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Welcome

Thank you for your interest in **25 Penny Lane, Branyan.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



25 Penny Lane, Branyan

BRAND NEW ULTRA-MODERN DUPLEX IN BRANYAN

6  6  2 

Contact Agent

1 Ensuite

Air Conditioning

Split System Air Conditioning

Reverse Cycle Air Conditioning

Remote Garage

Outdoor Entertaining

Broadband Internet

Built In Robes

Dishwasher

Welcome to your dream investment opportunity! This brand new, extremely high-quality duplex features a very contemporary design with high-end fixtures and fittings. Designed and built for Improved Liveability through the NDIS, this property offers incredible potential and exceptional features.

Located in the growing suburb of Branyan which is experiencing population growth and seen a 14.4% growth in home prices and 9.6% rental price growth from June 2023 - June 2024. Offering a winning combination of high rental yields and strong property value growth, making it a prime choice for property investors seeking both rental income and capital appreciation.

INVESTMENT HIGHLIGHTS:

NDIS Potential Rental Returns: 4 x NDIS tenants could equate to rental returns between \$144,000-\$352,000 per year depending on the SDA. Rent out individually for a potential rental return of \$80,000 per year.

PROPERTY FEATURES:

6 Bedrooms & 6 Bathrooms: All bedrooms with reverse cycle air conditioning, ceiling fans, built-in robes, and data points. 4 bedrooms with dedicated ensuites, plus a main bathroom in each premises.

Modern Open Plan Living: Open plan kitchen, dining, and living areas with reverse cycle air conditioning. Modern kitchens with dishwashers, ample cupboard space, and double fridge cavities. Living areas include TV nooks with data points.

Outdoor Living: Outdoor living areas and fully fenced backyards for each premises. Landscaped front yards and low maintenance backyards.

Convenient Parking: 1 car attached remote garages with non-slip flooring.

ADDITIONAL FEATURES:

- * Fibre Internet to the Premises.
- * Fully Security Screened.
- * Stunning Street Appeal.
- * Chic ceiling fans throughout.
- * 6 Toilets.
- * Tiled clothesline Areas.
- * Low maintenance and stylish floor coverings.
- * Chic vanities in all bathrooms.
- * Wide Hallways.
- * Wheelchair Friendly.
- * Stone counter tops in the kitchen and stone vanity tops in all bathrooms.

LOCATION HIGHLIGHTS:

- * 270 metres to Branyan State School.
- * 1.5km to IGA Avoca.
- * 4.1km to Sandy Hook Boat Ramp.
- * 3.2km to Sugarland Shopping Centre.
- * 5.6km to Bundaberg Base Hospital.
- * 6.8km to Bundaberg CBD.

This duplex is the most modern and feature-packed property in all of Bundaberg, ideal for property investors seeking high returns and premium living standards.

Contact me today to arrange a viewing and secure this spectacular property!

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Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

Location

