

74 Branyan St, Svensson Heights, QLD, 4670



House For Sale

Friday, 16 August 2024

74 Branyan St, Svensson Heights, QLD, 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Rob Prendergast
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Ideal Family Home with Dual Frontage and Ample Storage.

This beautifully maintained colonial home raises the bar for move-in-ready living, offering a seamless blend of comfort and convenience.

Situated on a spacious 825sqm lot in the highly desirable Svensson Heights, this property boasts dual street frontage and exceptional storage solutions. With two powered Colorbond sheds-one approximately 6m x 6m and the other 6m x 7.5m-plus extended carport space, you'll have ample room for your everyday vehicles and larger toys. The entire property is securely enclosed by sturdy hardwood fencing, with easy access provided by double gates or a powered automatic sliding gate.

A charming timber deck invites you into this well-loved home. Inside, you'll discover four bedrooms, including a master suite that offers a private retreat complete with an ensuite, built-in robe, and air conditioning. The spacious sleepout, which can easily be used as a fourth bedroom, is ideally situated near the main bathroom and built-in robe, making it a perfect space for a teenager seeking independence.

The kitchen combines practicality with style, featuring quality appliances and plenty of prep space for the home chef. The lower level includes a laundry and a third toilet, making it convenient for entertaining guests in the covered outdoor area. The main shed, equipped with remote-controlled doors, provides direct access from your vehicle into the home.

In addition to its practicality, this property is also energy-efficient, powered by a 6+ kW solar system that helps keep energy costs low. Recent painting inside and out ensures that this home is move-in ready. Alternatively, it makes for a perfect investment opportunity, offering a hassle-free, set-and-forget option.

Located near major shopping centres, reputable primary and secondary schools, and sporting clubs, this home is the ideal blend of comfort, convenience, and style.

Listed Exclusively by Rob Prendergast, 0412 511 220, ensuring dedicated and personalised service for your real estate needs. Contact me today to arrange a viewing and see for yourself what makes this home so special!

At a Glance-

Prime Location: Situated on a spacious 825sqm lot in Svensson Heights with dual street frontage, offering easy access and potential for future value.

Ample Storage: Two powered Colorbond sheds (6m x 6m and 6m x 7.5m) plus extended carport space, with secure access via double gates and a powered automatic sliding gate.

Four Bedrooms: Includes a master suite with ensuite, built-in robe, and air conditioning. The spacious sleepout can serve as a fourth bedroom, ideal for a teenager with easy access to the main bathroom.

Practical Kitchen: Well-equipped with quality appliances and ample prep space, combining functionality with style.

Energy-Efficient: Powered by a 6+ kW solar system, keeping energy costs low and enhancing the home's efficiency.

Recent Updates: Freshly painted inside and out, ensuring a move-in-ready experience.

Convenient Amenities: Located near major shopping centres, schools, and sporting clubs, offering a blend of comfort and convenience.

Rental Return: expected weekly return \$610 - \$630, this a vacant possession sale.

Council Rates approx. \$1,850 per half year inc. water allocation.

*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

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is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.