



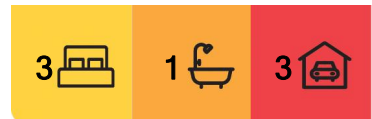
Broadford, 12 Ferguson Street

Renovate or Detonate: Endless Potential in Prime Location

Calling all renovators, builders, and visionaries! This three-bedroom home is in need of extensive renovation; but with the right imagination and effort, it could be transformed into a stunning family residence.

Set on a generous 866 sqm (approx.) level block in the heart of town, the property features established gardens, a two-car carport, a lock-up shed/workshop/garage, and convenient rear laneway access. Whether you're looking to roll up your sleeves and restore the existing home, demolish and build your dream residence, or explore the potential for multiple dwellings (STCA), the options here are endless.

Ideal for tradies, developers, or savvy investors looking for a rewarding project in a central location. Opportunities like this are rare: don't miss your chance to create something truly special! Please call Gavin Henderson on 0408 359 764 if you have any queries.



For Sale
Please Call

View
ljhooker.com.au/7R5HJS

Contact
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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.

More About this Property

Property ID	7R5HJS
Property Type	House
Land Area	866 m2
Including	Toilets (1)

Gavin Henderson 0408 359 764

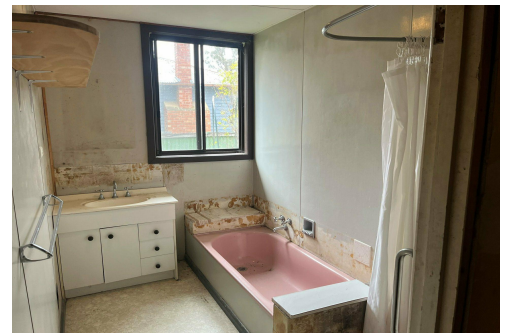
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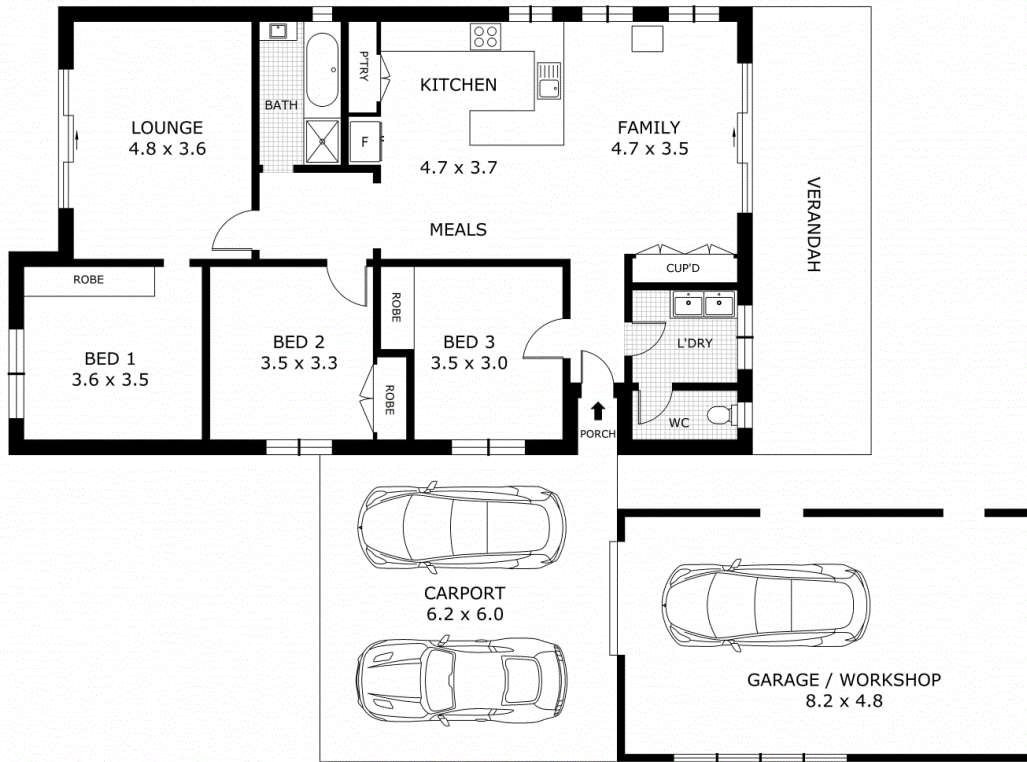
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 115.1 m ²
Porch	- 0.9 m ²
Verandah	- 21.7 m ²
Carport	- 37.2 m ²
Garage/Workshop	- 39.3 m ²
Total	- 214.2 m ²



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