

**26 Double D Dr, Branyan, QLD, 4670**

**McGrath**

**House For Sale**

Wednesday, 9 October 2024

26 Double D Dr, Branyan, QLD, 4670

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 14**

**Type: House**



Peter Maree Barone  
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## HOME ON BRANYAN ACREAGE - GRANNY FLAT - SOLAR - BORE

Our Owner are ready to sell their beautiful 1.6 Hectares in the ultra desirable location of Branyan - featuring a stunning spacious Home, Granny Flat and Sheds, permanent water supply, paddocks and being so close to Bundaberg - it is a rare commodity! And once you look at this beautiful property you will realise that the advantages of living at 26 Double-D Drive are just endless!

Situated close to the Burnett River and Sandy Hook Ski Club, Branyan State School, CQ University, Stocklands Shopping Centre, Airport and local Clubs, this private & secure property offers families so much.

### Main Residence features:

- 4 King Size Bedrooms all with built-ins.
- Master Bedroom & spacious Ensuite - with double vanity & large walk-in shower.
- Main bathroom upstairs & a 2nd bathroom downstairs
- Kids retreat or upstairs sitting room
- Ducted air-conditioning throughout
- Spacious 2 Pac Kitchen with massive island overlooking all entertainment areas and also onto front living room. Miele appliances - dishwasher, built-in microwave, 2 x ovens and near new cook-top.
- Spacious Dining & Living areas
- Massive living area from the front entrance, light filled raked ceilings and brick fireplace
- Cinema Room with enough space for the whole family and friends! Airconditioned and also with storage room.
- Home office with built in desk, cupboards - ideal space to work from home space
- Incredible Timber Deck with designer lighting & storage - perfect entertaining space for any event!
- Double attached carport
- Solar System

### Granny Flat features:

- Large bedroom with built-ins
- Kitchen, dining & lounge with office nook
- Power and phone line metered separately
- Separate solar system on Granny flat
- Attached garage with roller door

### Property features:

- Property fully fenced into 4 paddocks plus home paddock
- Automatic gates at front entrance
- 17 x 10m (approx) high clearance colour bond American Barn with 3 roller doors, skylights & separate entrance door.
- 9 x 6m (approx) shed being used as feed store
- Chicken coop (fox proofed)
- Stable with loading ramp
- Rainwater tanks

This designer property has everything - the impressive home on acreage with room for a horse. It has the SHEDS, the DUAL LIVING, the SPACE - it has it all.

Call the Exclusive Listing agents today for a private inspection.

### In Brief:

Bedrooms: 5

Bathrooms: 4

Car Accommodation: 14

Land Size: 1.6ha (approx)

Safety switch: Yes

Smoke Alarms: Yes

Rates: \$1,400.00 Half Yearly (Not including water) approx