



## Branyan, 5 Bocks Road

**BIG HOUSE, BIG BLOCK. BIG POOL —A BOLD AND BEAUTIFUL FAMILY SANCTUARY**

Set in a quiet, family-friendly street close to local schools and shops, this expansive 5-bedroom home on a generous 1,253m<sup>2</sup> block offers the perfect blend of space, comfort, and lifestyle. Designed for growing families, entertainers, or those seeking versatile living, this residence ticks every box.

### PROPERTY HIGHLIGHTS AT A GLANCE:

Bedrooms: 5 spacious bedrooms

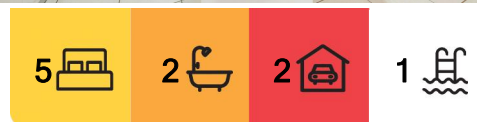
Bathrooms: 2 bathrooms plus a convenient 3rd toilet

Garage: Double lock-up garage with adjoining workshop/multipurpose room

Block Size: 1,253m<sup>2</sup> with side access and room for caravan/trailer/extra vehicle

Solar: 3.3kW system

Climate Control: Ducted air conditioning and ceiling fans throughout



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1TNTGTV](http://ljhooker.com.au/1TNTGTV)

**Contact**  
**Jonathon Olsen**  
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**LJ Hooker Bundaberg**  
**(07) 4131 8000**

**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.

## KEY FEATURES YOU'LL LOVE:

Ultra-private location in a quiet cul-de-sac with excellent proximity to schools and shops  
Huge driveway with ample off-street parking  
Grand double timber front doors open to multiple generous living zones  
Central open-plan kitchen, dining, and living area with island bench, Beko dishwasher, induction cooktop, and walk-in pantry  
Enclosed patio with security screens-perfect for year-round entertaining  
Sparkling inground swimming pool with paved surrounds  
Theatre/activity room plus a third living space with massive built-in storage  
Bedrooms 1 and 2 share a walk-in robe with custom built-in shelving  
Master retreat with double vanity, walk-in robe, corner jetted tub, and direct access to pool and patio, Additional built-in hallway storage  
Private side access via sliding doors from an additional bedroom  
Beautifully landscaped backyard with lawn, fruit trees, garden beds, and a tranquil fishpond  
Outdoor paved entertaining area for gatherings and BBQs  
Town water plus a large underground tank with taps throughout the yard (ideal for gardens and topping up the pool), Lock-up sheds for extra storage  
Side gate access from front to backyard

## LOCATION & LIFESTYLE:

Branyan Road State School: 300m  
Avoca State School: 2.9km  
Shalom College: 6.5km  
Sugarland Shopping Town: 3.7km  
Bundaberg CBD: 7.8km  
Bundaberg Base Hospital: 5.6km  
Hinkler Shopping Centre: 7.9km

## INVESTMENT INSIGHT:

Rates: Approx. \$1,300 per half year (excluding water)  
Rental Appraisal: \$800—\$850 per week

If you're seeking a move-in ready family home with unmatched lifestyle features, space to grow, and prime positioning-this is the one you've been waiting for.

The 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.



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## More About this Property

<b>Property ID</b>	1TNTGTV
<b>Property Type</b>	House
<b>Land Area</b>	1253 m2
<b>Including</b>	Ensuite Ducted Cooling Pool Built-in-Robes Fully Fenced

### Jonathon Olsen 0409 534 533

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

### Madison Gilby

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