

4 Slalom Crescent, Branyan, Qld 4670

House For Sale

Wednesday, 13 December 2023



4 Slalom Crescent, Branyan, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



Tim McCollum

0427523088

Offers Above \$1,100,000

Are you looking for a tranquil setting to relax and escape everyday reality? 4 Slalom Crescent in Branyan may be the breath of fresh air you are looking for. The home sits proud on a beautiful 2.5 acres with superbly landscaped gardens surrounding the home providing peaceful outlooks from every room in the home which gives even more privacy. Positioned in the very sought-after suburb of Branyan which is just under a 20-minute drive to the Bundaberg C.B.D, a 10-minute drive to the major shopping of Sugarland Shopping Town, Kensington Estate, various schools' hospitals and all the convenience you need. Convenience is close at hand however you are a world away from the hustle n bustle of everyday life here. A country ambience, a rural feeling, a place to relax, unwind and with the most stunning part of the world just 1.5kms away for you to enjoy. An amazing part of the world where you can either relax or play, the choice is yours. Sandy Hook Ski club- just 1.5km from your front door, an easy walk is located on a freshwater section of the Burnett River. Sandy Hook is an incredibly picturesque part of the world. The natural beauty of this area is simply sublime. Sandy Hook Ski club provides easy to use boat ramps to allow you launch your boat easily into the river and explore. Simply take a tinnie up the river and all your stresses will melt away as you cruise up the river to be at one with nature. For those that love water sports, it is the ideal place for water skiing and wakeboarding as well. A grassed area around the ski club to make a day of it or cruise up the river away from anyone at the ski club. Our ideal climate certainly allows you to enjoy this magical part of the world that can be your back yard if you would like it to be. For those that are just looking for that relaxed, city fringe acreage, a rural, country ambience however need to be close to all amenities then this well elevated home is also for you. The home sits on top of a gently sloping 2.5 acres, well elevated above the 2013 flood heights for peace of mind. An inspection will show you that the home is high and dry leaving you no concerns at all. The land provides potential to expand the existing dam, the property is perfect for those looking to have some animals in your fenced paddocks as well. While the location and surroundings are just amazing, the home itself certainly won't disappoint. As you walk through the landscaped pathed entry you will find beautiful big double doors that open into your foyer entrance of the home. Then you walk through to the open plan lounge kitchen and dining area. The kitchen has undergone a makeover and boasts new cabinetry, bench tops, sink, tap, impressive Smeg gas cooktop and even has its own servery out to the massive undercover entertaining area, all overlooking that stunning inground pool. The main bathroom and ensuite bathroom have been fully renovated and boast floor to ceiling tiling and lovely above bench stone basin. Additionally, the home offers a separate, large, air-conditioned formal lounge room living area. The perfect place to enjoy a movie, sport or stream your favourite shows. A four-bedroom home with the master bedroom located at the opposite end of the home to bedrooms 2, 3 and 4 providing Mum and Dad some privacy and quiet enjoyment. The entertaining space is sure to impress with its stunning outlook over the huge inground pool and dedicated firepit area, through to established greenery giving this space a real tropical feel. A family home with multiple living spaces and separation both inside and outside of the home. Your family will enjoy the pool close at hand or will be able to get back to nature at the beautiful Sandy Hook, enjoy and explore the great outdoors rather than be addicted to devices. If you have all the toys, don't worry... the boat, the caravan, the float this property has ample room to house them all. A massive semi enclosed carport that is 10.5m wide by 12.5m deep with 3.5m height clearance. Additionally, a 6m wide by 9m deep lock up shed. This isn't just a home; it is a lifestyle with convenience. Properties like these are always highly sought after. Call Tim McCollum on 0427 523 088 or Tara Bedford on 0499 656 985

AT A GLANCE- 1.05 Hectares (2.59 acres)- 4 Bedrooms: 4- 2 Bathrooms: 2- 2 Living areas: 2- 1 Dining: 1- 1 Alfresco area: 1- 5 Car accommodation: 5- Air conditioning: Yes- Hot water service: Solar- Master bedroom with walk in robe and ensuite.- Bedrooms 2, 3 & 4 have built in robes.- Main bathroom with shower over bath.- Open plan kitchen, lounge, and dining.- Large, carpeted media room.- Massive undercover entertaining area with servery from the kitchen.- Inground saltwater pool.- Dedicated fire pit area.- 9m x 6m, 2 bay shed with high clearance roller doors.- 10.5m x 12m semi enclosed carport with 3.5m high clearance. Town water: No. Bore: No. Rainwater: Yes, 3 tanks- 2 x 22000L tanks for the home and a 3rd 22000L tank for the yards and gardens. Dam- Yes small dam with opportunity to improve. Sewage: Septic. Rates: \$950 per half year (Very cheap due to being self-sufficient with water and sewage saving you money).

AGENT Tim McCollum 0427 523 088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves with any matters.