

**253 Branyan Drive, Avoca, Qld 4670**



**House For Sale**

Thursday, 16 November 2023

253 Branyan Drive, Avoca, Qld 4670

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 796 m2**

**Type: House**



Shane CHUNG  
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## Offers Above \$449,000

If you're chasing your first home, looking to downsize, or more importantly affordable family living then take a look at this cracker at Branyan Drive. 253 Branyan Drive, Avoca offers you space, convenience, affordable, low maintenance living, in popular Avoca. With 3/4 bedrooms this brick home packs a punch, there's a large main bedroom with built in robes and 2 way bath, 2 separate bedrooms and possibly a 4th with large utility room that could be used as a bedroom/rumpus room or second living area if so desired. Fully fenced to the rear this, 796 sqm block is sizeable, so plenty of space for animals and the kids to run around and with plenty of side access to the double shed to the rear. It's a great location, high & dry and you are literally minutes from - IGA & Stocklands. Shopping complex - Schools, Avoca & Branyan - Child Care Centres - The Base Hospital - University - Airport - Sandy Hook Ski Club. Investors this could be perfect for the portfolio, offering low maintenance and located conveniently close to everything with the chance of a great return of approx \$540 per week. Don't delay, get in quick, this will sell, call me Exclusive Listing Agent Shane Chung, today to arrange your private inspection.\*\*\*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.\*\*\*