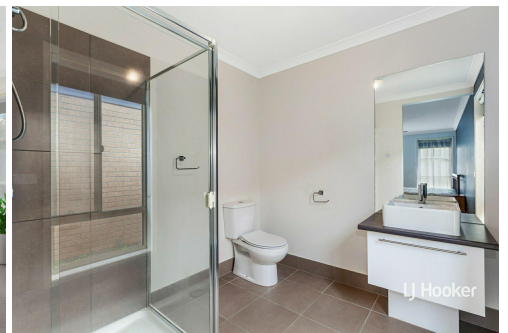
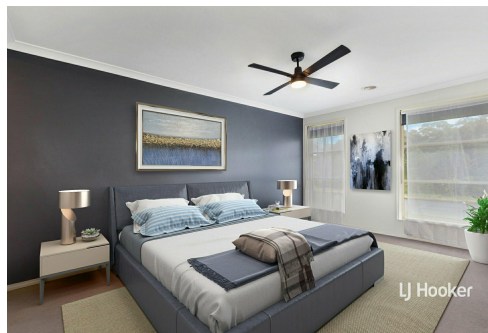
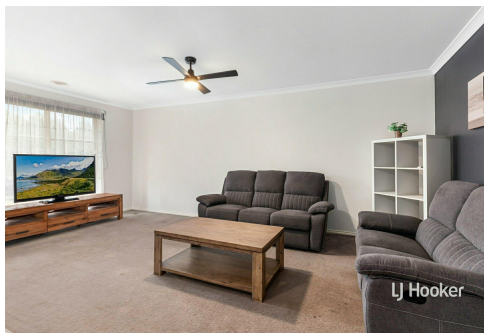




Broadford, 45 Chloe Drive

The ideal start or investment

This beautifully maintained 3-bedroom brick home, only 12 years old, offers modern comfort and convenience in a fantastic location. Set on 644sqm and with a concrete driveway, full Colorbond fencing, and a double car garage with a remote panel lift door, this property is designed for ease and low maintenance living.

The master bedroom is complete with an ensuite and walk-in robe, while bedrooms two and three feature built-in robes and ceiling fans, providing ample storage and comfort for the whole family. A spacious separate lounge allows for relaxation, while the second living/family area offers additional space for entertainment or family time. The entry and kitchen/meals area showcase stylish floating timber-look flooring, adding a touch of modern charm to the home.

The kitchen is a cook's delight, featuring a 900mm freestanding gas stove with an electric oven, a dishwasher, and an island bench with a breakfast bar. It overlooks the open-plan family area, which is equipped with a split system heating/cooling unit for year-round comfort. Gas ducted heating runs throughout the home, ensuring everyone stays cosy in

3

2

2

For Sale
Please Call

View
ljhooker.com.au/7KJHJS

Contact
Gavin Henderson
0408 359 764
ghenderson.broadford@ljhooker.com.au



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the colder months.

Step outside to the 4.9m x 6.2m concreted alfresco/pergola area, perfect for outdoor dining and entertaining. The fully fenced backyard also includes a kids' cubby house, offering a safe and fun space for children to play.

Located in a picturesque setting overlooking a council reserve and with brand-new parklands nearby, this home is within walking distance to schools, shops, and the train station for easy access to Melbourne's CBD. For commuters, the Hume Freeway is just a 2-minute drive away, offering an easy route into the city.

Whether you're a first home buyer or looking for a great investment opportunity, this property is packed with features and potential. Don't miss your chance to secure this fantastic home in a sought-after location.

Contact Gavin Henderson on 0409 359 764 for any enquiries.

More About this Property

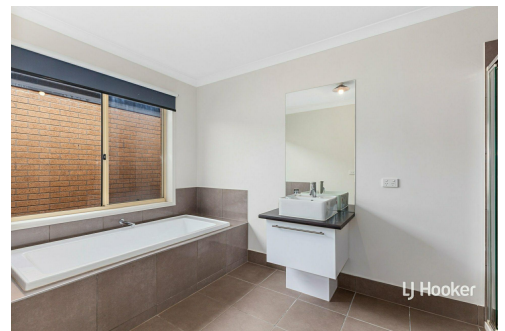
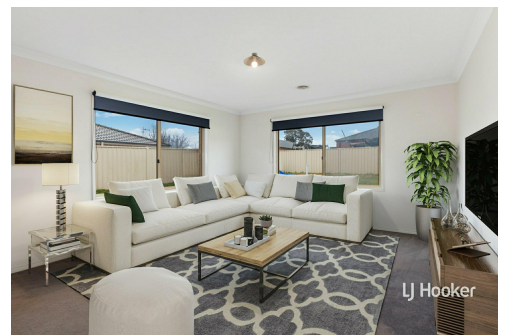
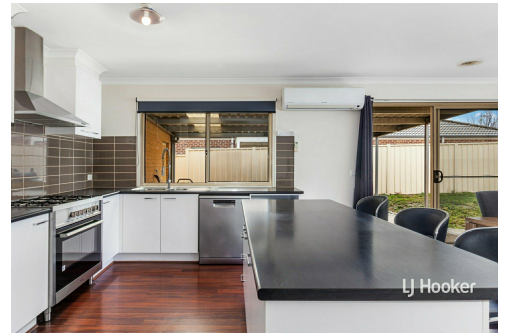
Property ID	7KJHJS
Property Type	House
Land Area	644 m ²
Including	Toilets (2)

Gavin Henderson 0408 359 764

Principal | ghenderson.broadford@ljhooker.com.au

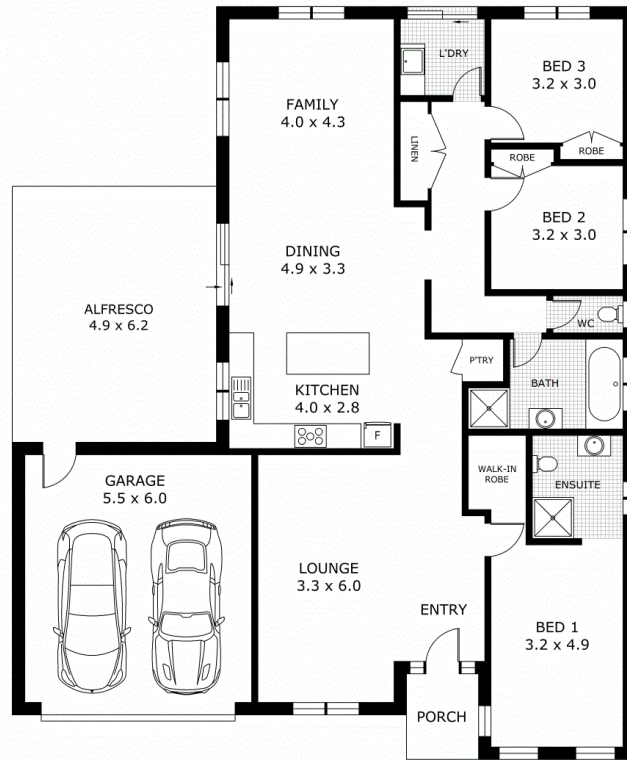
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 155.8m ²
Porch	- 3.6m ²
Garage	- 33.0m ²
Alfresco	- 30.4m ²
Total	- 222.8m ²



45 Chloe Drive, Broadford



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