

6 Sutherland Road, Branyan, Qld 4670



House For Sale

Thursday, 9 May 2024

6 Sutherland Road, Branyan, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 800 m2

Type: House



Nathan Thwaite

Offers Over \$760,000

Welcome to your dream family home, perfectly positioned just meters away from Branyan School. This spacious and impeccably presented low-set brick/rendered residence offers everything your family needs for comfortable and convenient living. Property Features:

- Generous Living Spaces: Boasting four bedrooms, including three with built-in wardrobes, this home provides ample space for the whole family. Two separate living areas offer flexibility and convenience for everyday living.
- Modern Kitchen & Dining: The well-appointed kitchen is equipped with a gas stove, electric oven, rangehood, and dishwasher, making meal preparation a delight. Enjoy family meals in the adjacent dining room, creating cherished memories together.
- Luxurious Master Suite: Retreat to the spacious master bedroom complete with an ensuite for added privacy and convenience.
- Bathroom: Additional bathroom facilities include a main bathroom and a separate toilet, catering to the needs of busy families.
- Laundry: The dedicated laundry area ensures practicality and ease of use, keeping household chores a breeze.
- Energy – Efficient Features: Benefit from a 6kw solar system, helping to reduce electricity costs while minimizing your environmental footprint.
- Entertainment: Step outside to the expansive entertaining area overlooking the inviting inground saltwater pool, perfect for hosting gatherings or simply relaxing with family and friends.
- Ample Storage: The double garage offers plenty of space for vehicles and includes ample built-in cupboard storage. Side access to the home leads to a 10x6 Colourbond shed for all your additional storage needs.
- Security & Comfort: Enjoy peace of mind with a fully fenced property, security system, and security screens on windows and doors. Stay comfortable year-round with ceiling fans throughout and split system air conditioning units in key areas.
- Additional Features: The property is connected to town water and sewerage, and rainwater tanks for added convenience. Exposed aggregate driveway all the way to the garage out back.

Don't miss this opportunity to secure your family's future in this desirable location. With its convenient proximity to Branyan School and an array of modern features, this home is sure to impress. Arrange your inspection today and discover the perfect place to call home! For more information or to arrange your private viewing call Nathan from Rum City Realty on 0438 541 669.

Disclaimer: In preparing this we have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements. Prospective purchasers should make their own inquiries to verify the information contained herein.