



50 Appaloosa Dr, Branyan



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS - Multiple Offers, SOLD for \$470,000!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome acreage opportunity which represent great bang for buck.

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 28TH JUNE 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES \*\*\*

Situated on a lovely flat acreage allotment in handy location just 5 minutes to town, this peaceful acreage property will appeal to a variety of buyers so you best be quick!

Features include:

- 3 bedrooms + office / utility room
- Solid brick construction, steel framed home
- Good sized living area & dining room, nicely landscaped and private yard
- Centrally located kitchen, plenty of bench space & storage
- One owner for 20+ years, opportunity to value add/ update with some paint/ floor coverings to your liking if required

3 1 3 4,502 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	300
<b>Land Area</b>	4,502 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



- A/C, ceiling fans, large outdoor area which is fully enclosed/ screened
- HUGE 3 BAY SHED , ideal for the handyman or renovator who wants to value add and rent/profit (2 car accommodation + workshop)
- Large fenced 4502m2 (just over 1 acre) allotment with dual side access
- Lovely flat allotment with a variety of fruit trees including macadamia, Mango, jack fruit, cherry, guava & pecan just to name a few, great opportunity to be semi self sufficient
- Unmetered domestic bore in place to service the entire property
- Large water tanks x 2 that service the house, grey water system to water the yard/ fruit trees
- Large drive through circular drive way with dual gate access for easy access to the house & shed, additional lawn locker
- Family friendly area in highly sought after estate, bus stops close by for children/ school run, just a 5 minute drive to Sugarland shopping Centre & schooling
- Ideal starter home/ first home, or would make a great investment property etc with great returns on offer for an entry level price
- Great grey nomad base, opportunity to relax in peace & quiet and potter around on the allotment whilst being so very close to town/ healthcare etc
- Currently vacant for sale purposes, ability to move straight in on settlement
- Current Rental app @ \$380+ per week as is even more if you modernize and throw some paint around, do the sums then call me
- Vacant for sale, move straight in on settlement or rent out with record low vacancy rates assuring you plenty of options with tenants
- HANDY MEN, CHIPPY'S, FIRST HOME BUYERS WITH A TRADE BACKGROUND, SOMEONE WANTING TO START THEIR INVESTMENT PORTFOLIO THIS ONE IS A NO BRAINER AT AN ESTATE ENTRY LEVEL PRICE POINT!
- SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!

IF YOU HAVE BEEN SEARCHING FOR A SOLID HOME WITH GOOD BONES ON ACREAGE WHERE YOU ARE IN PEACE & QUIET ALL DAY EVERY DAY, STOP LOOKING. IMMEDIATE SALE REQUIRED! OWNERS OPEN TO OFFERS AND WANT THIS SOLD!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance:

Bedrooms: 3 + Study/ sun room

Bathrooms: 1

Living: 1

Car Accommodation: 3+

Land size: 4502m2 (over 1 acre)

SHED - Yes

A/C – Yes

SOLAR - NO

Rates - \$1200 p/h Approx

Rent Appraisal - \$380 – \$420+ p/w

**\*\*Disclaimer:** In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document**\*\***

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*