



# FOR SALE

## FAMILY HAVEN: 4BR 2+1BATH HOME IN BRANYAN

31 SUTHERLAND ROAD, BRANYAN • DATE PUBLISHED: 04 MAY 2026  
INVEST OR NEST — BOXES TICKED — HOMES LIKE THIS DON'T STICK AROUND

Whether you're expanding your portfolio or securing a place to call home, this is a residence that ticks all the boxes — space, location, and undeniable value. A home offering rental income or to live in you'll want to act on quickly, this is a smart move in a high-demand market. Positioned in ever-popular Branyan, this home delivers an unbeatable blend of convenience and lifestyle. Enjoy the ease of having Branyan State School within walking distance, with Sugarland Shopping Centre just minutes away for all your shopping needs. You'll love the easy access to sporting facilities, quality restaurants, cafés, and a wide range of dining options, along with nearby childcare centres and CQUniversity. Plus, with the airport only a short drive away, travel is effortless. Packed with value and lifestyle appeal, this property truly offers incredible bang for your buck — an opportunity not to be missed! Property Highlights: • Four well-sized bedrooms, vinyl flooring each with built-in wardrobes and ceiling fans • Master suite is a generous size, includes air-conditioning, good size ensuite plus walk in robe • Well-appointed kitchen with generous bench space, electric cooking, and dishwasher • Open plan living seamlessly connects to the tiled dining and family living areas, complete with air conditioning • Two bathrooms, with the main offering a full-sized bath and shower with 1 toilet • Covered outdoor patio and private, secure yard with 6ft fencing • Double remote lock-up garage with convenient internal access • The home has security screens throughout and ceiling fans • 767m<sup>2</sup> block, ideal size so you can enjoy your weekends • Rent appraised \$650 to 700 p/week • Council Rates Approx. \$1,850 per/half year Opportunities offering this level of value and versatility don't come along every day. Whether you're ready to move in or invest, now is the time to act. Get in touch today to arrange your private inspection — this one won't wait for you! Call CHARLES JOHN on 0405977647 today for more information or to book a private inspection. Also, keep an eye out for the scheduled open home times. \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. All measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale.

Key Details:

4 BED | 2 BATH | 2 CAR

### PRICE:

Offer Above \$849,000

### OPEN FOR INSPECTION:

Jun 13 at 10:00am - 10:30am



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