

Broadford, 40 Pinniger Street

An Original Beauty

Roll up your sleeves and restore this charming home to its former glory. Bursting with character and original features, this three/four-bedroom home is the perfect canvas for renovators or tradespeople looking to make their mark.

Inside, you'll find timber panel-lined 10-foot ceilings, beautiful Baltic pine floorboards, and classic wood panelling throughout. A wide front verandah welcomes you home, while a flexible floor plan offers a fourth bedroom or separate lounge featuring a cosy slow-combustion wood heater.

The kitchen retains its heritage charm with an original slow-combustion wood stove, complemented by a modern dishwasher and an adjoining meals/family area with split system heating and cooling for year-round comfort.

The updated bathroom includes a roll-in shower recess and toilet, thoughtfully designed for wheelchair accessibility. A second bathroom and toilet are located in the spacious laundry area, offering added convenience.

Set on a generous 702 sqm (approx.) allotment, the property also includes a 7.2m x 4.8m



For Sale
Please Call

View
ljhooker.com.au/7RBHJS

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garage/workshop and side access: ideal for storing trailers, caravans, or work vehicles. This is a rare opportunity to secure a home rich in character and potential, all in a great location. Whether you're looking to renovate, restore, or invest, this property offers an exciting chance to bring a classic home back to life. Please contact Gavin Henderson on 0408 359 764 to enquire further or arrange an inspection.

More About this Property

Property ID	7RBHJS
Property Type	House
Land Area	702 m2
Including	Toilets (2)

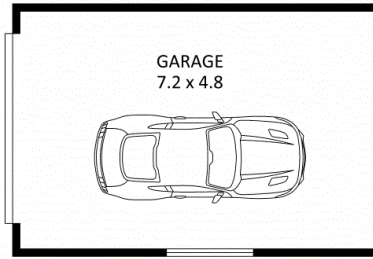
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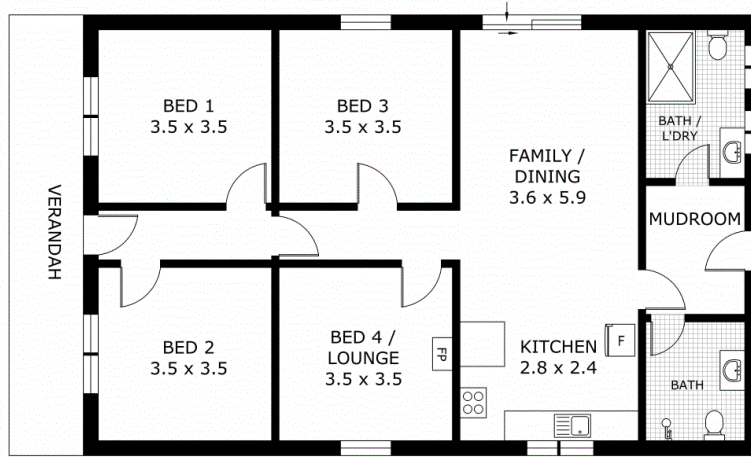


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(NOT IN POSITION)



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	- 108.3m ²
Verandah	- 13.3m ²
Garage	- 34.5m ²
Total	- 156.1m²



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