions brochure

GOLD

 **silkwood**
HOMES
Perfect Living, Lasting Quality

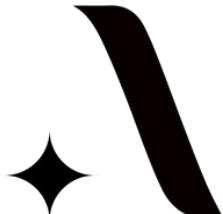
DESIGNER TURNKEY INCLUSIONS PACKAGE

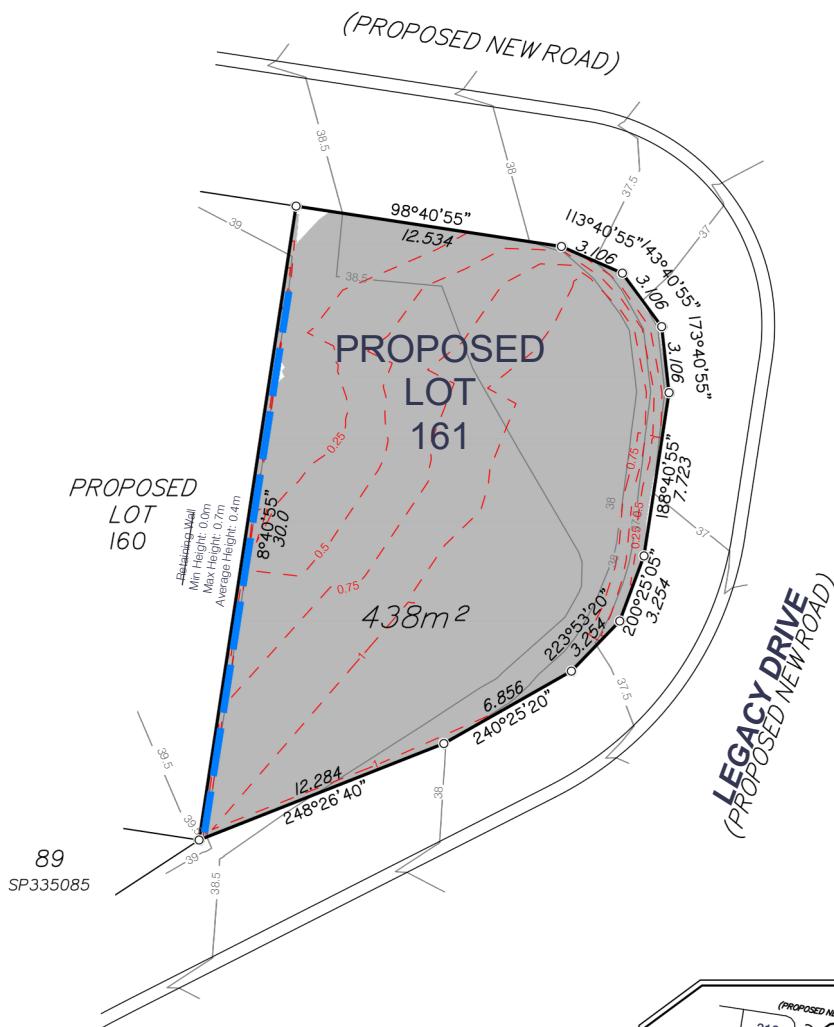
- 1200mm paint grade entry door with vertical glass & magnetic stop (design specific)
- 2440mm ceiling height with T2 Termite treated frames & trusses
- 20mm Engineered stone benchtops to kitchen & bathrooms
- 20mm Stone waterfall end/s to island bench with 2x pendant lights
- 900mm Electric appliance package & dishwasher
- Split system A/C to main living area & main bedroom
- Undermount kitchen sink & square neck kitchen mixer
- Cold water point to fridge provision
- Soft close hinge clips to cabinetry doors & drawers
- Upgraded basins, tapware & back to wall soft close toilet
- Semi-frameless screens with fully frameless pivot door
- 1525mm Inset bath to main bathroom (design specific)
- LED Downlights throughout & 1200mm fluroscent light to garage
- Roller blinds, ceiling fans, plus fly screens (lowset) or barrier screens (highset)
- Mirrored wardrobes
- Quality tiles & carpet throughout
- Landscaping with 'A' grade turf & garden bed
- Exposed aggregate driveway, alfresco, porch & path
- Butted timber paling fence, side gate, letterbox & clothesline
- Plus much more! Please refer to the Designer Inclusions brochure



AURUM TURNKEY INCLUSIONS PACKAGE

- 1200mm paint grade entry door with vertical glass & magnetic stop (design specific)
- 2590mm ceilings (Lowset); 2590mm to lower & 2400mm to upper (Highset)
- T2 Termite treated frames & trusses
- 20mm Engineered stone benchtops to kitchen & bathrooms
- 20mm Stone waterfall end/s to island bench with 2x pendant lights
- 900mm Electric appliance package & dishwasher
- Split system A/C to main living area & main bedroom
- Undermount kitchen sink & square neck kitchen mixer
- Cold water point to fridge provision & soft close cabinetry & drawers
- Upgraded basins, tapware & back to wall soft close toilet
- Tiled shower niches, semi-frameless screens with fully frameless pivot door
- Free standing back to wall bath to main bathroom (design specific)
- Dual shower rail to ensuite & 3 function shower rail to main bathroom.
- LED Downlights, ceiling fans, roller blinds & security barrier screens
- Mirrored wardrobes, quality tiles & carpet throughout
- 20mm Stone benchtop with drop-in tub & base cabinetry to laundry
(design specific)
- Landscaping with 'A' grade turf & garden bed
- Exposed aggregate driveway, alfresco, porch & path
- Butted timber paling fence, side gate, letterbox & clothesline
- Plus much more! Please refer to the Aurum Inclusions brochure





Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Kerb line shown as:

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

DISCLOSURE PLAN FOR PROPOSED 611061T

This plan shows:

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:



Area of Fill shown as



Fill ranges in depth from 0.0m to 1.6m

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: — 48.5 —

Depth of fill contours based on A.H.D. datum at an interval of 0.25m
shown as: - - 0.25 - -

Areas and dimensions shown on this plan are subject to approval by council and registration with the Department of Resources and Mines, Manufacturing, Regional and Rural Development. Design surface contours and fill areas shown hereon have been plotted from data supplied by SCG Urban on 16/10/2025. Retaining wall heights shown hereon have been plotted from data supplied by Urban Engineering Solutions on 08/06/2022.

Project



ARXHE RIPLEY VIEW INVESTMENT Pty Ltd

Locality Diagram

NOT TO SCALE

(PROPOSED NEW ROAD)

316

35725/

170

35725/

169 9

168 8

167 7

166 6

165 5

164 4

163 3

162 2

161 1

160 0

159 9

158 8

157 7

156 6

155 5

154 4

153 3

152 2

151 1

150 0

149 9

148 8

147 7

146 6

145 5

144 4

143 3

142 2

141 1

140 0

139 9

138 8

137 7

136 6

135 5

134 4

133 3

132 2

131 1

130 0

129 9

128 8

127 7

126 6

125 5

124 4

123 3

122 2

121 1

120 0

119 9

118 8

117 7

116 6

115 5

114 4

113 3

112 2

111 1

110 0

109 9

108 8

107 7

106 6

105 5

104 4

103 3

102 2

101 1

100 0

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98 8

97 7

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86 6

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84 4

83 3

82 2

81 1

80 0

79 9

78 8

77 7

76 6

75 5

74 4

73 3

72 2

71 1

70 0

69 9

68 8

67 7

66 6

65 5

64 4

63 3

62 2

61 1

60 0

59 9

58 8

57 7

56 6

55 5

54 4

53 3

52 2

51 1

50 0

49 9

48 8

47 7

46 6

45 5

44 4

43 3

42 2

41 1

40 0

39 9

38 8

37 7

36 6

35 5

34 4

33 3

32 2

31 1

30 0

29 9

28 8

27 7

26 6

25 5

24 4

23 3

22 2

21 1

20 0

19 9

18 8

17 7

16 6

15 5

14 4

13 3

12 2

11 1

10 0

9 9

8 8

7 7

6 6

5 5

4 4

3 3

2 2

1 1

0 0

SP-335085

SP-335086

SP-335087

SP-335088

SP-335089

LEGACY DRIVE

LEVEL DATUM	AHD	
LEVEL ORIGIN	PSM133117 RL49.875	
COMPUTER FILE	BRSS7261-004-20-1	
SCALE	1:250 @ A3	
DRAWN	WRD	DATE 11/11/2025
CHECKED MEA	DATE 12/11/2025	
APPROVED RGA	DATE 12/11/2025	

SCALE 1:250 @ A3

BRSS7261-004- 033 - 1

MASTER PLAN



IPSWICH

FAST FACTS

03.2025



Highlights

- Australia's fastest growing inland city
- Urgent need for additional housing
- Ideally positioned on the national road network
- Ipswich comprises an area of 1090 square km

Location

- 35 minutes to Brisbane CBD
- 60 minutes to Brisbane's air & sea ports
- Easy access to both Sunshine Coast & Gold Coast
- Rail connections to Brisbane & the Gold Coast

Population

- Estimated population of Ipswich is 261,795 (2024)
- Projected to grow to 533,000 by 2046

Employment

- Employment rate 67.7% (2024)
- Strong areas of employment consist of: Health Care and Social Assistance, Retail Trade & Manufacturing

Economy

- 13,049 registered businesses (2024)
- Approx 3.5% annual growth in recent years with 5.31% regional growth

Transport

- TransLink Rail and Bus services
- M7 Motorway Proposal for Inland Rail Project

Medical

- Ipswich Hospital with free shuttle
- Over 15 medical centres



Education

- 81 Primary and High Schools
- 16 additional schools planned for 2031 - 4 (near completion by end of 2025)
- TAFE Queensland - Ipswich Campus
- 7 local libraries
- Trainees and Apprenticeships



Housing

- Median house price \$690,000
- Median 4 bedroom house rent \$498pw
- 35.04% population are renters
- 0.5% vacancy rate



Retail

- Orion Springfield Central
- Ipswich town centre
- Riverlink Shopping Centre



Parks & Recreation

- Over 550 parks covering in excess of 8,500 hectares
- Extensive walking and bike trails
- Active & Healthy Program



Government Spending

- \$150m rejuvenation of Ipswich CBD breathing new life into the city centre
- \$1.5b expansion to Amberley RAAF base (Australia's largest air force) which has triggered a \$350m masterplanned community set to house 2,000 new staff & families

Future Opportunities

- The Australian Rail Track Corporation (ARTC) is proposing the construction of a 1,700 km freight rail line between Melbourne & Brisbane. - awaiting government approval