

## Avoca, 220 Branyan Drive

### STUNNING 6 BEDROOM HOME IN AVOCA!!

This beautiful, modern 6-bedroom, 3-bathroom home is designed for both comfort and style, offering plenty of space for families and guests. The open-plan living area flows seamlessly into a sleek, contemporary kitchen with top-of-the-line appliances and a spacious dining area, perfect for entertaining. The master suite features a private ensuite and walk-in wardrobe, while the additional bedrooms are generously sized, providing plenty of room for everyone. A separate granny flat adds versatility, offering private living quarters ideal for extended family, guests, or even as a rental opportunity. Outside, the property includes a large backyard with space for 4 cars, perfect for outdoor activities and relaxation. This home is the perfect blend of luxury, modern convenience, and practicality.

#### PROPERTY ATTRIBUTES:

- Ducted Airconditioning & Ceiling Fans Throughout
- Large 2,580m2 Fully Fenced Backyard
- Built-In Vacuum Maid



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
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[ljhooker.com.au/1T7NGTV](http://ljhooker.com.au/1T7NGTV)

**Contact**  
**The Property Management Team**

**LJ Hooker Bundaberg**  
**(07) 4131 8000**

## MAIN HOUSE:

- Master Suite Features a Walk-In Wardrobe & a Spacious Ensuite with a Bathtub
- 3 Additional Large Bedrooms with Built-In Wardrobes
- Additional 5th Bedroom or Study
- Stunning Kitchen with an Island Bench, Dishwasher & a Walk-In Pantry
- Spacious Open Plan Kitchen, Dining & Lounge Layout
- Large Laundry Room with Ample Storage Space
- Large Media Room
- Spacious Family Room
- Large Alfresco Area Featuring a Built in Barbeque & Kitchenette
- Triple Lock Up Garage with Internal Access & Storage Space

## GRANNY FLAT:

- Spacious Bedroom
- Modern Bathroom
- Study/Hobby Room
- Single Lock Up Garage with Additional Storage or Workshop Space

Tenancy Applications must be completed in full (with all required documentation) in order for the commencement of the application process to begin.

We offer a 48-hour approval process to complete tenancy applications. To avoid delays in processing your application, please ensure references and employers are aware of your application and will expect a confirmation request from our Agency.

General Tenancy Agreements are to be signed and Bond paid within 24 hours of receiving paperwork from your Property Manager.

2 Weeks Rent is required to be paid before keys will be released.

Office hours are Monday Friday 8.30am-5pm

At LJ Hooker Bundaberg we have a Professional Property Management Department that specialises in managing and maintaining Investment Properties.

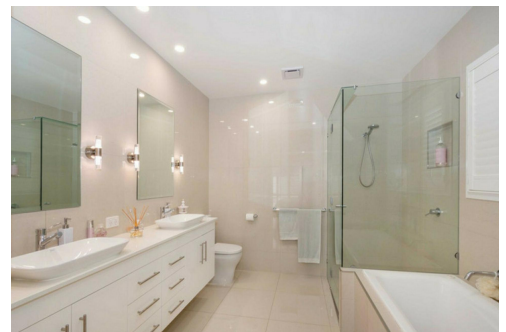
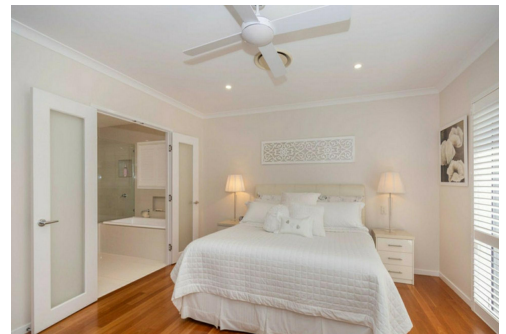
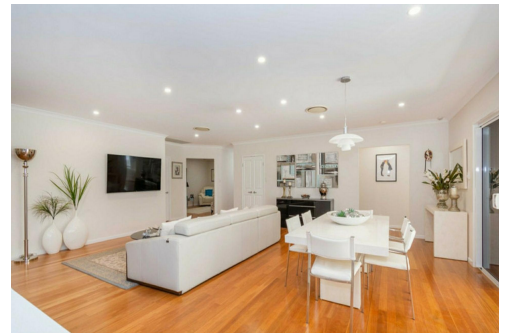
If you are an Investor and looking for a Specialist Property Management Team then look no further. Contact us today 07 41318000.

## More About this Property

<b>Property ID</b>	1T7NGTV
<b>Property Type</b>	House

**The Property Management Team**  
Property Investment Manager

**LJ Hooker Bundaberg (07) 4131 8000**  
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