



26 Powlett Street, Broadford




## One of a Kind - Right in the Heart of Town

Perfectly positioned in the very centre of Broadford, this unique property offers an unbeatable lifestyle where everything is quite literally at your doorstep. Located directly opposite the footy oval, tennis and netball courts, and the primary school, you can leave the car at home and walk everywhere.

The main residence is a spacious four-bedroom home, with the master featuring an ensuite and built-in robes. A beautifully renovated kitchen offers ample bench space and storage, while the dining and lounge areas are enhanced by stunning cathedral timber-lined ceilings that create warmth and character. Comfort is assured year-round with split system heating and cooling, a cosy wood heater, and ducted gas heating and ceiling fans throughout. Step outside to a huge undercover decking area measuring approximately 9m x 4.6m - perfect for entertaining family and friends - along with verandahs wrapping around three sides of the home.

Outdoors, the low-maintenance gardens, artificial turf, and a fully fenced gas-heated swim spa provide the ultimate space for relaxation and all-season enjoyment for both kids and adults alike.

Adding incredible versatility is the separate two-bedroom unit - ideal for extended family, teenagers or additional income potential. It features a main bedroom with direct bathroom access, a separate

6  3  3 

**FOR SALE**  
\$750,000 - \$825,000

**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**

lounge, kitchenette, and a 6m x 6m garage under the roofline, plus an additional studio or work-from-home space.

With a concrete driveway, fully fenced back yard and a truly unbeatable location, this is a rare opportunity to secure a standout property offering space, flexibility, and lifestyle in the very best position Broadford has to offer. The property also has Commercial 1 Zoning which may suit a ready-made consultancy rooms /doctors surgery/ health professionals etc (subject to council approval).

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

## MORE DETAILS

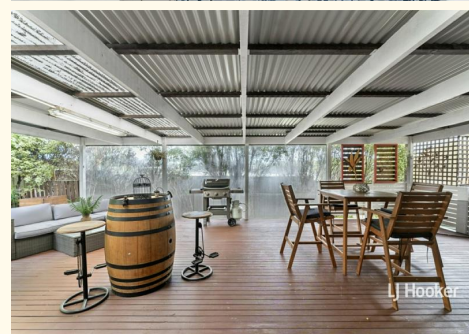
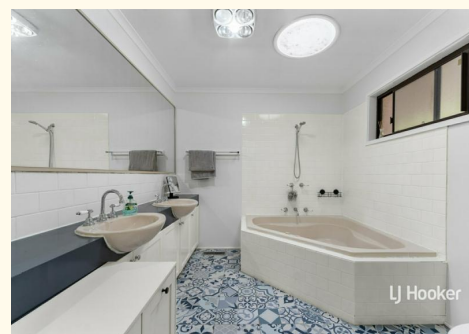
Property ID	7WTHJS
Property Type	House
Land Area	1085 m2
Including	Toilets (3)

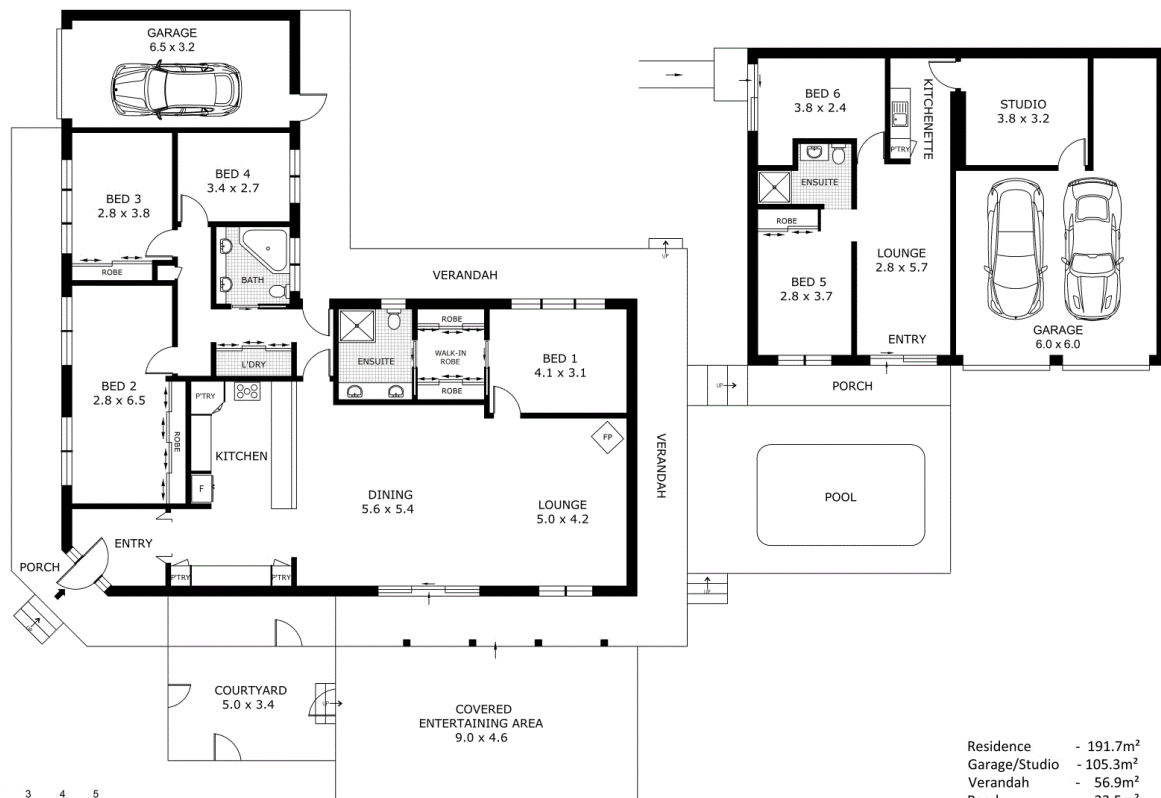
**Gavin Henderson 0408 359 764**

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Residence	- 191.7m <sup>2</sup>
Garage/Studio	- 105.3m <sup>2</sup>
Verandah	- 56.9m <sup>2</sup>
Porch	- 33.5m <sup>2</sup>
Courtyard	- 17.0m <sup>2</sup>
Ent. Area	- 41.4m <sup>2</sup>
Total	- 445.8m <sup>2</sup>



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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