



28 Banner Court, Branyan

MODERN FAMILY LIVING WITH STRONG RENTAL RETURN

Designed for modern family living, 28 Banner Court combines space, privacy and effortless entertaining in a peaceful, family-friendly setting.

From the moment you enter, the tiled hallway leads through to the spacious open-plan kitchen, dining and living area-the true heart of the home. Bright, welcoming and air-conditioned for year-round comfort, this inviting space is perfectly suited to busy family life and relaxed entertaining.

The contemporary kitchen features sleek feature black overhead cabinetry, Crystalline stone benchtops, a dishwasher and generous double-fridge space. Overlooking the main living zone, it allows you to remain connected with family and guests while preparing meals.

Sliding doors create an easy transition to the covered pebblecrete patio, providing the ideal setting for weekend barbecues, family celebrations or quiet evenings outdoors. The private L-shaped backyard offers plenty of room for children and pets to play, with the potential to add a shed, pool or dedicated work area, subject to the relevant approvals.

4 2 2

FOR SALE
Please Call

AGENTS

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AGENCY

LJ Hooker Bundaberg
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Interested parties must rely solely on their own enquiries.



The home features four well-appointed bedrooms, all with built-in wardrobes. Privately positioned, the main bedroom includes air-conditioning, a walk-in robe and ensuite, creating a comfortable retreat for parents. The remaining bedrooms are conveniently located near the family bathroom, while the internal laundry offers direct access to the backyard.

Wide side access is another valuable feature, providing excellent space for larger vehicles, a caravan, boat or trailer.

For investors, 28 Banner Court presents an excellent opportunity to secure a modern, low-maintenance property with strong appeal to the family rental market. Its four-bedroom layout, multiple living comforts, covered entertaining area, private backyard and convenient location combine to support consistent tenant demand and attractive long-term investment potential.

With its contemporary interior, practical family layout, generous outdoor space and outstanding side access, this home deserves to be at the top of your inspection list.

Conveniently located close to branyan school, childcare, Stockland Shopping Centre and everyday amenities, this modern, easy-care home offers everything a growing family needs-space to come together, privacy when desired and room to make it their own.

AT A GLANCE:

- 4 Bedroom
- 2 Bathroom
- 2 Car Garage
- 2 Living Areas
- Air-conditioning: Yes
- Fully Fenced: Yes

NOTABLE FEATURES:

- Modern kitchen with stone benchtops
- Dishwasher and double fridge space
- Security Screens
- Fully fenced yard
- Wide side access
- Covered outdoor entertaining area

DISTANCE TO FACILITIES (APPROX):

- Branyan State School: 1.1km
- Bundaberg CBD: 7.8km
- Bundaberg Base Hospital: 6.8km
- Bundaberg Regional Airport: 5.5km
- Shalom College: 4.8km
- Sugarland Plaza: 3.8km

RATES: Approx. Council Rates: \$2,250 per half year (excluding water)

OCCUPANCY: Currently Tenanted at \$650 Per Week until 12/01/2027

RENTAL APPRAISAL: \$680 - \$700 Per Week

This exceptional property won't last long on the market seize the opportunity to make Banner Court your new address. Contact us today to arrange a viewing and secure this elegant family home! So don't miss your chance. Contact Exclusive Marketing 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 DETAILS

Property ID	1URXGTV
Property Type	House
Land Area	871 m2
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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