

## Broadford, 20 Hamilton Street

### Blue Ribbon Location - One-Owner Family Home

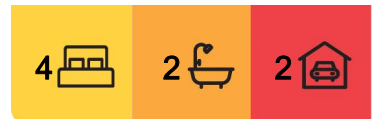
Lovingly cherished by its original owners, this solid 4-bedroom home is now ready for a new family to make it their own. Perfectly positioned in a prime location on approximately 1,009 sqm, it sits directly opposite the local footy ground and is within walking distance to shops, schools, the train station, tennis courts, and the swimming pool - making it an unbeatable spot for families.

Inside, the home offers gas ducted heating throughout and a functional layout designed for comfort. The master bedroom features built-in robes and an ensuite with a separate toilet, while all other bedrooms also include built-in robes. The central bathroom, a spacious laundry with a second toilet, and ample storage, including a folding bench, add to the home's practicality.

The solid timber kitchen provides plenty of bench space, a pantry, and an adjoining meals area with direct access to the undercover patio - ideal for outdoor dining and entertaining. A separate lounge, along with a family/dining area featuring split system reverse cycle air conditioning, ensures multiple living spaces for the whole family.



**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/7NRHJS](http://ljhooker.com.au/7NRHJS)

**Contact**  
**Gavin Henderson**  
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**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**

Step outside to a generous, fully fenced back yard with rare rear laneway access, offering convenience and additional possibilities. The well-established gardens are supported by two large water tanks, while a double end-to-end carport with an adjoining workshop/storage area provides plenty of room for vehicles, tools, and hobbies. With its unbeatable location and strong, well-built design, this home is the perfect place to raise a family. Don't miss this rare opportunity! Please contact Gavin Henderson on 0408 359 764 if you have any enquiries.

## More About this Property

<b>Property ID</b>	7NRHJS
<b>Property Type</b>	House
<b>Land Area</b>	1009 m2
<b>Including</b>	Toilets (2)

### Gavin Henderson 0408 359 764

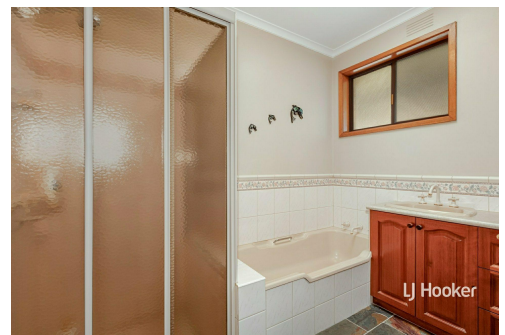
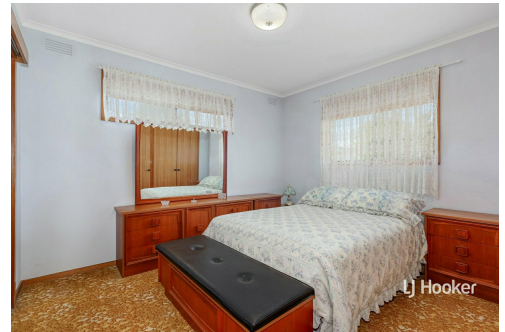
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### Sally Long 0477 437 281

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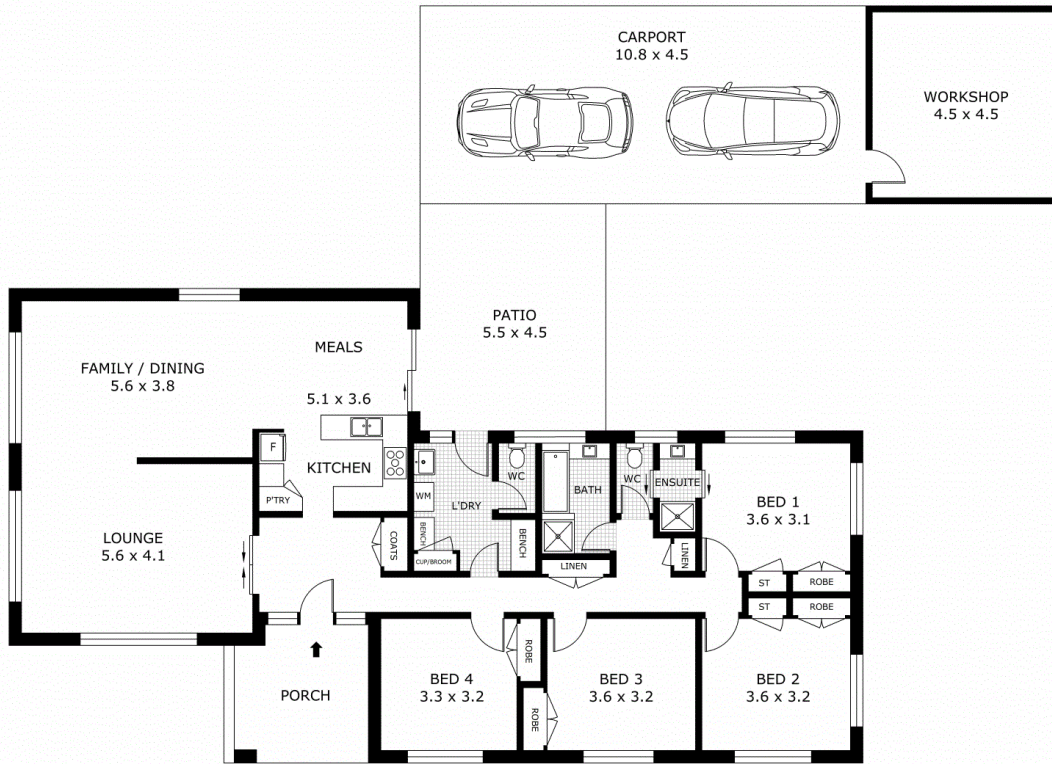
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Residence	- 155.4 m <sup>2</sup>
Porch	- 10.5 m <sup>2</sup>
Patio	- 24.7 m <sup>2</sup>
Carport	- 48.6 m <sup>2</sup>
Workshop	- 20.2 m <sup>2</sup>
<b>Total</b>	<b>- 259.4 m<sup>2</sup></b>

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.

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