



13 Ivorywood Street, Deebling Heights

## Brand New, Beautifully Finished, and Perfectly Turnkey

Set in Stockland's Botanica Estate and finished to display-home standard, this brand new lowset brings together a stone masterchef kitchen, two separate living zones, ducted air conditioning and a fully fenced yard, ready for its first family to walk in and start living.

### Highlights:

- Brand new & completely finished: no build wait, no selections, nothing left to do
- Masterchef kitchen with stone island, 900mm oven & canopy rangehood, 5 burner gas cooktop + butler's pantry with its own sink & dishwasher
- Open living/dining + a separate front lounge/media room, 2.7m ceilings with square set cornices
- Master with walk-in robe & twin vanity ensuite, 3 more bedrooms with mirrored robes, bed 3 with a built-in study desk
- Covered alfresco, fully fenced 350m2 block, double remote garage, short drive to schools, Ripley Town Centre, Yamanto Central & proposed new Town Centre

The kitchen is where this home makes its case. A generous stone island with a fluted, marble-look base anchors the open living and dining zone, fitted with an undermount sink, brushed brass tapware

4 2 2

### FOR SALE

Brand New | \$949,000 +

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



and room for the family to pull up. Behind it sits a wall mounted oven, canopy rangehood, a 900mm 5-burner gas cooktop and a full-height stone-look splashback, with a butler's pantry beside to hide mess, complete with its own sink, dishwasher and stone bench.

Hybrid flooring runs through the open living and dining zone under 2.7m ceilings and square set cornices, with wide sliders opening to a covered alfresco and its exposed timber beam. Up the front, a separate lounge delivers a whole second living space, equally good as a media room, a playroom, or wherever the adults go once the kids claim the back of the house. The yard beyond is fully fenced with a side gate, small enough that Sunday maintenance stays under half an hour.

The sleeping quarters split neatly. The master sits privately at the rear with a fitted walk-in robe and an ensuite that genuinely spoils you: twin vessel basins on a stone vanity, arched brushed brass mirrors, a shower with a built-in ledge and floor to ceiling tiles. The other three bedrooms offer their own retreats, all with mirrored robes and ceiling fans, bed 3 with a built-in study desk. They share a main bathroom with a freestanding bath, walk-in shower and timber vanity, plus a separate toilet and second vanity.

Rounding out this property is ducted air conditioning, a full internal laundry with stone bench tops and external door to the clothesline, a smart lock front entry and a double remote garage off an exposed aggregate driveway. From Stockland's Botanica you're around 3km from Deebing Heights State School and childcare, roughly 5km from Ripley Town Centre and Yamanto Central, and within about 15 minutes of Ipswich Hospital, Riverlink and Ipswich station. There's also much more to look forward to with a proposed new Town Centre and School walking distance, the perfect place to grow your roots and reside long term.

Brand new, beautifully finished and available right now. Contact Brendan and Ruby to arrange your inspection.

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BDD Pty Ltd with Sunnybank Districts Pty Ltd  
ABN 47 676 306 264 / 21 107 068 020

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | B57SF4R              |
| Property Type | House                |
| House Size    | 218 m2               |
| Land Area     | 350 m2               |
| Including     | Ensuite              |
|               | Ducted Cooling       |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |
|               | Fully Fenced         |
|               | Remote Garage        |

### **Brendan Dingle 0401 500 412**

Agent/Independent Contractor | [brendandingle@ljhpp.com.au](mailto:brendandingle@ljhpp.com.au)

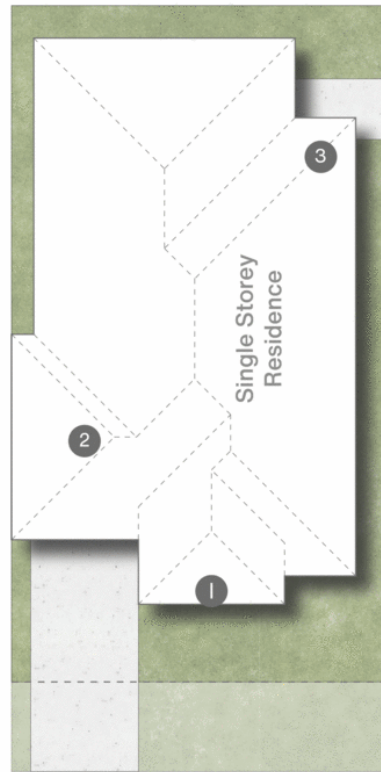
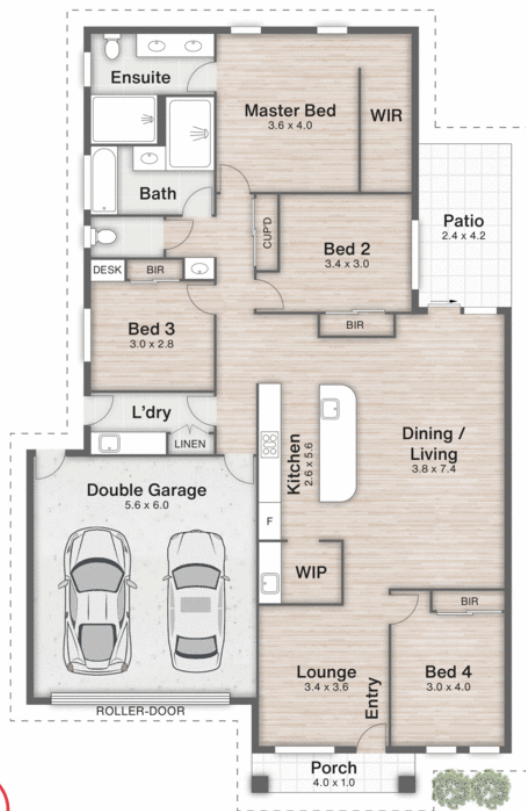
### **Ruby Crowther 0422 189 718**

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- 1 Porch
- 2 Garage
- 3 Patio

Ivorywood Street



13 Ivorywood Street **DEEBING HEIGHTS**

4 Beds | 2 Bathrooms | 2 Car Spaces | 218m<sup>2</sup> | 350m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
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**LJ Hooker**