

# 3 Magnolia Drive, Branyan, Qld 4670

## Residential Land For Sale

Wednesday, 8 January 2025

3 Magnolia Drive, Branyan, Qld 4670

Area: 1008 m2

Type: Residential Land



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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 peace 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 Please note photographs and illustrations are intended to be a visual aid only and may not accurately represent the actual property. To the maximum extent permitted by law, Nastrust Pty Ltd and Coastline Realty give no warranty and make no representation as to the accuracy or sufficiency of any description, illustration, photograph or statement contained herein and accept no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters.