







25 Elliotts Road, Broadford

27-Acre Hobby Farm and Lifestyle Property: Panoramic Views and Exceptional Shedding

Set amongst spectacular panoramic 360° views across the Tallarook Ranges, Mount Piper and Broadford township, this impressive 27-acre (approx.) property offers an exceptional blend of comfortable family living, rural lifestyle, extensive shedding and endless possibilities.
Perfectly positioned just 5 minutes from Main Street shops, the train station and local schools, with Hume Freeway access only 3 minutes away, this property provides the perfect balance of peaceful country living and commuter convenience.
The comfortable STEEL-framed four-bedroom home features cathedral pine-lined ceilings throughout the living areas, a spacious lounge with polished Tasmanian Oak timber flooring, wood heating, large split system heating and cooling and evaporative air conditioning for year-round comfort, and timber-look floating floorboards to the bedrooms. The main bedroom includes a private ensuite and walk-in robe, while all remaining bedrooms feature built-in robes. Wide verandahs wrap around three sides of the home, creating the perfect place to relax, entertain guests or enjoy a drink while taking in the spectacular sunsets and uninterrupted views towards Mount Piper

4 2 17

FOR SALE
$1,250,000 - $1,295,000

VIEW
Sat 7th Nov @ 2:45PM - 3:15PM

AGENTS
Gavin Henderson
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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.

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and Broadford township.
Adding further versatility is the separate self-contained studio, complete with kitchen, bathroom and wood heater. This flexible space could be ideal as a kids' rumpus room, entertaining area, home office, guest accommodation or potential home business space, subject to the appropriate approvals.
For the car enthusiast, tradesperson or home business operator, the shedding and vehicle storage options are a standout feature of this property. There is potential undercover storage for up to 17 cars or vehicles, comprising seven adjoining carports, a four-bay machinery shed and a six-car garage/workshop complete with clear floor two-post hoist and mezzanine floor. The versatility and scale of this setup provide an outstanding opportunity for car enthusiasts, collectors, tradespeople or anyone needing substantial storage and workspace.
The approximately 27 acres are ideally suited to a hobby farm, with three paddocks, a dam, shearing shed and sheep yards and pens. There is plenty of space for ponies, motorbikes, animals, machinery and, most importantly, plenty of room for the kids to explore and enjoy their own country adventures.
A tree-lined driveway creates an impressive entrance to the property, while four new large water tanks provide excellent water storage. The property also features satellite NBN, making working from home a practical option, along with an existing 1kW solar system that could potentially be expanded. There is sealed road frontage to one boundary, and a local school bus stop is conveniently located approximately 600 metres from the property.
With breathtaking views extending across the Tallarook Ranges, Mount Piper, Broadford and beyond, this is a property where you can enjoy the freedom and space of country living without sacrificing convenience.
Whether you're searching for the perfect hobby farm, a family lifestyle property, a home business location, a place for ponies and motorbikes, or an impressive setup for cars, machinery and equipment, this property offers an incredible range of possibilities.
Please contact Gavin Henderson on 0408 359 764 if you have any queries.











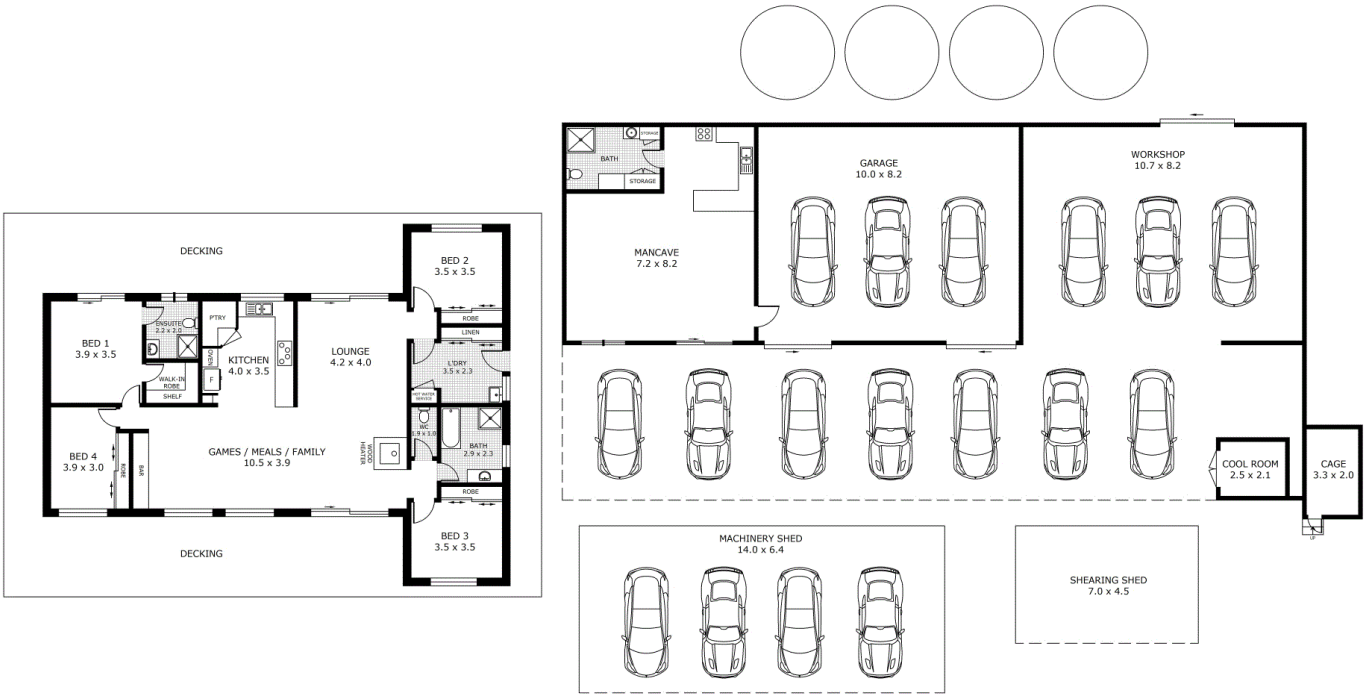
MORE DETAILS

Property ID	7Z7HJS
Property Type	House
Land Area	26.61 acre

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Residence	- 156.1 m²
Decking	- 127.8 m²
Garage/Workshop	- 231.2 m²
Cool Room	- 5.3 m²
Cage	- 6.6 m²
Machinery Shed	- 89.6 m²
Shearing Shed	- 31.5 m²
Total	- 648.1 m²

0 1 2 3 4 5

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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