

**30 Branyan Street, Bundaberg West, Qld 4670**



**House For Sale**

Wednesday, 19 June 2024

30 Branyan Street, Bundaberg West, Qld 4670

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



Wade Stuart  
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## Buyers \$450,000 - \$500,000 Must Inspect

Introducing 30 Branyan Street, a classic low-set Queenslander that embodies the charm and character Bundaberg West is renowned for. Hitting the market for the first time in over 60 years, this lovingly maintained family home offers a rare blend of timeless elegance and modern convenience, delivering unbeatable value in today's market. Step inside and be captivated by the deceptively spacious layout. This residence features 4 generous bedrooms and two sunrooms, providing a versatile design to meet your family's evolving needs. Thoughtful alterations over the years have transformed this house into a true family haven, complete with 2 inviting living areas, 2 sunrooms, a roomy outdoor entertainment area, and a double detached garage. The heart of the home is the expansive kitchen, equipped with ample storage and bench space. It comfortably fits a family dining table, making mealtime a breeze and perfectly suited for a busy lifestyle. Nestled on a fully fenced corner allotment, this property offers unparalleled convenience. It's just a stone's throw away from top-rated schools, convenience stores, the brand-new Bundaberg Aquatic Centre, Friendlies Hospital, and a short walk to the vibrant Bundaberg CBD. For investors, our property management team has provided a rental appraisal of \$500 - \$520 per week, making this an exceptional investment opportunity. Priced attractively between \$450,000 and \$500,000, this property is a must-see. Contact exclusive marketing agent Wade Stuart today at 0431 721 120 for the latest information. Act quickly - this gem won't last long!

Land: Size - 678m<sup>2</sup> Town Water - Yes Storm Water - Yes Waste Water - Sewer Council Rates - \$1800 (Approx. per 6 months.) Estimate Rental Yield - \$500-\$520/wk House: Construction - Low-set Weatherboard with Trimdek Roof Bedrooms - 4 Sleep Out - 2 Bathrooms - 1 Family Room - 2 Kitchen/Dining Room - 1 Toilet - 1 Lock up car accommodation - Brick Double Shed Outdoor Living Area - Yes Ceiling fans - Yes Air Conditioning - Yes Cooking - Electric stove and Oven Water Heater - Electric Storage Type NBN: FTTN Call the property exclusive marketing agent for the latest information and to arrange your private inspection. Wade Stuart 0431 721 120

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