

**59 Arcadia Drive, Branyan, Qld 4670**



**Sold House**

Wednesday, 15 November 2023

59 Arcadia Drive, Branyan, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 2403 m2**

**Type: House**



Scott Mackey



Spencer King

0413391785

**\$863,000**

A monster shed, tick! A modern family home, tick! Privacy and space to relax, tick! Here is a rare opportunity to secure a well-cared for and highly maintained property with all the hard work completed and ready for the new owners to move straight in and cherish for years to come. Located in the tightly held and sought after Arcadia Park within Branyan. The commercial size shed sits a grade above the rest with a 125mm slab with F82 mesh and 32mpa concrete, 15m by 10m by 4.27m in size along with two high clearance roller doors, 15amp power and a large loft. Perfect for hosting your business or hobby right in your own backyard! Features and benefits of 59 Arcadia Drive include:Interior -☑️Open plan kitchen, living and dining located at the centre of the home with plenty of natural light, ceiling fans and a brand-new split-system air-con (Installed after photos)-☑️Spacious kitchen with an oversized island bench, gas cooktop, wall-mounted gas oven, dishwasher, walk-in pantry with an abundance of storage and preparation bench-☑️Family room/kids living adjacent the main living with option to close off from main living, ceiling fan and separate access to the yard -☑️Master bedroom with walk-in cupboard, ceiling fan and ensuite featuring large walk-in shower, basin and toilet-☑️Bedrooms two and three with walk-in cupboards and ceiling fans-☑️Bedroom four with built-in cupboard-☑️Main bathroom with walk-in shower, bathtub and separate toilet-☑️Covered outdoor entertaining area overlooking the yard with freshly painted concrete and brand-new ceiling fan (Installed after photos) -☑️Landing bench upon entry of the home-☑️Study nook with built-in desk -☑️Laundry with an abundance of storage-☑️Double attached garage with electric panel lift door-☑️9ft ceilings throughout the home- ☑️ Installation throughout the ceilings and the walls of the homeExterior-☑️Colorbond 15m by 10m by 4.2m shed installed in 2011 with a 125mm slab with F82 mesh and 32mpa concrete, 2x 4.27m width by 3.6m height roller doors, 2x 15amp power points, 8x 10amp power points and a large loft-☑️Potable bore at 0.75 L/s flow rate supplying 4 taps around the allotment-☑️3x 5000g water tanks, 2 supplying the house, 1 supplying the shed-☑️Retainer walls with garden beds surrounding the shed, driveway and the front of the home-☑️Full driveway from the street to the double attached garage and through to the shed-☑️Lawn locked for separate storage from the shed-☑️New septic system installed in February 2023 -☑️Fully fenced yardFor additional information or to organize your personal inspection please call or email Scott Mackey / Spencer King today!At a Glance:Bedrooms: 4Living Spaces: 2Bathrooms: 2Car Accommodation: 10Study Nook: YesAir Conditioning: YesUnder Roof Size: 273.4 m2Land Size: 2,403 m2Year Built: 2007 (approx.) Rental Appraisal: \$700.00 per week (approx.)Rates: \$1,047.00 per half year (approx.)The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters.