

12 Neville Drive, Branyan, Qld 4670

WHITESTONE

House For Sale

Tuesday, 9 April 2024

12 Neville Drive, Branyan, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 897 m2

Type: House



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Majella Owen

Submit Offers

Perfectly presented both inside and out; 12 Neville Drive Branyan should be on your "Must See" list if you're looking for a modern home where there's nothing to do but move in and enjoy! This stunning three-bedroom residence was built in 2020 with such attention to detail and functionality that you instantly feel at home. Careful attention has been paid to landscaping the property to provide privacy whilst attracting wildlife and keeping ongoing maintenance to a minimum. Located only a short drive to major shopping centres including Sugarland Shopping Centre & Stocklands Kensington, schools, early childcare and medical precincts. PROPERTY FEATURES:- Master bedroom is complete with carpet flooring, air conditioning, ceiling fan, generous walk in wardrobe plus an ensuite that features a walk in shower, vanity with double basins and a private toilet- Second bedroom is so generous it feels like a master suite with the added benefit of two-way access to the main bathroom – this would be an ideal bedroom for guests or teenagers- Stunning polished concrete floors throughout the home - Open plan kitchen, living and dining area which is airconditioned and seamlessly flows onto the outdoor entertaining area- Both beautiful and highly functional; the kitchen features a dishwasher, double sink, plumbing to fridge, ceramic cooktop with glass splashback overlooking a fernery, walk in pantry with ample bench and storage space plus and island bench with room for bench seating- Main bathroom has a wall mounted vanity, toilet and semi-frameless shower screens with two-way access to Bedroom 2. - Powder room and third toilet which flows through to the functionally designed laundry- Large undercover outdoor entertaining area complete with TV point, fans and soaring views overlooking the backyard - Wide side access with double gates making for easy access for caravans, boats or trailers- Single bay shed with lights and power- Security Screens throughout plus Crimsafe security screens on front door and alfresco doors- Enjoy low power bills with 6.6KW Solar - Thoughtfully landscaped yards for easy maintenance and privacy that attract native birds AT A GLANCE:Bedrooms: 3Bathrooms: 2Car Accommodation: 3Solar: 6.6KWBlock Size: 897m2Cooling: Airconditioning & ceiling fans throughout + insulationCouncil Rates: \$1800 per half year + water usageRental Appraisal \$600 - \$620/weekYear Built: 2020DISTANCE TO FACILITIES:- 550m to Branyan State School- 600m to Branyan Early Learning- 2.4km to Sugarland Plaza- 2.4km to Avoca State School- 2.8km to Stocklands Kensington- 3km to Bundaberg Airport- 5.3km to Bundaberg Base HospitalThis home is sure to be snapped up fast! Contact the Exclusive Marketing Agents Donna Theuerkauf on 0424182395 and Majella Owen on 0413245755 to arrange an inspection. Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.The information provided in this real estate listing has been sourced from third parties and is believed to be accurate but is not guaranteed. Whitestone Realty make no representations or warranties regarding the accuracy or completeness of the information provided herein. Prospective buyers are advised to independently verify all information and conduct their own research and due diligence regarding the property.Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.