



12 Grange Drive, Broadford

Big, Bold and Beautifully Presented

Welcome to a home designed for relaxed family living and effortless entertaining. Set on 624 sqm (approx.) in the prestigious Strath Lakes Estate, this warm and inviting four-bedroom residence blends space, comfort and lifestyle appeal.

A separate lounge complements the large open plan living area, flowing through to sun-filled living zones which open onto the large covered alfresco, creating the perfect backdrop for weekend BBQs and long summer evenings.




The stylish kitchen, complete with 900mm cooker and walk-in pantry, anchors the heart of the home.

The master suite has a ceiling fan and features an ensuite and oversized walk-in robe, with additional bedrooms offering built-ins and ceiling fans. Ducted heating, evaporative cooling, security cameras and solar with battery add comfort and efficiency.

With established gardens, fruiting plants and a thriving veggie patch, this is a home where families grow, gather and make memories.

Key features:

- Solar panels 6.64 kW with 9.6kwh battery storage & energy-efficient electric heat pump hot water system - average monthly electricity bill \$18 p/m (based on previous 12 months)
- CCTV system with remote viewing

4  2  2 

FOR SALE

\$649,500 - \$689,500

VIEW

Sat 13th Jun @ 12:30PM - 1:00PM

AGENTS

Gavin Henderson

0408 359 764

ghenderson.broadford@ljhooker.com.au

AGENCY

LJ Hooker Broadford | Kilmore

(03) 5784 2558

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**

- Large, fully covered alfresco
- Ducted heating and evaporative cooling throughout
- 60 seconds from driveway to freeway keeps you connected to Melbourne

Please contact Gavin Henderson on 0408 359 764 if you have any queries.

MORE DETAILS

Property ID	7WRHJS
Property Type	House
Land Area	624 m2
Including	Ensuite
	Ducted Heating
	Toilets (2)
	Alarm
	Outdoor Entertaining
	Remote Garage
	Solar Panels

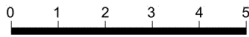
Gavin Henderson 0408 359 764

Principal | gghenderson.broadford@ljhooker.com.au

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1629 Broadford Wandong Road, BROADFORD VIC 3658
broadford.ljhooker.com.au | broadford@ljhooker.com.au





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	- 195.0 m ²
Garage	- 36.0 m ²
Portico	- 3.0 m ²
Alfresco	- 25.0 m ²
Total	- 240.0 m ²

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