



37 Hamilton Street, Broadford

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## Smack Bang in the Middle of Town: approximately 956 sqm with Bonus Bungalow

**FOR SALE**

Please Call

**AGENTS**

Gavin Henderson

0408 359 764

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Sally Long

0477 437 281

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**AGENCY**

LJ Hooker Broadford | Kilmore

(03) 5784 2558

Perfectly positioned just 200 metres from the main street, this spacious four-bedroom family home offers unbeatable convenience in the heart of town, plus the added bonus of a fully self-contained one-bedroom bungalow, ideal for extended family, guests, or potential rental income.

The main residence features a generous master bedroom with full ensuite and built-in robes, two additional bedrooms also with built-in robes, and a fourth bedroom or study. A separate formal lounge offers a peaceful retreat, while the open-plan kitchen includes gas cooking, ample bench space, abundant storage, and a breakfast bar overlooking the family/meals area.

Set on a large 956 sqm (approx.) corner block, the property boasts dual road frontages, perfect for those needing easy access for a caravan, boat, or trailer. The self-contained bungalow includes its own kitchen and bathroom, providing flexible living arrangements or income opportunities.

Additional features include a single carport, a large workshop/garage, a fully fenced back yard, and an unbeatable location: walking distance to shops, cafes, schools, and public transport.

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.

 **LJ Hooker**

This is a rare opportunity to secure a versatile and centrally located property with room for the whole family and more. Please call Gavin Henderson on 0408 359 764 if you have any queries.

## MORE DETAILS

Property ID	7R7HJS
Property Type	House
Land Area	951 m2
Including	Toilets (3)

### Gavin Henderson 0408 359 764

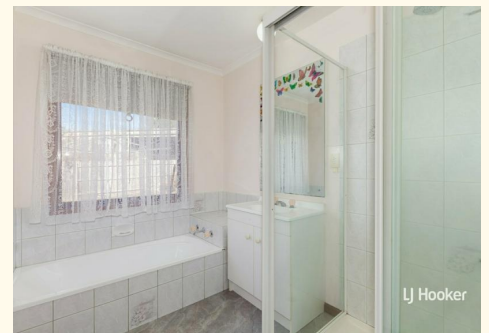
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 150.7 m <sup>2</sup>
Carport	- 18.2 m <sup>2</sup>
Alfresco	- 14.3 m <sup>2</sup>
Self Contained Unit	- 33.9 m <sup>2</sup>
Shed	- 49.4 m <sup>2</sup>
Total	- 266.5 m <sup>2</sup>



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