

**72 Neville Drive, Branyan, Qld 4670**

**House For Sale**

Tuesday, 28 November 2023



72 Neville Drive, Branyan, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 672 m2**

**Type: House**



Scott Mackey



Spencer King

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## Offers Over \$490,000

Here sits an opportunity for your family to enter the market into a solid brick and colorbond home with a spacious four bedroom, two living and two bathroom layout. The fully 6ft fenced allotment provides privacy with no rear neighbours and room for a shed or pool to be installed. Alternately, the investor searching for a property that is ready for your tenants to move straight in and positioned within a high demand area has found their next investment. Located within close proximity to primary and secondary schooling, Sugarland shopping precinct, Hospital precinct, CQUniversity and the Bundaberg airport. Features and benefits of 72 Neville Drive include:-  
- Open plan kitchen, living and dining with split system air-conditioning, overlooking the outdoor entertaining area  
- Additional living room located adjacent the open plan with ceiling fan  
- Master bedroom with split system air-conditioning and ceiling fan, walk-in wardrobe and ensuite featuring walk-in shower and toilet  
- Bedrooms two, three and four all with ceiling fans and built-in wardrobes, one with split system air-conditioning  
- Main bathroom with walk-in shower, bathtub, and separate toilet, plus linen cupboard  
- Covered outdoor entertaining area overlooking the fully fenced yard with no rear neighbours  
- Double attached remote garage with laundry area  
- Room to install a shed in the yard if desired  
- Lawn locker located on the side of the home  
For additional information or to organize your personal inspection please call or email Scott Mackey / Spencer King today!  
At a Glance: Bedrooms: 4 Living: 2 Bathrooms: 2 Car Accommodation: 2 Size: 672 m<sup>2</sup> Air-Conditioned: Yes Rental Appraisal: \$600.00 per week approx. Rates: \$1,620.62 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.