



Branyan, 7 Bush Road

RENOVATE, EXPAND, TRANSFORM - ENDLESS POTENTIAL ON 6980m²

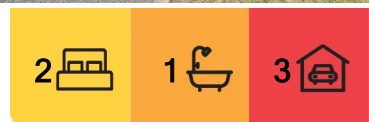
Welcome to 7 Bush Road, Branyan —a hidden gem with massive potential, perfectly suited for renovators, developers, or visionaries looking to create something truly special. Set on a rare and expansive 6,980m² block, this property offers an exceptional canvas for those wanting to renovate, expand, or reimagine a spacious lifestyle property in a peaceful, private location.

This solidly built home is full of charm and character, just waiting for the right buyer to unlock its full potential. Whether you're thinking of a full renovation, extending the current footprint, or building additional dwellings, the possibilities here are as big as the land itself.

From the moment you enter the long gravel driveway, flanked by lush established gardens, the sense of privacy and opportunity becomes clear. At the end of the drive, you'll find ample open parking and a large tin garage - ideal for tradies, tinkerers, or as a future



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 Sale
Please Call

View
ljhooker.com.au/1TMSGTV

Contact
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au
Kate Hutchinson
0431 234 282
khutchinson@ljhookerbundaberg.com.au

LJ Hooker Bundaberg
(07) 4131 8000

workshop or studio space. Between the garage and the home is an enclosed utility room with built-in shelving, ready to be reimagined as an outdoor entertaining space, garden retreat, or creative hub.

Step into the home and discover a flexible floor plan that provides a solid foundation for your renovation vision. The sunroom at the front is light-filled and versatile - think home office, playroom, or second living area. The open-plan living, dining, and kitchen zone is functional and welcoming, with gas cooking, ample cabinetry, and a wraparound bench - perfect for a modern redesign or open-concept renovation.

A separate laundry with built-in storage and dual sinks leads to a large covered alfresco area that wraps around the house - an excellent base to extend the living space or create a dream outdoor entertaining zone. The home features three well-sized, carpeted rooms with air conditioning and built-in robes, offering flexibility for families, tenants, or a home business setup. The central bathroom is neat and functional, ready for a fresh update to match your style.

A MASSIVE BACKYARD BRIMMING WITH OPPORTUNITY:

With nearly 7,000m² of flat, usable land, this property is bursting with potential. Whether you're looking to add a second dwelling, install a pool, create extensive gardens, or build a large shed or workshop - there's room for it all.

ALREADY ON SITE ARE:

- A lock-up garden shed
- A larger shed ideal for a home gym, studio, or workshop
- Two expansive tin storage units
- A greenhouse for the budding gardener or permaculture enthusiast
- Side vehicle access, perfect for trailers, boats, or caravans

THE OPPORTUNITY:

7 Bush Road, Branyan is more than a home-it's a project with purpose. With such a substantial land size, a flexible layout, and strong bones, this property is tailor-made for anyone with an eye for renovation or a passion for property transformation. Whether you're a first-time renovator, seasoned investor, or family looking to create your forever home, this is a blank canvas with extraordinary potential.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Car Spaces: 2
- Land Size: 6,980m²
- Ceiling Fans: Yes (all bedrooms and main living area)
- Air conditioning: Yes (all bedrooms and main living area)

KEY FEATURES:

- Massive 6,980m² block (offering exceptional space for renovation, extension, or development —STCA)
 - Open-plan living, dining, and kitchen layout (ready for a modern redesign)
- Spacious kitchen (with wraparound bench, gas stove, and ample cabinetry —a great base for an upgrade)



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.

- Expansive sunroom (ideal for a second living area, studio, or future extension)
- Two generously sized bedrooms (with built-ins and air conditioning —perfect for cosmetic updates or reconfiguration)
- Versatile third room (suitable for a home office, rumpus, or potential to convert into an additional bedroom)
- Enclosed outdoor area (with built-in shelving —can be transformed into an entertaining zone or garden retreat)
- Separate laundry with outdoor access (functional layout, ready for modernisation)
- Wraparound alfresco area (great potential for expanding outdoor living space)
- Large tin garage (ideal for a future workshop, studio, or further storage solutions)
- Side access to backyard (perfect for future additions, vehicles, trailers, or boats)
- Large shed and two tin storage units (flexible use for tradies, storage, or conversion projects)
- Spacious greenhouse (a bonus for gardeners or landscape design potential)

RATES: Approximately \$1200 per half year (excluding water)

DISTANCE TO FACILITIES:

- Branyan Road State School: 6.5km
- Avoca State School: 7.2km
- Shalom College: 10.7km
- Sugarland Shopping Town: 6.9km
- Bundaberg Base Hospital: 9.5km
- Bundaberg CBD: 11.0km

To make this dream your reality, 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

Property ID	1TMSGTV
Property Type	House
Land Area	6980 m2

Jonathon Olsen 0409 534 533
Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au
Kate Hutchinson 0431 234 282
Sales Manager | khutchinson@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000
10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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.