



## Broadford, 4 Parkland Place

Ideal for Entertainers – Quality 4-Bedroom Family Home!

Welcome to the perfect family home. Nestled on a spacious 664m<sup>2</sup> allotment amidst other quality homes in a peaceful court location, this 10-year-old, quality-built family home is designed for comfort, style, and endless entertainment possibilities.

The master bedroom is a true retreat with its ensuite, his and her separate walk-in robes, and a split-system reverse cycle air conditioner for personalized comfort. All other bedrooms include built-in robes. Quality blinds and furnishings are a common theme throughout this exquisite home.

The inviting tiled entry leads seamlessly to the open-plan kitchen/meals area/family area, providing an open and inclusive atmosphere. The well-appointed kitchen features ample storage, an island bench, a breakfast bar,



**For Sale**

Please Call

**View**

[ljhooker.com.au/7F2HJS](http://ljhooker.com.au/7F2HJS)

**Contact**

**Gavin Henderson**

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**LJ Hooker Broadford | Kilmore**  
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stainless steel appliances, and a walk-in linen press. The family area offers easy outdoor access to a concreted entertainment space. This outdoor oasis is complete with all-weather blinds, an open fireplace, a built-in pizza oven and a TV point - making it the perfect spot for entertaining and family gatherings alike. A separate lounge and a cosy wood heater adds another dimension to the open-plan kitchen/meals/family areas, while ducted gas heating ensures your comfort throughout the home. You'll enjoy the convenience of internal access to the double garage with a remote roller door, and it even offers a drive-through option to the fully fenced backyard.

Additionally, a 6m x 3m workshop with a concrete floor and power provides either storage space or a place to tinker with your projects. The low-maintenance Colorbond roof, guttering and downpipes add to the property's appeal, making upkeep a breeze. The level backyard is perfect for kids and pets to enjoy. Two 5000-litre water tanks, located adjacent to the workshop and equipped with a pump, provide a reliable water source for your gardens.

Enjoy the outdoors with established gardens, a veggie patch, and the convenience of being close to parklands and walking trails. If you need to commute, you can easily walk to the train station, schools and local shops. Don't miss the opportunity to make this fantastic property your new home. Contact us today to arrange a viewing and experience the lifestyle it has to offer. Call Gavin Henderson on 0408 359 764 to find out more.



## More About this Property

<b>Property ID</b>	7F2HJS
<b>Property Type</b>	House
<b>Land Area</b>	664 m <sup>2</sup>
<b>Including</b>	Toilets (2)

**Gavin Henderson 0408 359 764**

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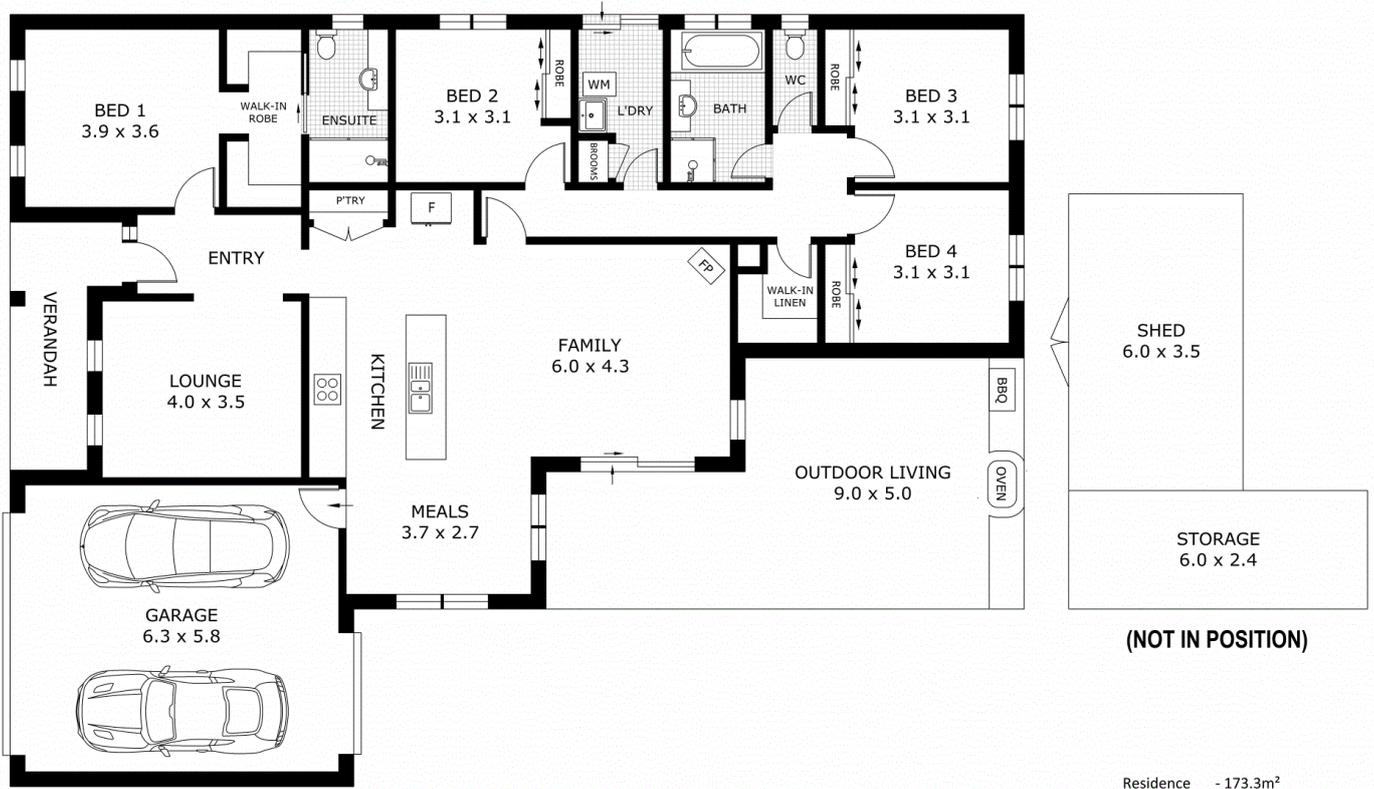
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 173.3m <sup>2</sup>
Verandah	- 8.6m <sup>2</sup>
Outdoor Liv.	- 39.5m <sup>2</sup>
Garage	- 36.5m <sup>2</sup>
Shed	- 21.0m <sup>2</sup>
Storage	- 14.4m <sup>2</sup>
Total	- 293.3m <sup>2</sup>



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