



16 Polo Place, Branyan

PRESTIGE ACREAGE LIVING ON ONE OF PARKLANDS ESTATE'S LARGEST LANDHOLDINGS

Rarely does an acreage property of this calibre become available within the prestigious and tightly held Parklands Estate. Occupying a substantial 2.5 acre allotment, one of the largest holdings within the estate - 16 Polo Place offers an exceptional combination of space, privacy and lifestyle. Immaculately presented throughout and surrounded by established gardens, fruit trees and peaceful rural surrounds, this is a property where all the hard work has been done, allowing you to simply move in and enjoy one of Branyan's most desirable acreage addresses.

Step inside and discover a warm and inviting home centred around a spacious open-plan lounge and dining area adjoining a well-equipped kitchen. Designed for comfortable everyday living, the home enjoys an abundance of natural light and pleasant garden outlooks from almost every room.

The accommodation comprises three generous bedrooms, all complete with built-in wardrobes and ceiling fans. The modern-look bathroom features a large walk-in shower, full-sized bathtub and

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FOR SALE
Offers Above \$895,000

VIEW
By Appointment

AGENTS
Kate Hutchinson
0431 234 282
khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

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hidden toilet, while a second toilet conveniently located off the laundry further enhances functionality.

Outdoor living is equally impressive, with both front and rear verandahs extending the full length of the home. The front verandah overlooks the beautifully manicured gardens and established shade trees, while the semi-enclosed rear patio features quality alfresco blinds, creating a comfortable year-round space for entertaining family and friends or simply enjoying the serenity of the surrounding landscape.

The list of features continues outside with exceptional infrastructure for those needing storage for caravans, motorhomes, boats, machinery or multiple vehicles. The central shed comprises a substantial 6m x 9m x 3m shed, complemented by 3 fully enclosed carports on both sides and at the rear, further enhancing the versatility of the space.

Water security is equally impressive with four rainwater tanks providing approximately 77,200 litres of storage, including two positioned beside the home and a further two located behind the shed complex. Combined with the registered bore, extensive irrigation system throughout the gardens and yard, and grey water servicing the established orchard, the property has been thoughtfully developed for efficient and economical acreage living. Solar power further reduces household running costs, with the current owners enjoying virtually no power bills.

What truly sets this property apart is the land itself. The property offers an abundance of usable land seldom found in such a tightly held location. The expansive rear paddock provides endless possibilities, whether for hobby farming, additional shedding, recreational pursuits or potential future subdivision opportunities (STCA), while still maintaining the privacy and open space that make acreage living so desirable.

Despite its peaceful rural atmosphere, the property enjoys surprisingly quick access to Bundaberg's major amenities including Sugarland Shopping Centre, hospitals, University, schools, hardware and trade suppliers, all just minutes from your doorstep.

AT A GLANCE:

- Bedrooms: 3
- Bathroom: 1
- Toilets: 2
- Car Accommodation: 7
- Block Size: 1.02HA (2.5 Acres)
- Solar: Yes
- Registered Bore: Yes

NOTABLE FEATURES:

- One of the largest holdings within Parklands Estate
- 3 Bedrooms with Built-In Robes & Ceiling Fans
- Full-Length Front Verandah & Semi-Enclosed Rear Patio
- 6m x 9m x 3m Shed + 3 Additional Carports
- 4 Rainwater Tanks Providing Approx. 77,200 Litres of Water Storage
- Registered Bore
- Extensive Irrigation System Throughout Gardens & Yard
- Established Orchard Serviced by Grey Water System
- Solar Power System with Minimal Running Costs
- Beautifully Manicured Gardens & Established Fruit Trees
- Expansive Rear Paddock
- Potential Future Subdivision Opportunities (STCA)

RATES: Approximately \$1290 per half year

DISTANCE TO FACILITIES (APPROX):

- Sugarland Shopping Centre: 6km
- Stockland Kensington: 7km
- Bundaberg Hospital: 8km
- CQUniversity Bundaberg: 7km
- Hinkler Central: 9km
- Bundaberg Airport: 10km
- Branyan Road State School: 5km
- Shalom College: 9km

Contact the Exclusive Marketing Agent Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533 today to arrange a private viewing and secure your slice of Branyan acreage paradise.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID	1UJ2GTV
Property Type	House
Land Area	1.02 hectare
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Water Tank

Kate Hutchinson 0431 234 282

Sales Manager | khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

