

7 Darby Street, Branyan, Qld 4670



Sold House

Sunday, 7 January 2024

7 Darby Street, Branyan, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Michael Loader

Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional brick home which is in a PRIME LOCATION just minutes to town, Hospital & the Burnett River. Nestled in a desirable up market estate, this exceptional property offers the perfect blend of convenience, peaceful surroundings, and modern touch. Situated in a trendy estate minutes to everything, this residence is the perfect place to call home or invest. Features include:

- 4 generous bedrooms, all with built in robes
- Large Master Suite with WIR & ensuite
- Open plan Lounge + formal dining room + separate casual lounge / media room
- Modern colour scheme throughout, high ceilings, very neat and tidy
- A great open-plan layout will be on the whole family will enjoy
- HUGE Centrally located kitchen equipped with quality electric appliances including dishwasher. This space offers plenty of storage options, pantry and plenty of bench space
- Large doors bring the outside in & open onto the outdoor alfresco area. This a top spot to enjoy a cold beer, family BBQ and watch the kids play
- This home provides ample room for the whole family to relax and enjoy. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, creating a warm and inviting atmosphere
- Fully fenced 600m² allotment, easy care yard
- Remote dual lock up garage attached to the home, 100% flood free property
- Built in 2009, the home has been well kept by the current tenants
- Great long term tenants in place paying \$515 p/w (lease expiration 15th August 2024)
- This property would make the ideal set and forget investment, with quality tenants already in place and willing to continue caring for the home long term
- Current new rental appraisal \$550 + per week
- Air conditioning, tiled living areas, neutral colour scheme
- Enjoy the peace and tranquility of a quiet neighborhood, while being just moments away from all the amenities and attractions the town has to offer
- Just a short walk to schooling & shops
- Located 5 mins to CBD, Sugarland, Airport, University & Hospitals, the location here is second to none and as central as they come
- Awesome first home or investment property with great returns on offer
- This property presents an excellent opportunity for both homeowners and investors alike. The sought-after location, coupled with the high demand for properties in this area, makes this home a sound investment with great potential for future growth.

GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE!

AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF, BE PREPARED TO BE AMAZED! IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME OR INVESTMENT OPTION WHICH IS NEAT AS A PIN... LOOK NO FURTHER. THIS HOME OFFERS AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER, A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY. THE VENDORS ARE SERIOUS ABOUT A SALE AND ALL SERIOUS WRITTEN OFFERS WILL BE CONSIDERED, FIRST TO SEE WILL BUY...

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 4 Bathrooms: 2 (2 toilets) Living: 2 Car Accommodation: 2 Land size: 600m² SHED - no A/C - Yes SOLAR - no Rates - \$1750 p/h Approx Rent Appraisal - \$550+ p/w

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