

**25 Diamantina Drive, Branyan, Qld 4670**

**Sold House**

Wednesday, 6 March 2024



25 Diamantina Drive, Branyan, Qld 4670

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2304 m2**

**Type: House**



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**\$960,000**

All the time, the hard work, the uncertainty is complete here. It's all new, it's all done, it is presented to please, it's ready to move into and enjoy today without delay. An impeccable, executive family home on a luxurious 2304m<sup>2</sup> parcel of land. The back yard is fully fenced with 5m wide side access to the whopping 12m x 9m high clearance shed. The home was completed at the end of 2018, is all established and maintained in as new condition. The top of the range home is 290m<sup>2</sup> offering 5 bedrooms, 2 bathrooms, 4 inside living areas, a dining area, and a double attached lock up garage with internal access. Complete with quality finishes such as Caesar Stone benchtops to the kitchen, both bathrooms and laundry, full ducted air conditioning, Crimsafe sliding doors and more. The master bedroom with ensuite and walk in robe is located at the front of the home providing privacy to bedrooms 2, 3, and 4 that are located to the rear and the other side of the home. The 5th bedroom with built in robe is located near the master bedroom at the front of the home and can also be used as a home office or nursery for convenience for a newborn. Bedrooms 2, 3, 4 also offer built in robes and have a separate lounge room to use providing living space for the kids away from the main living area of the home. Additionally, the home has a media room, the perfect place to watch movies or sport. If that's not enough the HUGE rumpus room and bar area of which will provide plenty of family fun and entertainment for guests. The hub of the home does not disappoint, open plan kitchen, dining, and family room. The kitchen has a massive bench, plenty of room to use as a breakfast bar or to prepare for a dinner party. A big butler's pantry as well to use. Moving to the exterior of the property, you will continue to be impressed with the immaculate landscaping offering plenty of fruit trees and gardens all irrigated for convenience. There is an undercover outdoor area for hosting BBQ's or enjoy sitting by the firepit on the cooler nights. There is even a sand pit area with a solid playground to entertain the kids safely in the fully fenced yard. In addition to your double attached garage, there is a 12m x 9m shed with an attached carport, the carport has a 3.2m high clearance with the shed having 3 roller doors with 2 of the doors offering 3m high clearance for all the toys. Inside the shed has a large mezzanine floor providing even more storage space. There is also an inbuilt workshop, fully lined and air conditioned. The block has plenty of access to drive forward to the shed and you can even keep driving your caravan or boat around behind the home and out the other side of the home so that you don't need to reverse. Loads of room for the swimming pool as well. If all this is not enough for you there is also a whopping 11KW solar system saving you a heap on those electricity bills! Located in the Grange Estate, a new estate with big blocks and big top of the range homes with house-proud owners that take pride in their property's street appeal and make for great neighbours. AT A GLANCE • Constructed 2018 • Bedrooms: 5 • Bathrooms: 2 (master with ensuite) • Car accommodation: 5 • Office : 1 • Open plan kitchen/lounge/dining. • Water plumbed to fridge. • Gourmet kitchen with butler's pantry. • Media room. • Huge rumpus room (over 44m<sup>2</sup>) • Built in robes to bedrooms 2-5. • Walk in robe to master bedroom. • Separate bath, shower, and toilet • Undercover outdoor entertaining area. • Full ducted Air conditioning with zone control • Caesar stone benchtops throughout. • Crimsafe sliding doors to rumpus room, security screens on all other windows. • 11kw solar system. • Established gardens with irrigation. • Large sandpit with built in solid playground. • Huge 12m x 9m shed with mezzanine and built in workshop with air conditioning (2x rollers doors with 3m high clearance & 1x 2.7m high clearance). • 3 phase power in shed. • Side access through the 5m wide sliding gate. • Pebble Crete driveways through to the shed and garage LAND Size: 2304m<sup>2</sup> (just over half acre) Fully fenced: Yes Town water: Yes Town sewerage: No (treatment plant serviced quarterly) Council rates: \$1750 per half year approx. including water (savings on council rates due to being self-sufficient with sewerage). Agent: Tim McCollum Mobile: 0427 523 088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.