



12 Grange Drive, Broadford

## Big, Bold & Beautifully Presented

Set on a generous 624 sqm (approx.) allotment in the highly sought-after Strath Lakes Estate, this impressive four-bedroom home delivers space, style and modern comfort for the whole family. From the moment you step through the wide entry, the high ceilings and fresh neutral palette create a sense of light and openness that flows throughout the home.

Designed with versatility in mind, the floorplan includes a separate formal lounge or ideal work-from-home space, along with expansive open plan living areas that connect seamlessly through double doors to a covered alfresco - perfect for entertaining year-round. The sleek kitchen is both functional and stylish, featuring a 900mm freestanding stove and a walk-in pantry with convenient internal access from the garage, making everyday living a breeze.

The master suite is a true retreat, complete with a full ensuite and a huge walk-in robe, while the remaining bedrooms all include built-in robes and ceiling fans. Comfort is assured with ducted gas heating, evaporative cooling, and a full security system with cameras for added peace of mind. Solar panels with a storage battery further enhance efficiency and reliability, helping to keep energy costs down.

Outside, the established gardens and thriving vegetable patch with a variety of edible fruits create a welcoming and productive outdoor

4  2  2 

**FOR SALE**  
\$665,000 - \$695,000

**VIEW**  
By Appointment

**AGENTS**  
Gavin Henderson  
0408 359 764  
ghenderson.broadford@ljhooker.com.au

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

space, all within a fully fenced back yard with a concrete driveway. Immaculately presented and packed with features, this is a home that truly stands out for families seeking quality, comfort and a prime location.

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

## MORE DETAILS

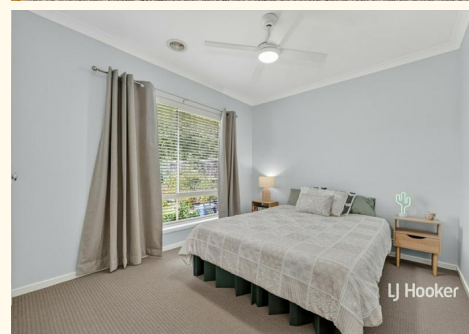
Property ID	7WRHJS
Property Type	House
Land Area	624 m2
Including	Toilets (2)

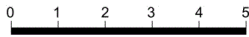
**Gavin Henderson 0408 359 764**

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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	- 195.0 m <sup>2</sup>
Garage	- 36.0 m <sup>2</sup>
Portico	- 3.0 m <sup>2</sup>
Alfresco	- 25.0 m <sup>2</sup>
Total	- 240.0 m <sup>2</sup>

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