

203 Branyan Drive, Avoca, Qld 4670



Sold House

Tuesday, 23 January 2024

203 Branyan Drive, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 637 m2

Type: House



Simon Cook

Contact agent

Welcome to the heart of the family-focused and highly convenient suburb of Avoca. This solid brick and tile residence, spanning two levels offers a great lifestyle. **Top Level:** An inviting main living room, featuring polished timber floors. The design seamlessly connects the dining room and kitchen, providing a perfect hub for family gatherings. Stay cool year-round with the comfort of air conditioning throughout this entire area. The top level also boasts three well-appointed bedrooms, all equipped with built-in robes. The master bedroom is generously proportioned. Main bathroom and a separate toilet. **Ground Floor:** A vast rumpus room, an ideal space for entertainment or versatile use. The convenience continues with the laundry and a second bathroom. **Freshly Painted Interiors:** The interiors have just been freshly painted, enhancing the overall appeal and providing a blank canvas for your personal touch. **Outdoors:** Step outside to a covered outdoor entertainment area and BBQ space, perfect for hosting gatherings or enjoying alfresco meals. The expansive backyard features a large concrete slab, offering endless possibilities for additional structures, such as a shed or workshop. **Additional Features:** * Attached double garage for secure parking. * Ceiling fans and security screens. **Prime Location:** Ultimate convenience. Avoca State Primary School is just a stone's throw away, making the morning school run a breeze. Sugarland Shopping Centre is less than a 5-minute drive, ensuring all your shopping is met with ease. Don't miss the opportunity to make this Avoca gem your own! Contact us today to schedule a viewing and embark on the next chapter of your family's story in this wonderful home. Take the leap and invest in this extraordinary property at 203 Branyan Street, Avoca. Your Australian dream home awaits. 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. Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are 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.