


4 Bidstrup Avenue, Broadford

# The Complete Family Entertainer: A Lifestyle Property in One of Broadford's Most Sought-After Locations

Set on an impressive 6,198 sqm (approx.) allotment and positioned in one of Broadford's most desirable locations, this exceptional family residence offers an outstanding blend of space, versatility, entertaining and lifestyle.

Designed to accommodate the growing family, the home features five generous bedrooms plus a separate study, while the master suite includes a full ensuite. Freshly painted throughout, the home offers a welcoming step-down lounge with a feature fireplace and wood heater, complemented by zoned reverse-cycle refrigerated heating and cooling for year-round comfort. Timber-look flooring flows through the main living areas, adding warmth and style.

The well-appointed kitchen is the heart of the home, boasting an island bench, new appliances and picturesque views from the kitchen windows. The adjoining dining/living area opens seamlessly to a large undercover alfresco, creating the perfect space for entertaining family and friends.

Adding incredible flexibility is the fifth bedroom, which is a fully self-

5 2 5

**FOR SALE**
Please Call

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

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contained guest accommodation or work-from-home studio with its own private access, kitchenette, toilet and split-system heating and cooling. Ideal for a hairdresser, beautician, consultant or home business (STCA), it provides excellent separation from the main residence. A further detached office, studio or teenage retreat also features split-system comfort and satellite NBN connectivity, making working from home effortless.
Outside, the lifestyle appeal continues with beautifully established gardens, manicured lawns and a winding driveway that creates an impressive street presence. The 11.8m x 4.5m in-ground swimming pool is surrounded by a fully fenced area and complemented by a covered pavilion - perfect for summer barbecues, relaxing poolside or watching the kids play. Nearby, a large rumpus, pool or activity room with built-in bar provides another fantastic entertaining zone, ensuring there is room for every occasion.
For tradespeople, hobbyists and car enthusiasts, the property delivers in abundance with a substantial 6m x 12m garage with clearance suitable for a hoist, boat or caravan storage, which includes a 6m x 3m workshop under the roofline. Further shedding and garden sheds provide ample storage solutions.
Located within walking distance - or simply drive your golf buggy - to the golf course, this remarkable property offers the ultimate combination of family living, home business potential and resort-style entertaining.
This is a rare opportunity to secure the complete lifestyle package in a premium Broadford location. Inspection will impress.
Please direct all enquiries to Gavin Henderson on 0408 359 764.
















## MORE DETAILS

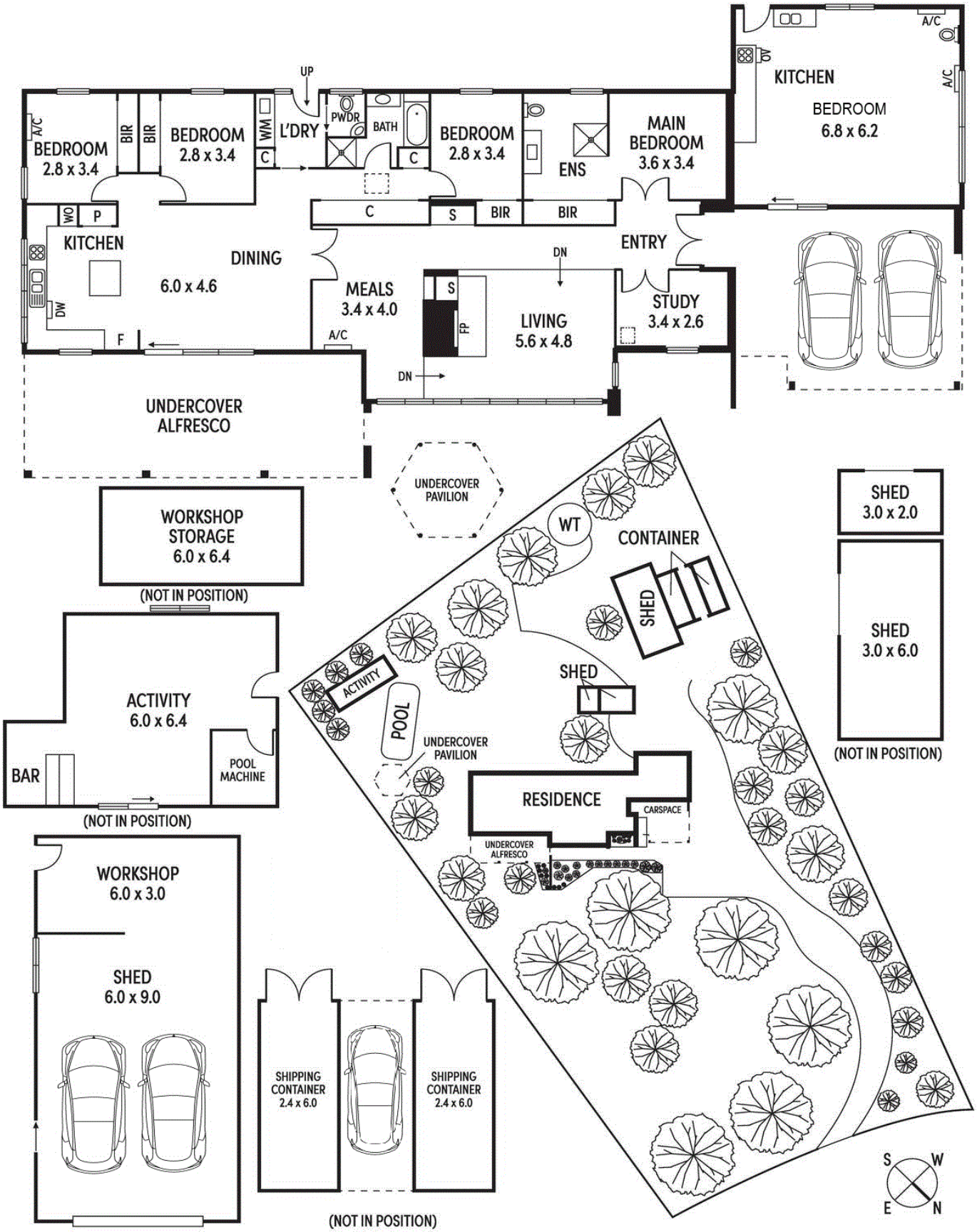
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|---|---|
| Property ID | 7Y0HJS |
| Property Type | House |
| Land Area | 6198 m2 |
| Including | Ensuite |
| | Study |
| | Air Conditioning |
| | Toilets (3) |
| | Pool |
| | Outdoor Entertaining |
| | Workshop |
| | Fully Fenced |

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Every care has been taken to verify the accuracy of the details and dimensions in this property plan.
Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.
The plan is a representation only and is not necessarily to scale.

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