

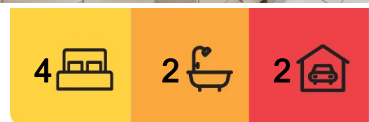


Branyan, 84 Neville Drive

LONG TERM INVESTMENT OPPORTUNITY AWAITS

Welcome to 84 Neville Drive, Branyan —a beautiful home that effortlessly blends modern living with ultimate convenience. Nestled in a quiet estate, this property offers the perfect combination of peace and proximity to local amenities, making it ideal for families and investors alike.

As you approach the home, you'll be greeted by lush, well-maintained gardens and a spacious driveway leading to the attached two-car garage. The electric roller door provides easy access, while the garage also includes additional laundry space, ensuring practicality and ease. Step inside, and you'll be welcomed by a hallway that leads to the heart of the home —a thoughtfully designed open-plan living space. On your way through, you'll first discover a versatile additional living area, carpeted and full of potential. Whether you choose to use it as a study, an activities room, or a second living area, the possibilities are endless.



For Sale
Please Call

View
ljhooker.com.au/1TFJGTV

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LJ Hooker Bundaberg
(07) 4131 8000

The modern kitchen is perfectly positioned, offering everything you need to make mealtime a breeze. Featuring a Westinghouse oven, electric stovetop, ample pantry storage, and a large bench, it's a chef's dream. Adjacent to the kitchen is the main living room —a spacious, comfortable area that's ideal for relaxing. With an additional air conditioner, this room ensures year-round comfort, whether you're winding down after a busy day or hosting guests.

Step through the sliding door from the living room and onto the cozy alfresco area, where you can take in the clear view of the expansive backyard. This space is perfect for enjoying quiet moments alone or entertaining family and friends. With plenty of room to create your outdoor oasis, the potential for this space is limitless. The home offers four well-sized, carpeted bedrooms, each equipped with ceiling fans and air conditioning for year-round comfort. The main bedroom features its own ensuite, providing added privacy and convenience. The main bathroom is ideally located close to all the bedrooms and main living areas, with a separate toilet offering dual use for added functionality.

84 Neville Drive is more than just a house —it's a home with a practical layout, modern features, and incredible potential. Whether you're looking for the perfect family home or an investment opportunity in a quiet yet convenient location, this property is the ideal choice.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Spaces: 2
- Ensuite: Yes
- Ceiling Fans: Yes (all bedrooms and main living area)
- Air conditioning: Yes (all bedrooms and main living area)

KEY FEATURES:

- Located in the quiet estate of Branyan, close to local amenities
- Lush gardens and spacious driveway leading to an attached two-car garage
- Versatile additional living area, ideal for a study, activities room, or spare living room
- Modern kitchen with Westinghouse oven, electric stovetop, pantry, and large bench
- Cosy alfresco area with a clear view of the expansive backyard —ideal for private relaxation or entertaining
- Four carpeted bedrooms, each with ceiling fans and air conditioning
- Main bedroom with ensuite for added privacy and convenience
- Perfect for families or investors looking for a modern home with great potential

RATES: Approximately \$1800 per half year (excluding water)

OCCUPANCY: Currently Tenanted at \$620 Per Week

DISTANCE TO FACILITIES:

- Branyan Road State School: 0.8km
- Avoca State School: 3.0km
- Shalom College: 6.6km
- Sugarland Shopping Town: 3.6km
- Bundaberg Base Hospital: 6.2km
- Bundaberg CBD: 7.5km



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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 or Jennifer Candy on 0412 103 410.

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	1TFJGTV
Property Type	House
Land Area	603 m2
Including	Ensuite

Jonathon Olsen 0409 534 533

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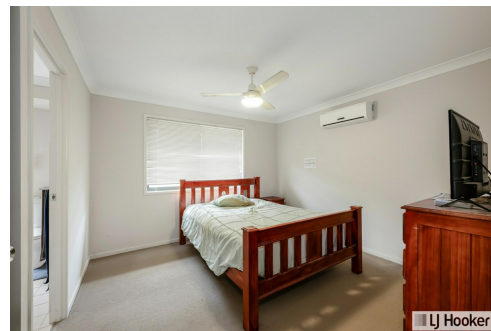
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