

15 Appaloosa Drive, Branyan, Qld 4670



House For Sale

Wednesday, 29 May 2024

15 Appaloosa Drive, Branyan, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 4072 m2

Type: House



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Offers Above \$799,000

The complete package within your grasp is what's on offer here in Branyan! A generously proportioned steel-frame home built by Dixon Homes in 2019, outdoor areas galore, fenced to the roadside, water aplenty and top it all off with a monstrous shed incl. three high clearance bays, a workshop and van-port. Pinch yourself, this is real and could be yours! Venture out to ever-popular Parklands Estate only five minutes drive into Bundaberg proper and you'll find a glorious established acreage subdivision with allotments that ensure convenience, low maintenance and that the neighbours aren't too close. This particular allotment is in one of the very first stages of the estate meaning the block is a large 4,072sqm and yet only a few hundred metres to the local convenience store. It's also dog fenced on three sides with a gorgeous new six foot hardwood fence and automatic gate for ease of access to front. Everything here has been thought of right down to the aspect of the home which allows the sun to rise on the sprawling outdoor entertaining spaces which overlook the yard in privacy. Entry on the northern side of the home brings you into an open plan second living space which would also make a simple conversion to a media room or 5th bedroom once enclosed. The main space of the home includes the lounge with the dining / kitchen off to one side fitted with electric appliances including a dishwasher, stone benches a real feature and air conditioning keeps you cool / warm no matter the season. The master is to one wing on its own and is simply huge to boast an ensuite with shower / toilet, a walk-in robe and another air conditioner. The other end of the home consists of the three guest / children's bedrooms with ceiling fans, built-ins, air conditioning all adjacent the bathroom with shower / bath / separate toilet and the laundry with external access. To keep the costs down, the hot water service is also solar with a massive 9.1kw system making its own power back to the 5kw inverter each day. Even in summer with pumps running and air con cooling the house the Vendor's bill is minimal. Moving outside to where you'll live, all year round. The outdoor entertainment area has recently been extended with insulated patio roofing and the concrete continued to allow room for parties with tens of people or even a couple more cars to be conveniently brought in under cover on the house. Off to one side are the two rainwater tanks (45,000L approx.), Aqua Nova Evergreen organic septic system and on the opposite side of the yard is the bore. Having been tested the bore is classed potable, however, the current Vendors prefer the tank water and have that plumbed to the home while the bore services the yard at a whopping 4,000L per hour. Looking beyond this into the distance is the aforementioned shed. It's far enough away that the power tools can be going, music blaring or simply for some space but close enough to the house to pop back to the loo. There are three high clearance lock up car spaces, a workshop, tonnes of power points and even a carport with a 3.3m clearance at one end there really is nothing left to the imagination here - and it could all be yours. AT A GLANCE:- 4 bedroom, 2 bathroom home with huge outdoor entertaining spaces- 2 living areas with one able to be simply converted to a 5th bed / enclosed second living- 16m x 9.5m high clearance, powered shed with fully fenced yard- 4,072sqm yard with 44,500L rainwater & bore- 9.1kw solar system, 5kw inverter plus solar hot water service- Rates approx. \$1,050.00 (per half year) So, what are you waiting for? The last listing we had in Parklands sold in less than 48hrs at the first Open Home and we very much expect this to be similar. Presented immaculately for your inspection, contact Bundaberg's favourite Real Estate Team - Brent Illingworth and Tylah Stinson. RENTAL APPRAISAL: Rental return expected to be \$675+ per week. Ask Brent or Tylah how to go about getting placed in touch a member of the RealWay Property Management Team who are more than happy to discuss the rental options with you one-on-one in a personalised fashion. ***The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.***