



1 Cobbler Road, Broadwater

## Standout Broadwater Home with Luxury Features Throughout




Homes like this rarely become available for lease in one of Broadwater's most desirable pockets. Surrounded by quality homes, this standout property offers an impressive list of features that are hard to find in the rental market.

From the moment you step inside, you'll appreciate the space and thoughtful extras!

The home features a large theatre room complete with gas point and built in speaker system, creating the perfect setting for movie nights at home. Ducted reverse cycle air conditioning ensures year round comfort, while the addition of solar panels with a backup battery helps keep energy costs down.

For those with electric vehicles, a dedicated charging station is located in the garage. The property is also fitted with external security cameras, offering added peace of mind with 24/7 monitoring.

Outdoors is where this home truly shines. A beautiful enclosed patio provides the perfect space for all season entertaining, with access from both sides of the home. There's also a large electric awning

4  2  4 

**FOR RENT**  
\$1,000 week

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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 **LJ Hooker**

creating an additional shaded area to relax and enjoy the stunning gardens.

The grounds are immaculately maintained, fully reticulated, and best of all - gardening and lawn mowing are included in the rent, so you can enjoy it all without the pressure of the upkeep. The gardens attract an array of birdlife and feature bird feeders, bird baths, and an established veggie garden with fresh produce ready to enjoy.

For those needing extra space, the property has side access with covered parking, a large powered workshop, and an additional storage shed for tools.

Features you'll love:

- Security camera system with 24/7 monitoring
- Theatre room with gas point and speaker system
- Ducted reverse cycle air conditioning
- Solar panels with backup battery
- EV charging station in garage
- Enclosed patio plus additional outdoor entertaining area
- Side access with covered parking
- Large powered workshop + storage shed
- Fully reticulated, beautifully maintained gardens
- Gardening and lawn mowing included in rent
- Established veggie garden and rainwater tank

This is a rare opportunity to secure a high quality home in an exceptional location.

#### TO INSPECT THIS PROPERTY

Click on the button 'Book an inspection time', enter your details and choose an appointment time. If no inspection times are listed, you will be notified once a time is scheduled.

If you require a specific viewing time and are unable to attend the scheduled home opens, please contact Simone Byrne on 0459 909 162 to arrange a private viewing.

#### MORE DETAILS

Property ID	1A9WHND
Property Type	House
Including	Air Conditioning Toilets (2) Dishwasher Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

#### Dayle Dean

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