

# Lot 8, Branvale Estate, Branyan, Qld 4670

## Sold Residential Land

Thursday, 14 December 2023

Lot 8, Branvale Estate, Branyan, Qld 4670

Area: 1012 m2

Type: Residential Land



Aaron Thompson  
0741591499

**\$269,000**

Located on prestigious Branyan Drive, Branvale Estate has a country feel, yet only minutes away from major shopping, hospitals and everything the thriving community of Bundaberg offers. Lot 8 is a very generous 1012m<sup>2</sup> allotment with a 22m wide frontage and enough room to install a large shed, pool, generous size residence and still have enough room for the kids to play in the yard which would not be possible in a standard residential estate. Branvale Estate has no rock allowing for an easier and cheaper build cost, includes services such as town water, sewer & NBN and are nice and level so no worrying about retaining walls. If your into water sports you will love living here being only 2.8km to fresh water of the Burnett River, the Sandy Hook Ski Club and boat ramp. In order to protect the quality presentation and atmosphere of the Branvale Estate, the developers have prepared a series of building and landscaping guidelines (Houses from 230m<sup>2</sup> encouraged as minimum). These will assist you in selecting the right home to maximise your investment and complement the overall character of the neighbourhood. Lots due for completion and registration August 2023 (Weather Depending)

Why Buy in Branvale Estate?- Very Generous sized allotments - Wide frontages from 22m to 50m- Rock free, flat easy to build lots - Designed to make the most of views, location and aspects- Established surrounding quality homes insuring that your land, your new home or your investment sits in the ideal location for long term capital growth- Essential services are only minutes away

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Distances from Estate : Avoca IGA - 2.2km  
Branyan State School - 1.1km  
Sandy Hook Boat Ramp - 2.8km  
Brothers Sports Club - 3.7km  
Coles & Aldi - 3.8km  
Sugarland Shopping Centre - 3.9km  
Base Hospital - 6.4km  
CBD Post Office - 7.7km  
CQ University - At a Glance:

Size: 1012m<sup>2</sup> Frontage: 22m Depth: 46m Sewer: Yes Town Water: Yes NBN: Yes

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