

# 456 Bonna Road, Branyan, Qld 4670



## House For Sale

Saturday, 27 April 2024

456 Bonna Road, Branyan, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 17 m2**

**Type: House**



Greg McMahon  
0741533511

**O/A \$1,000,000**

Located only 14 kilometres to the Bundaberg CBD, this 17.79 Hectare (43.96 acres) fenced property offering a massive Queenslander is sure to attract keen buyer interest with its size, liveability, sustainability and lifestyle living. With bitumen to the front gates and very little passing traffic, being near the end of the sought after Bonna Road rural precinct in Branyan, awaken your senses to all the benefits of country living without the tyranny of distance or lack of facilities. The massive house is a true family friendly Queenslander (approximately 178 square metres of floor space) which is suitable to move into directly or to return to all its historic charm in your own good time. Central to this home are the main bedroom and lounge room with 370 Cm (12 feet feet) ceilings and featuring tongue and groove timber walls. These rooms are surrounded by a fully enclosed verandah; this area incorporates the rear positioned kitchen with lovely farm views, the dining room, casual lounge, second bedroom, sleep out and internal bathroom and separate toilet. The sleep out could be easily divided to create an additional 2 bedrooms if required. A later addition (approximately 34 square metres of floor space) to the home has been added with 2 additional bedrooms being the result. To the back of the home, the laundry and second shower extend from the covered patio and there is a craft room or rumpus for the kids (with more than 50 square metres under-roof in total). The roof and guttering is near new. There is another toilet located outside as well. In all, there are 5 large rainwater tanks which easily reach capacity from the large capture area of the house and shed. The high roofed powered shed easily has capacity for at least 4 vehicles in the carport space with an additional lockup up garage. There is a lockable workshop also. Beyond the shed are a set of portable cattle yards that incorporate a head bail, crush and stock race. There is even a milking stall for the house cow and chicken coops! One could easily live a self sufficient life on this farm. The house yard is substantial and will provide many hours of play time for the kids. Additionally there is an enclosed fruit tree yard with a mixture of mature trees that will keep the 'green thumb' occupied. The property is divided into a number of well fenced paddocks with access lanes for easy pasture management and stock control. There is a massive (estimated to be in excess of 2 acres surface area) dam which lends itself to water storage, irrigation and recreation purposes. With just a little imagination, the size and configuration of the paddocks provide the basis for a nice sideline business enterprise or could indeed provide the near town (home base) for a larger operation. There have been 2 working bores on the property for which there is no express or implied guarantee offered regarding their current functionality. Rates: \$2,141 Per Year Please call Exclusive Listing Agent Greg McMahon on 0414 518 315 or email [greg@ascot.net.au](mailto:greg@ascot.net.au) This really is a once in a lifetime chance to secure an incredibly featured acreage property.