

**68 Neville Drive, Branyan, Qld 4670**



**Sold House**

Friday, 17 November 2023

68 Neville Drive, Branyan, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



Danielle Kemp  
0402918564

**\$429,000**

Are you looking to add a quality property to your portfolio? Look no further than this stunning new listing in Branyan Park Estate! This property offers the perfect combination of style, space, and functionality making it a must-see for savvy investors. This property features 4 great-sized bedrooms, each with ample storage space and ceiling fans. The master bedroom boasts a walk-in robe, air-conditioning and an ensuite bathroom with a free-standing shower, vanity and toilet providing a personal retreat to unwind and relax. The open-plan living area is perfect for entertaining guests or enjoying family time featuring an open plan lounge, dining and kitchen area. Air-conditioning in the living room and master bedroom, and ceiling fans throughout to provide year round comfort. The well-equipped kitchen boasts a dishwasher, breakfast bar, ample storage and modern appliances catering to the needs of the most discerning chef. For those who love to indulge in movie nights or watch their favorite sporting events, there is a bonus media room, perfect for relaxing with the family or entertaining guests. With a double-car garage offering internal access, you can ensure that vehicles are securely parked. The fully fenced rear yard provides a safe and secure play area for children and pets, while the entertaining area is perfect for hosting barbeques or family gatherings. The 615 sqm block has ample space for outdoor activities, allowing tenants to enjoy the Queensland lifestyle to its fullest. **IMPORTANT PROPERTY FEATURES -**

- 4 great-sized bedrooms with ample storage and ceiling fans, master with walk-in robe, air-conditioning and ensuite
- Large family-sized main bathroom
- Open plan living, kitchen and dining with air-conditioning
- Well-equipped kitchen offering dishwasher, breakfast bar and ample storage
- Bonus media room!
- Double-car garage with internal access to the home
- Fully 6ft fenced rear yard, perfect for kids and pets (with no back neighbours!)
- Easy access to major amenities and local primary school/daycare centers
- Currently tenanted at \$465 per week, until January 31st 2024
- COUNCIL RATES: approx. \$1,050 per half year + water consumption
- RENT APPRAISAL: \$480 to \$500 per week!

The hard work has been done for you as the property comes with excellent long-term tenants who maintain the property well on a fixed-term lease that runs until January 31st 2024 at \$465 per week. This property is perfectly located within a premier estate, providing easy access to all local amenities including schools, shopping centers, public transport and Sandy Hook Ski Club. This is an excellent opportunity for investors looking for a quality property that will attract great tenants and provide strong returns so contact Danielle Kemp 0402 918 564 [danielle@thefourwalls.com.au](mailto:danielle@thefourwalls.com.au) to arrange your inspection and secure your investment future! **DISCLAIMER:** The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters. We have used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained.