

464 Branyan Drive, Branyan, Qld 4670



Sold House

Thursday, 5 October 2023

464 Branyan Drive, Branyan, Qld 4670

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 3483 m2

Type: House



Tania Bunyan

\$985,000

464 Branyan Drive, BRANYAN - EXCLUSIVELY LISTED BY TANIA BUNYAN FROM RICHARDSON & WRENCH BUNDABERG & BARGARA Prestigious Branyan Drive is one of Bundaberg's most sought-after residential addresses featuring large rural/residential lots and stunning properties. Located on the river side with great views of the Burnett River, 464 Branyan Drive has recently undergone extensive renovations, remodelling and extensions by an artist and her husband with the ability to apply their artistic flair and skills to create a truly beautiful home where every room is a statement piece! Having recently completed the work, this brick low set 4-bedroom, 4-bathroom home is now offered for sale! Surrounded by quality owner occupied homes this large private residential lot (3483m²) offers a country setting with all the benefits of acreage living, yet it's only a convenient 10-minute drive to the Bundaberg CBD, 5 mins to the airport and Sugarland Shopping Centre with restaurants, shops and other amenities, 7 mins to Bundaberg Hospital, 2 mins to local state school and 4 minutes' drive to the Sandy Hook Ski Club and boat ramp, making this property perfect for those who want the best of both worlds (country lifestyle/city conveniences) and the opportunity to participate in a variety of water sports or fishing right on your doorstep! Immaculately presented, the interior of the home is sure to impress. Featuring high timber raked ceilings with exposed beams, original brick open fireplace, and all NEW rooms and layout including stunning contemporary Kitchen with Butler's pantry, Formal Living Room, Dining/Family room, Media Room, 4 Bedrooms - 2 with Ensuites, Main Bathroom with separate toilet, laundry and the large self-contained Rumpus Room or 4th Bedroom with kitchenette, bathroom and own front and back entry doors making this a perfect area to be utilised as a granny flat, guest quarters, teenagers retreat or home based business. The whole property oozes high-end quality! From the front iron security fencing with remote controlled sliding gated access to the property, oversized glass front door, lovely large floor tiles and quality wool carpet used in the bedrooms, every inch of the property is timeless, classic, elegant, and sophisticated!

INTERIOR FEATURES:

- Extra-large glass front door leading into welcoming Entry space.
- Formal Living Room with original brick fireplace
- Spacious Open Plan Kitchen and Family/Dining room with impressive high timber raked ceilings with exposed beams, sliding door access to undercover outdoor entertaining area, with river views.
- Large well-appointed contemporary Kitchen with butler's pantry. Inclusions include large freestanding electric oven with electric cooktop, extractor fan, ample bench space with stone benchtops and breakfast bar, space for a dishwasher, large fridge space, plenty of kitchen storage drawers and cupboards, and display shelving.
- Media room
- Main Bedroom with custom-designed Walk-in Wardrobe, lovely large luxurious ensuite with glassless shower area, wall hung vanity with stone top and above counter twin basins and separate toilet. The main bedroom has river views and sliding door access to the undercover outdoor entertaining area.
- Bedroom 2 has two sets of walk-through built-in wardrobes and a lovely ensuite with shower, toilet and vanity, floor to ceiling tiles and feature floor tiles.
- Bedroom 3 has built in wardrobes.
- The 4th bedroom/rumpus room is self-contained with kitchenette, and bathroom with shower, vanity, and toilet, 2 sets of sliding doors and private front and back entry doors. This could be utilised as a granny flat, teenagers retreat, rumpus room, guest accommodation or even a home-based business.
- Luxurious Main Bathroom with freestanding bath, shower with rain shower head, wall hung vanity with stone top, brushed gold tapware and fixtures, and statement floor tiles.
- Separate toilet
- Stylish Laundry with built in storage cabinetry with stone benchtops.

ADDITIONAL INTERIOR FEATURES:

- Ceiling fans in bedrooms 2, 3 and 4
- Air-Conditioning – Main Bedroom, Family/Dining room, and 4th bedroom/granny flat/rumpus room.
- Lots of large windows, sliding glass doors, glass front and back doors, and skylight letting in an abundance of natural light and cool breezes.
- Magnificent high timber raked ceilings with exposed beams.
- Feature lights and LED lighting
- Brick fireplace
- Wool carpet in bedrooms
- Quality curtains
- Quality fixtures and fittings throughout

EXTERNAL FEATURES:

- Land size: 3483m²
- Full length front and back verandahs
- Huge undercover outdoor entertaining area overlooking the river.
- Established gardens featuring mature trees, and grassed areas for kids and pets to play on.
- Security front iron fencing with sliding security gate
- Plenty of water with town water, bore water supply and large rainwater tank.
- New Septic system
- Brick home with New Colourbond roof
- 3 Bay Colourbond garage - 9m x 7.5m
- River views
- Variety of visiting birdlife

LOCATION:

- 10 minutes to Bundaberg CBD,
- 7 minutes to Bundaberg Base Hospital
- 5 minutes to Bundaberg Airport
- 2 minutes to Branyan State School
- 4 minutes to Sandy Hook Ski Club & Boat Ramp with access to the river for water sports and fishing.

Branyan is one of Bundaberg's more affluent residential pockets. Branyan Drive sits high above the river. The location is tranquil and peaceful with an abundance of trees and wildlife. The Sandy Hook boat ramp is close by with access to the river and activities on offer include water skiing, jet skiing, swimming, boating, fishing, and kayaking. Branyan is only minutes to the Bundaberg CBD,

Bundaberg airport, CQ University, Sugarland Shopping Town, and Branyan Primary School. Come and enjoy the privacy and peace and quiet with only the sounds of nature, and lovely river views! Why is this stretch so special? – Perhaps it is the gorgeous river views, maybe it is the size of the blocks, this one being a lovely 3483m² with plenty of natural trees and birdlife, maybe it is the peace and tranquillity of the location, the country like atmosphere by the river or maybe it is because you have all this and yet you are so incredibly close to major shopping centres, schools, boat ramp, hospitals, C.B.D etc. Maybe it is a combination of all these factors that sets this part of the world apart from the rest. Here is a rare opportunity to buy along the river section of Branyan Drive. Contact EXCLUSIVE listing agent Tania Bunyan from Richardson & Wrench Bundaberg & Bargara on mobile 0488 918588 or email at tania.bunyan@randw.com.au for further information. Disclaimer: R&W Bundaberg Bargara have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries to determine whether this information is in fact accurate.