

# 3 State Route 3, Branyan, QLD, 4670

## Land For Sale

Wednesday, 8 January 2025

3 State Route 3, Branyan, QLD, 4670

Type: Land



Aaron Thompson  
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## HUGE 35M FRONTAGE

Looking for a great size allotment with all the services and a super wide frontage? Look no further than 3 Magnolia Drive (Lot 39) situated in the newly completed Stage 3 of Branvale Estate.

With a width of 35.5m this 1,008m<sup>2</sup> allotment provides the perfect platform to build your dream home with enough room to install a large shed, pool and still have enough room for the kids to play in the yard which would not be possible in a standard residential estate.

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.

Branvale Estate is dedicated to quality, ensuring those who call Branvale home have absolute piece of mind they are surrounded by quality owner occupied properties of a high standard with custom built homes and not basic investment style properties like other estates allow.

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 Estate, the developers have prepared a series of building and landscaping guidelines (Houses from 240m<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.

For a copy of the estate covenant please email [aaron@coastlinerealty.com.au](mailto:aaron@coastlinerealty.com.au) or call 0409051929.

### Why Buy in Branvale Estate?

- Very generous sized allotments
- Fully serviced - town water, sewer, NBN & under ground power
- Wide frontages
- Rock free, flat easy to build lots
- Designed to make the most of views, location and aspects
- Flood free
- 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

Phone: 0409051929

Email: [aaron@coastlinerealty.com.au](mailto:aaron@coastlinerealty.com.au)

### 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: 1,008m<sup>2</sup>  
Sewer: Yes  
Town Water: Yes  
NBN: Yes

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