

# 10 Slalom Crescent, Branyan, Qld 4670



## Sold Acreage

Friday, 6 October 2023

10 Slalom Crescent, Branyan, Qld 4670

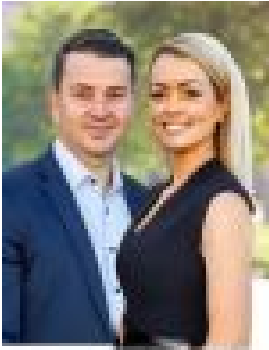
Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 6012 m2

Type: Acreage



Daniel KristyLee Anderson  
0413205827

**\$810,000**

If you're searching the market for a small acreage and looking for unreal value, then it doesn't get much better than what 10 Slalom Crescent has to offer. Set on a peaceful, private 1.5-acre allotment, close to services which offers something for everyone in the family. From the 4-bedroom home to the separate teenager's retreat, pool and huge amount of shed space, this is one exciting estate. Properties like this are being snapped up fast so make your interest known today!

Property Features Include:- Located just 6 minutes from Sugarland Shopping Centre and only 12 minutes from the CBD, this family home is ideally positioned offering plenty of peace and privacy - With no rear neighbours, this prime 6,012m<sup>2</sup> allotment feels like much more with nothing but vacant land behind you never to be built on- Solid brick residence with modern kitchen, ample bench and cupboard space, 5 burner gas cooktop and 2 ovens and grill- Spacious open plan dining and lounge area with vinyl flooring throughout and loads of windows allowing plenty of natural light in, complete with crimsafe screens -There is also an enclosed decking area that lends itself to be a separate rumpus room/2nd lounge area if required- Master bedroom is a good size and boasts an ensuite, air-conditioning and carpeted flooring- The other 3 bedrooms are also carpeted and have built-in wardrobes and ceiling fans with the possibility of a 5th bedroom in the separate retreat outside (approx. 15m from the house)- The teenager's retreat is 6m x 5m and would also make for the perfect man cave or craft room- Huge front patio spans the width of the home and has a lovely overlook over the in-ground pool and private front yard (Chlorinated fibreglass pool)- The property is fully fenced and has a full 6ft Colourbond fence to the front yard adding to the privacy along with the established trees, shrubs, and landscaped gardens - Head down the long driveway on arrival and it leads you to the 15m x 6m shed with an 8m x 6m shed directly behind it - Other features include, A bore, 2 x tanks totalling 27,500 gallons plumbed to the house, low rates of \$820 half year, septic treatment plant (spay system), 6.6kw solar (22 panels) - Acreage buying this close to town with this many extras doesn't get better than this beauty, so to avoid disappointment, inspect today before the sold sign goes up Call Daniel Anderson today on 0413 205 827 for more information or to book a private viewing. \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.