

**11 Evergreen Drive, Branyan, Qld 4670**



**Sold House**

Monday, 14 August 2023

11 Evergreen Drive, Branyan, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 9793 m2**

**Type: House**

**\$504,200**

Introducing 11 Evergreen Drive, Branyan: A charming brick homestead design situated on a spacious 9,793 sqm block, this property offers the perfect blend of comfortable living and a rural lifestyle. With its desirable features and prime location, it presents an excellent opportunity for homeowners seeking a serene retreat. This delightful residence boasts three well-appointed bedrooms, all equipped with built-in wardrobes, ceiling fans. The partially updated bathroom features a large shower, vanity, and a separate toilet, ensuring convenience for all occupants. The accommodation extends to a three-car accommodation in total, providing ample space for vehicles, storage, or a workshop. The property's extensive land area is divided into separate sections, catering to the needs of both house and hobby enthusiasts. The house yard is fully fenced, ensuring privacy and security, while the adjacent paddocks are ideal for smaller-scale farming or leisure activities. A bore, along with two 5000-gallon tanks, ensures a reliable water supply for all purposes. Sustainability-conscious individuals will appreciate the inclusion of a solar panel system, reducing energy costs and minimizing the property's environmental footprint. The storage and parking options include a 6m x 3m Colorbond shed featuring a lean-to and a carport to the front. Surrounding the homestead, you'll find beautifully established gardens, creating a tranquil and picturesque setting. These gardens not only enhance the property's overall aesthetics but also offer space for outdoor relaxation, entertainment, or gardening endeavours. Located in the desirable suburb of Branyan, this property enjoys the benefits of a peaceful rural setting while still being within close proximity to essential amenities, providing easy commute to schools, shopping centres, recreational facilities, and transportation links, ensuring convenience for residents. Don't miss the opportunity to own this inviting property that combines comfortable living, ample space, and a relaxed rural ambiance. Contact Exclusive listing Agent Rob Prendergast, 0412 511 220 to register your interest and make this delightful home yours.

**At a Glance:** Charming brick homestead design on a spacious 9,793 sqm block. Perfect blend of comfortable living and rural lifestyle. Three well-appointed bedrooms with built-in wardrobes and ceiling fans. Partially updated bathroom with large shower, vanity, and separate toilet. Three-car accommodation providing ample space for vehicles, storage, or a workshop. Extensive land area divided into separate sections for house and hobby enthusiasts. Fully fenced house yard for privacy and security. Adjacent paddocks ideal for smaller-scale farming or leisure activities. Bore and two 5000-gallon tanks ensuring reliable water supply. Solar panel system reducing energy costs and environmental footprint. 6m x 3m Colorbond shed with lean-to and carport for storage and parking. Beautifully established gardens creating a tranquil and picturesque setting. Gardens provide space for outdoor relaxation, entertainment, or gardening. Located in the desirable suburb of Branyan, offering a peaceful rural setting. Close proximity to essential amenities, schools, shopping centres, and recreational facilities. Inviting property with comfortable living, ample space, and relaxed rural ambiance.

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