

15 Green Avenue, Branyan, Qld 4670



House For Sale

Sunday, 23 June 2024

15 Green Avenue, Branyan, Qld 4670

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 688 m2

Type: House



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New Price \$699,000

Welcome to 15 Green Avenue Branyan, a stunning 5-bedroom, 2-bathroom home, plus a media room with a double lock-up garage, perfectly situated in the serene suburb of Branyan. This family-friendly area offers the best of both worlds - proximity to schools and amenities, yet a peaceful setting with no neighbours across the road, only beautiful bushland and parks.

Key Features:

- Five Bedrooms:** Plenty of space for a large family, with all bedrooms featuring built-in wardrobes. The master bedroom, located at the rear of the home, boasts a luxury ensuite and a walk-in robe.
- Two Bathrooms:** The master ensuite adds a touch of luxury, while the main bathroom serves the rest of the household.
- Double Lock-Up Garage:** Secure parking for two vehicles with additional storage space.
- Spacious Kitchen:** A great-sized kitchen with a pantry, gas cooktop, electric stove, and plumbing ready for a dishwasher. The kitchen flows seamlessly into the open-plan dining and family room.
- Large Media Room:** Perfectly set up for family movie nights or as a secondary living area.
- Easy-to-Clean Flooring:** Tiles and vinyl flooring throughout make this home easy to maintain.
- Private Backyard:** A generous backyard that's perfect for adding a pool or playing cricket. It's gated on both sides, making it ideal for families with pets. (A cat run is already installed and will stay with the property).
- Covered Entertaining Area:** Enjoy outdoor dining and gatherings in the private covered area, overlooking the backyard.
- Quiet Location:** Enjoy the peace and quiet with no neighbours directly opposite, just tranquil bushland and parks.

Hotspot Highlights:

- * 5 large bedrooms, ensuite with WIR & Ensuite
- * All bedrooms have Built in Robes
- * Home has ducted Air conditioning
- * Solar: 6.6kw
- * Home was built in 2008
- * Double lock up garage with internal access
- * Opposite bush and parklands, quiet area
- * Rates: Approx \$1800.00 half year
- * Rental Return: Approximately \$700 - \$750 per week, currently Owner Occupied

Proximity to local Hotspots:

- * 650 m to Branyan Road State School
- * 650m to Branyan Early Learning Centre
- * 10 m to Green Avenue Parklands
- * 3km to Sugarland Bundaberg
- * 6.6km to Bundaberg CBD
- * 3.4km to Bundaberg Airport
- * 7km to Bundaberg Base Hospital

Inspection by Appointment only. This fantastic family home is now priced at \$699K. It's a great buy for anyone seeking a spacious, well-designed home in a prime location. If you would like to find out more information, please contact Principal | Licensed Real Estate Agent | Auctioneer Barbara Burstall from Hotspot Realty Bundaberg on 0423 182 450 or feel free to email barb@hotspotrealtybundaberg.com.au or text. Disclaimer: Hotspot Realty Bundaberg have been provided with the above information; however, the Agency provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.