




16 Derek Drive, Broadford

## ROOM FOR A PONY!

Watch your horses grazing in your own paddock while you sit back and relax on the verandah of this charming 1860's restored home. Located a short distance to town this beautiful home offers 10 foot ceilings throughout, 3 good sized bedrooms, 2 with floor to ceiling built in robes and ornamental fireplaces, great sized sun filled lounge with working wood heater and split system, country style kitchen with electric cooking facilities, walk in larder/pantry, sunroom/study/playroom, bathroom with shower over bath, and separate laundry with additional toilet facilities.

Set on approx 1.5 acres of paddock and gardens you'll also find a drive around driveway, undercover parking, open air shedding perfect for storing hay or using as a stable and a chicken coop for lovely fresh eggs.

NOTE - open wood fireplaces in bedrooms only are not is use.

3  1  4 

### FOR RENT

Please Call

### AGENTS

Carla Balfe

0427 699 381

[cbalfe.broadford@ljhooker.com.au](mailto:cbalfe.broadford@ljhooker.com.au)

### AGENCY

LJ Hooker Broadford | Kilmore

(03) 5784 2558

## MORE DETAILS

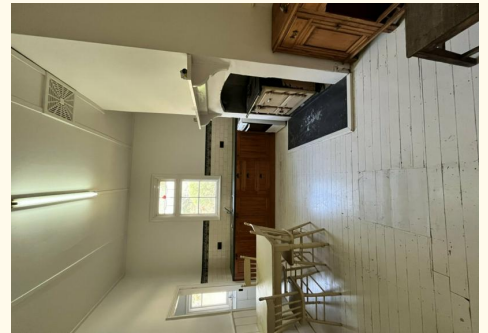
Property ID 7MZHJS  
Property Type House  
Including Air Conditioning  
Toilets (2)  
Built-in-Robes  
Fully Fenced  
Horse Paddock

**Carla Balfe 0427 699 381**

Property Investment Manager | [cbalfe.broadford@ljhooker.com.au](mailto:cbalfe.broadford@ljhooker.com.au)

**LJ Hooker Broadford | Kilmore (03) 5784 2558**

1629 Broadford Wandong Road, BROADFORD VIC 3658  
[broadford.ljhooker.com.au](http://broadford.ljhooker.com.au) | [broadford@ljhooker.com.au](mailto:broadford@ljhooker.com.au)



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.