

FOR SALE



New House & Land Opportunity

Lot 161 Ripley View Estate
Ripley QLD 4306



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20
YEAR
STRUCTURAL
GUARANTEE

silkwood
HOMES
HOUSE & LAND

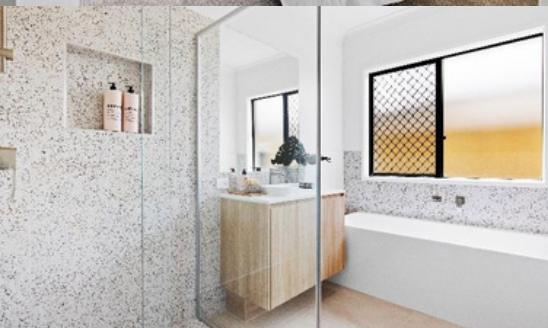
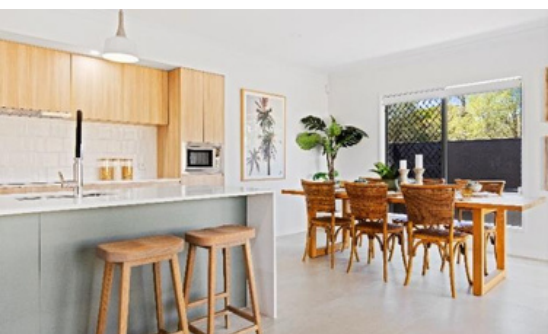


CUSTOM 185 MOD, PLANTATION FAÇADE

Façade is for illustration purposes only

4 2 1 2

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



Land Size	435 m ²	Plantation Façade Inclusions:
Land Price	\$507,210	• Combination of face brick, render & cladding
Registration	Dec-26	• Sheet metal roof & garage door
House Area	184.88 m ²	• 1x sliding window
		• 2x up down lights

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

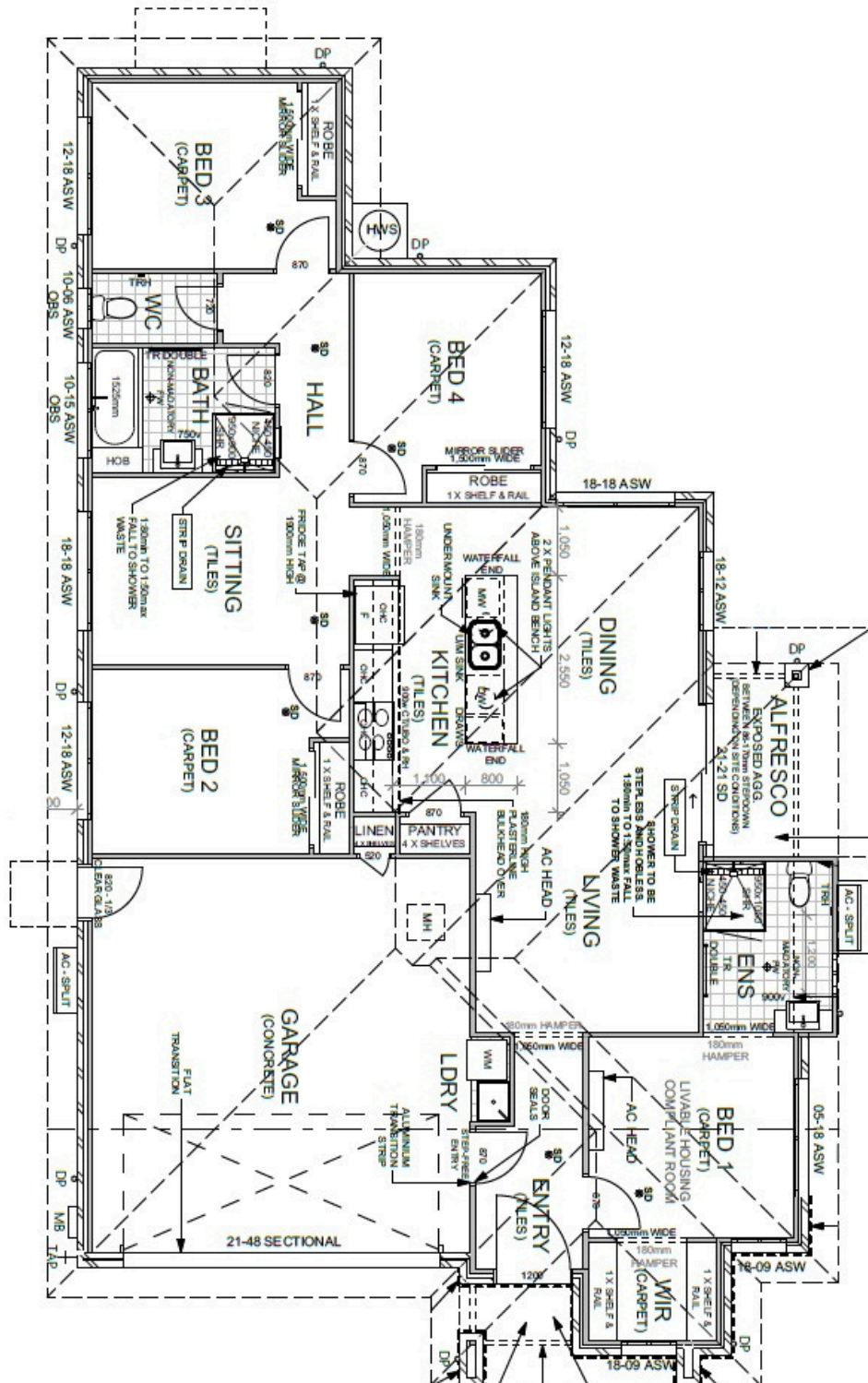
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CUSTOM 185 MOD

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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V2.11.2025

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 fluroscnt 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

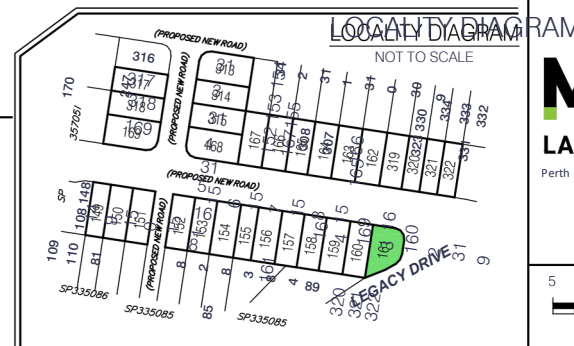
- ✓ 1200mm paint grade entry door with vertical glass & magnetic stop (design specific)
- ✓ 2440mm ceiling height with T2 Termite treated frames & trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 20mm Stone waterfall end/s to island bench with 2x pendant lights
- ✓ 900mm Electric 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 fluorescent 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 (designspecific)
- ✓ 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





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.

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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