



## Branyan, 2 Neville Drive

### YOUR GATEWAY TO BRANYAN'S INVESTMENT SUCCESS

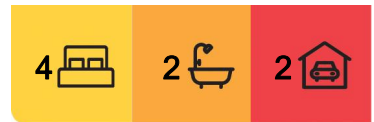
This beautiful 4-bedroom house is an ideal family home or an incredible investment opportunity. The property features an open kitchen/dining room, perfect for entertaining guests. The master bedroom comes with an ensuite, providing you with the privacy and comfort you deserve.

The open plan kitchen and dining room is perfect for entertaining, with plenty of bench space, storage, and quality appliances. The living area flows seamlessly to the outdoor patio, where you can enjoy the peaceful surroundings.

The house is situated in a quiet and peaceful neighborhood, making it an ideal place to reside. The property is conveniently located near Coles Kensington, Sugarland Shopping Centre and Aldi, providing easy access to all amenities. In addition, Branyan State Primary School and Sandy Hook Boat Ramp are just a



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#### For Sale

Submit All Offers

#### View

[ljhooker.com.au/1SEPGTV](http://ljhooker.com.au/1SEPGTV)

#### Contact

**Jonathon Olsen**

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**Dylan Macnamara**

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

short drive away, making it perfect for families.

**AT A GLANCE:**

- Master Bedroom with Ensuite, Walk-In Robe
- 3 Additional Bedrooms all with Built-In Robes & Ceiling Fans
- Ducted Air-conditioning throughout the entire house
- Double Garage with Internal Access
- Fully Fenced Yard with Undercover Outdoor Patio

TENANCY: Currently tenanted at \$550 Per Week until 08/01/2025

RENTAL APPRAISAL: \$550 – \$600 Per Week

RATES: Approximately \$1900 Per Half

**DISTANCE TO FACILITIES:**

Bundaberg CBD: 6.4km

Sugarland Shopping Centre: 2.7km

Coles Kensington: 2.6km

Sandy Hook Boat Ramp: 4.2km

Branyan State Primary School: 400m

Bundaberg Regional Airport: 5.1km

The quality and position of this outstanding home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides 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 inquiries in order to determine whether or not this information is in fact accurate.

## More About this Property

<b>Property ID</b>	ISEPGTV
<b>Property Type</b>	House
<b>Land Area</b>	795 m <sup>2</sup>
<b>Including</b>	Ensuite Remote Garage

**Jonathon Olsen**

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

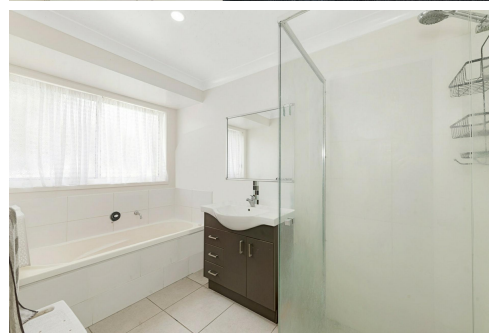
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