



2 First Street, Broadford




## A Family Paradise

Set on an impressive 4,036 sqm allotment, this beautifully renovated four-bedroom home is the perfect blend of space, comfort, and lifestyle. Recently updated with a brand new kitchen, fresh carpets, and painting throughout, it's ready for the family to move straight in and enjoy.

The master bedroom features a walk-in robe and ensuite, while the remaining bedrooms are serviced by a central bathroom. A large living area with wood heater and study nook creates a warm and inviting heart to the home, complemented by timber-look flooring through the kitchen and meals areas. The kitchen offers an island bench, ample storage, and overlooks the meals area, which flows seamlessly out to the undercover entertaining space - ideal for relaxing while enjoying the views.

Car accommodation includes a single carport attached to the home plus a 7m x 4m garage with adjoining carport. The property also features a fully fenced back yard with room for multiple vehicles, caravan, or truck storage, along with low-maintenance native gardens. For those with animals or active kids, there's a pony paddock with holding yard or space for motorbikes. Solar panels help keep energy costs down, while the long frontage to First Street presents the added bonus of possible future subdivision (STCA).

All of this is within walking distance to schools, shops, and the train station: this is a true family paradise with space to grow and endless

4  2  3 

### FOR SALE

Please Call

### AGENTS

Gavin Henderson  
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ghenderson.broadford@ljhooker.com.au

Sally Long  
0477 437 281  
sally.long@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.



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

## MORE DETAILS

Property ID	7TBHJS
Property Type	House
Land Area	4306 m2
Including	Toilets (2)

### Gavin Henderson 0408 359 764

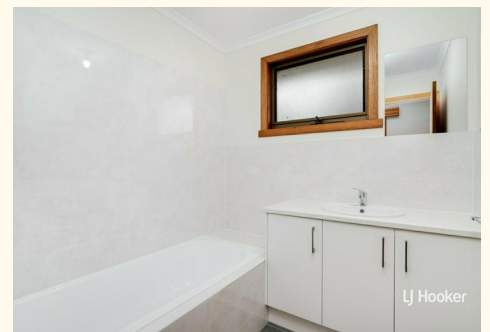
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### Sally Long 0477 437 281

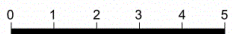
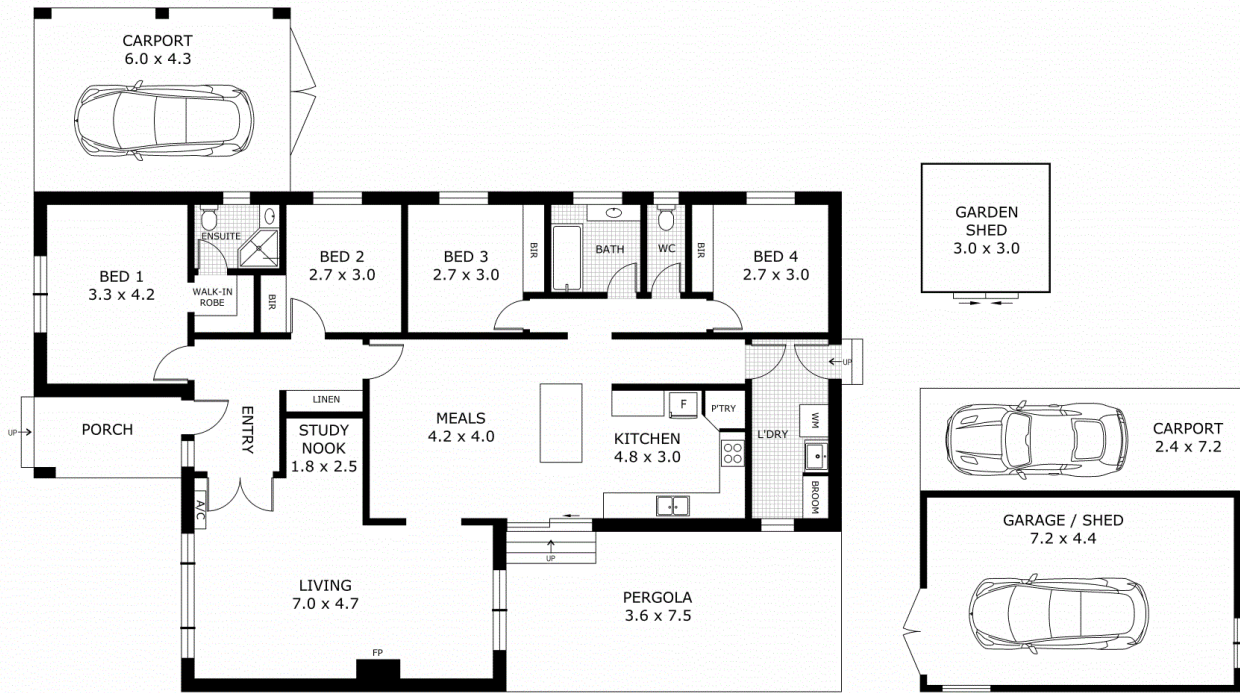
Licensed Real Estate Agent | [sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

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

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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	- 149.8 m <sup>2</sup>
Porch	- 6.5 m <sup>2</sup>
Pergola	- 27.0 m <sup>2</sup>
Carport	- 45.2 m <sup>2</sup>
Garage/Shed	- 31.6 m <sup>2</sup>
Garden Shed	- 9.0 m <sup>2</sup>
<b>Total</b>	<b>- 269.1 m<sup>2</sup></b>

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