

207 Branyan Drive, Avoca, QLD, 4670



House For Sale

Thursday, 28 November 2024

207 Branyan Drive, Avoca, QLD, 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Adam RAYNER
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Charming and Well-Presented Brick Home – Ideal Location, Comfortable Living

Situated in a peaceful and convenient location, 207 Branyan Drive, Avoca offers an excellent opportunity for first-time buyers, families, or investors. This well-maintained brick home combines comfort, practicality, and great potential, making it the perfect choice for those looking for a solid base to create a home that suits their needs.

Key features of the property include:

- 3 spacious bedrooms, all with built-in wardrobes and ceiling fans for added comfort and convenience.
- A neat and functional bathroom featuring both a shower and bath, catering to the needs of the whole family.
- The main living area is generously sized and equipped with air-conditioning, providing year-round comfort in this bright and welcoming space.
- The kitchen is well-appointed with a gas stove top and oven, perfect for everyday cooking and meals.
- Wheelchair access via a ramp at the front of the home ensures ease of entry for everyone.
- Enjoy the peace and security of a secure front porch—a great spot to relax or watch the world go by.
- Two-car accommodation with ample space for parking or storage.
- A lawn locker offers additional outdoor storage for gardening tools or other equipment.
- A water tank is also included, providing an eco-friendly option for water conservation.
- The roof has been recently replaced with tin, adding durability and longevity to the home's structure.

AT A GLANCE

Bedrooms: 3

Bathrooms: 1

Car Accommodation: 2

Rental appraisal would be approx. \$540+ per week

Rates: \$1656.00 half year

Block size: 708m²

This property has been lovingly maintained and is ready to offer comfortable living for its new owners. Whether you're looking to make it your first home, expand your portfolio, or simply enjoy the benefits of a well-positioned property, this home offers excellent value.

Conveniently located close to local amenities, schools, and public transport, this home is a fantastic opportunity for those looking for space, comfort, and potential.

Don't miss out on this amazing opportunity! Contact Adam Rayner or Isabelle Taylor NOW to enquire and arrange a viewing!

The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.