



41 First Street, Broadford

A Great Start

Offering charm and potential, this comfortable two-bedroom home sitting on 940 sqm (approx.) is perfect for those looking to enter the market or take on a rewarding project.

Featuring polished floorboards throughout and a welcoming lounge complete with an open fireplace, and split system heating and cooling, it provides warmth and character in every corner. The separate family/dining area offers flexibility and could easily be converted into a third bedroom if desired.

Outside, an undercover entertaining area overlooks the great-sized fully fenced back yard, with the added bonus of side laneway access. A workshop or storage shed adjoins the single carport, providing plenty of space for tools or hobbies.

Well within walking distance to train station, schools and shopping areas, this property is in an ideal location. With a little vision and effort, this solid home could be beautifully restored to its original splendour.

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

2 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Broadford | Kilmore
(03) 5784 2558

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

MORE DETAILS

Property ID 7TKHJS
Property Type House
Land Area 939 m2
Including Toilets (1)

Gavin Henderson 0408 359 764

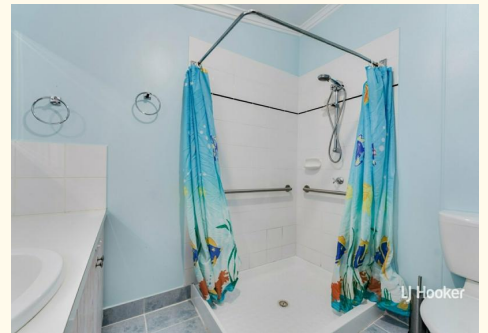
Principal | gghenderson.broadford@ljhooker.com.au

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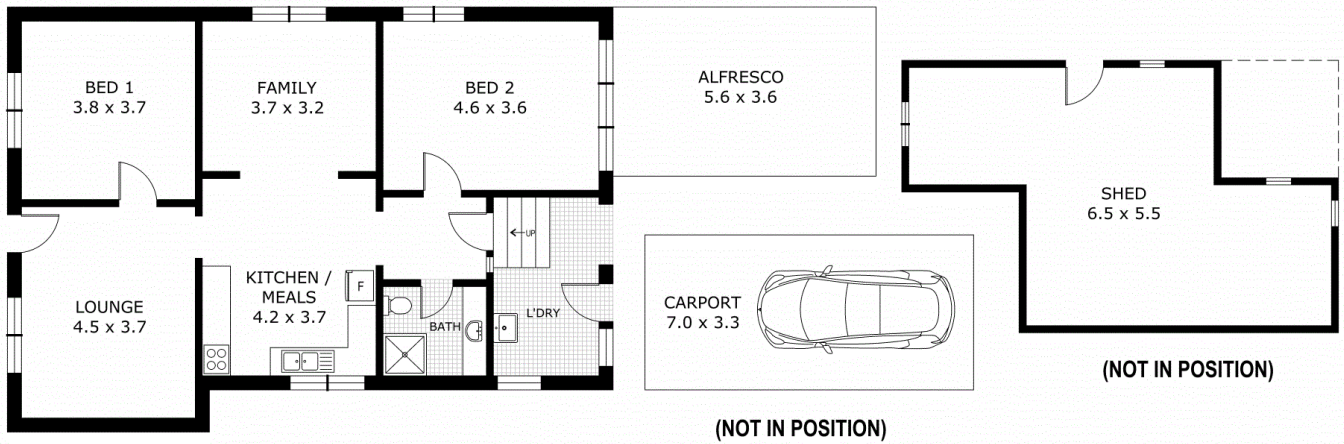
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 96.1 m ²
Alfresco	- 20.1 m ²
Carport	- 23.1 m ²
Shed	- 35.7 m ²
Total	- 175.0 m ²



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