

# Proposed Lot 70 Branyan Drive, Branyan, Qld 4670

## Residential Land For Sale



Wednesday, 17 April 2024

Proposed Lot 70 Branyan Drive, Branyan, Qld 4670

Area: 800 m2

Type: Residential Land



Sonia Hancock  
0438162574

**\$235,000**

If you've been looking for that elite location in a brand new estate to build your dream home, the Ridge on Branyan certainly offers that. Land area of 800sqm, providing ample space for you to build your dream home for you and your family to enjoy. This block of land is an excellent investment opportunity that you won't want to miss! Enjoy the fresh captivating breezes these blocks provide from their elevated position, nearing the Burnett River. The Ridge Estate is one of the only Estates in the Bundaberg Region with land available for sale on the current market. Beat any further price rises and lock into contract with a secure price and only pay on completion of the land. Full disclosure plans will be available with contract so you can start the planning process now with your desired builder. With prices of the existing house market rapidly increasing, it makes sense to build brand new. The Ridge Estate is Bundaberg's newest Estate within the closest proximity to the towns centre and many local conveniences. Major Shopping, including Woolworths, BIG W and Bunnings are just minutes away. Education is covered for all age groups with a brand-new Childcare Centre currently under construction, Branyan State Primary School across the road and a short drive to both private and public High Schools. Central Queensland University is also located within a 5 minute drive. If you are a fan of water skiing you will love the close proximity to Sandy Hook boat ramp and Ski Club for your weekend recreational activities. Stages 1, 3 & 4 sold out! Only four blocks left in Stage 2, so be quick to secure your slice of paradise! Lot 70 - 800sqm - \$235,000 At A Glance: Development Address: 459 Branyan Drive, Branyan Services include; - Sewerage- Town Water- Underground Power- NBNDistances for your convenience; Childcare Centre: 0.5km Branyan Primary State School: 0.5km IGA and other convenience shops: 1.8km Sugarland Shopping Centre: 4km Sandy Hook Boat Ramp and Ski Club: 3km CQ University Bundaberg: 4km Bundaberg Airport: 4km Bundaberg CBD: 7km Bargara Beach: 20km Agent- Sonia Hancock - 0438 162 574 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.