

**1 Samuels Road, Branyan, Qld 4670**

**McGrath**

**Sold House**

Wednesday, 23 August 2023

1 Samuels Road, Branyan, Qld 4670

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Area: 9398 m2**

**Type: House**



Ainsley Driver  
0412055960



Zak Wright  
0412055960

**\$850,000**

Over 2.3 acres of space only a few minutes from Sugarland Shopping Centre, Bunnings, Worlds Gym and plenty more! This unique brick home was originally built in 1976 and has been thoroughly renovated over the years to the rendered beauty pictured above with 3 bedrooms and an office, 2 bathrooms, plenty of living space, a pool and oh so much shed! Capitalising on acreage living with great proximity to town, as well as the ring road when you want to shoot out the the coast, this is a well rounded package with plenty to offer:- Air-conditioning throughout with 6.6kws of solar to keep the electricity bill down - Main bedroom half tiled, half carpeted with a walk through robe to the large ensuite with corner shower, long vanity and toilet- 2nd bedroom with a unique walk in robe while the 3rd is tiled and has a mirrored built in robe along with an office to the rear of the home- Stepping down from the hall to the right of the entryway is a spacious L shaped living and dining area with raked ceilings and air-conditioning which wraps around the kitchen- Central kitchen has space for a separate fridge and freezer, a gas range and stainless steel range hood, survey window to air-conditioned rumpus room at the rear- Main bathroom with shower, vanity, tub and mirrored linen robe while the toilet is separate- Powered double bay shed beside the pool with access to the house via the rear courtyard - offers a toilet and vanity as well- Massive industrial sized shed to the rear of the home with a driveway all the way up the side and 6 foot fencing to the left half of the block around the house and shed- Sliding gates at the front yard with a driveway to the semi-enclosed carport Clearly the list can keep going and going, this isn't your run of the mill home. For a more in-depth look, please view our virtual tour. Call, text or email Ainsley Driver and Zak Wright for more information, or to book a viewing!