

# 38 Gunsynd Grove, Branyan, Qld 4670



## Acreage For Sale

Monday, 18 March 2024

38 Gunsynd Grove, Branyan, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 4556 m2**

**Type: Acreage**



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## Offers Above \$560,000.00

With acreage properties being in demand, this lovely small holdings attributes will certainly delight! (4556m<sup>2</sup> OR One and a quarter acres). Close to all of the conveniences of town means a busy family or working couple will find it no inconvenience to meet the demands of a busy lifestyle, while also enjoying the benefits that come with owning your own land. The parcel of land itself being over one acre and well established, means you can bring the kids and the pets and enjoy life right away. The house is brick and offers a low maintenance lifestyle, with reverse cycle air-conditioning, fans, no carpets and plenty of storage. The kitchen is well equipped with a near new westinghouse oven, easy care westinghouse wipe over hotplates, rangehood, dishwasher, double sinks and microwave space. There is also a solar tube sky light in the kitchen that adds natural light. The living space is all open plan and opens onto both a lovely front courtyard / patio area and a large '5 x 8' undercover entertainment area. This larger area, is certainly like having a second living space and is a perfect scenic setting for enjoying summer BBQ's with friends or just a cool place to relax during the summer months. Shed space is also abundant here, with double remote access into the 6.8 x 5.6 garage space from the driveway which has higher clearance on one side and a workshop space at the end and 3.6 x 3.2 of lock up storage area or further workshop space under roof. There are power and lights throughout. There are also, two 3 x 3 garden sheds and a large undercover area that would suit a boat, tractor or the like. Off-gridding goals would be easy to reach, with solar, water tanks, bore and new bore pump and too many fruit trees to mention here, already well established. Dog mesh fencing throughout, room for one or two sheep, or maybe some chickens. Acreage gives you the freedom to add the improvements or reconfigure things to suit your own ideas, but at this property you certainly have all of the hard-work done you could just move in and enjoy. At a Glance: Rates: \$850 per half year Reverse Cycle Air-conditioning & fans No flood - Riverine or Local Brick & Colorbond 3 x 1 x 3 + 4556m<sup>2</sup> or 1+1/4 Acres Solar Well equipped kitchen with double sinks & Dishwasher Aprox 12000 Gal Tank Water Bore with new pump Multiple sheds / outdoor storage including double garage Fully fenced with Dog proof fencing Orchard including numerous dragon fruit plants on trellises Close to major retail and commercial precincts including schools and airport School buses School Catchments: Branyan State Primary School 5.4kms Bundaberg High School 10.2kms 4 Child Care Centres within 10kms on the way to the CBD **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.