

## Broadford, 11 Mylson Avenue

Walk to Everything

Discover the perfect investment opportunity with this charming 3-bedroom brick veneer home, nestled on a low-maintenance 744m<sup>2</sup> block. Currently leased until March 2025 at \$400 per week, this property promises a hassle-free investment.

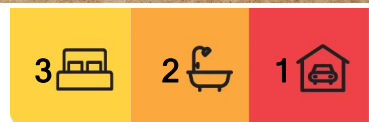
Featuring a single garage under the roofline, the home boasts a master bedroom complete with an ensuite and walk-through robe. Ducted gas heating throughout ensures comfort during the colder months, while a wood heater in the lounge/dining area, coupled with a split system reverse cycle air conditioner, provides year-round climate control.

The comfortable kitchen, equipped with a pantry and upright stove, adjoins a spacious meals area with sliding door access to the undercover alfresco/entertaining area. With a fully fenced back yard and front yard, this home is ideal for both kids and pets. Convenient side access into the back yard allows for storage of a caravan, trailer, or boat.

Situated within walking distance to the train station, shops, and schools, this property is perfectly positioned for convenience. Whether you're an investor, first homebuyer, or downsizer, don't miss this opportunity to secure a property with excellent rental potential.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7HVVHJS](https://ljhooker.com.au/7HVVHJS)

**Contact**  
**Gavin Henderson**  
0408 359 764  
[ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)  
**Sally Long**  
0477 437 281  
[sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

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

For any enquiries or to arrange an inspection, please call Gavin Henderson on 0408 359 764.

## More About this Property

<b>Property ID</b>	7HVHJS
<b>Property Type</b>	House
<b>Land Area</b>	744 m2
<b>Including</b>	Toilets (2)

**Gavin Henderson 0408 359 764**

Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

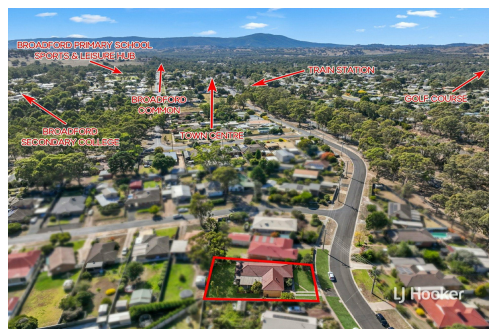
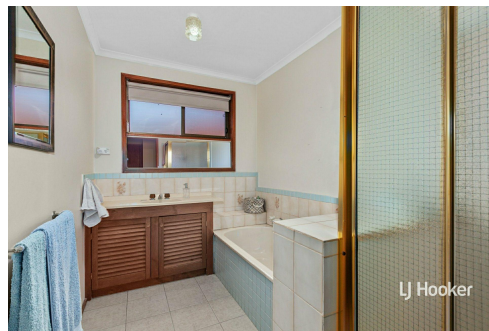
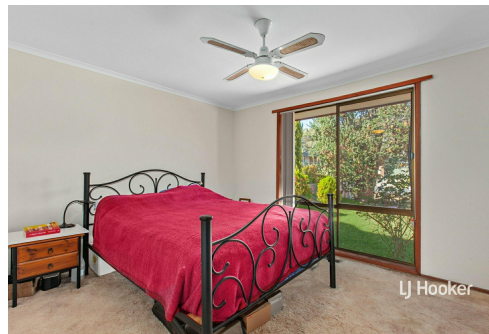
**Sally Long 0477 437 281**

Licensed Real Estate Agent | [sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

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

1629 Broadford Wandong Road, BROADFORD VIC 3658

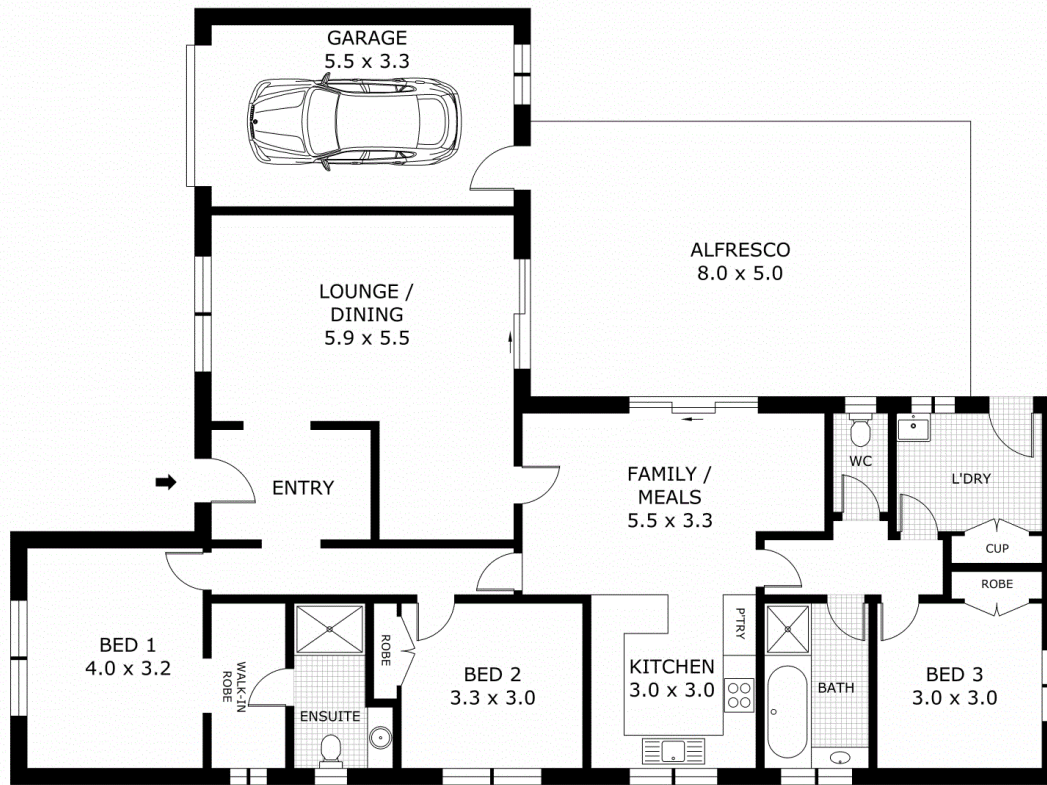
[broadford.ljhooker.com.au](http://broadford.ljhooker.com.au) | [broadford@ljhooker.com.au](mailto:broadford@ljhooker.com.au)



**Disclaimer:** 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.

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



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 130.5 m <sup>2</sup>
Garage	- 18.1 m <sup>2</sup>
Alfresco	- 40.0 m <sup>2</sup>
<b>Total</b>	<b>- 188.6 m<sup>2</sup></b>



# 11 Mylson Avenue, Broadford



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

**Disclaimer:** 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.