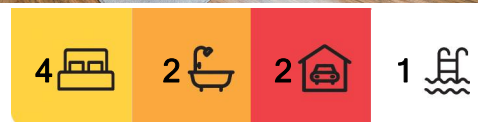


## Broadford, 5 Paperbark Court

Sure to Impress! Spacious Home in "Gum Trees Estate"

Prepare to be amazed by this exceptional residence nestled in the prestigious "Gum Trees Estate". Crafted by a top-quality local builder, this spacious 4-bedroom home exudes luxury and comfort on a generous 732m<sup>2</sup> block. As you step inside, you'll be greeted by 9' ceilings throughout, creating a sense of grandeur and space. The heart of the home, the kitchen, is a culinary masterpiece with stone benchtops, an island bench with breakfast bar, and stainless steel appliances. The open-plan kitchen/meals/living area, adorned with timber-look flooring, offers a warm and inviting ambiance for family gatherings.

The master bedroom is a sanctuary of comfort, featuring an ensuite with a tiled shower base and a convenient walk-in robe. Bedroom 2 is generously sized, akin



**For Sale**

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[ljhooker.com.au/7F0HJS](http://ljhooker.com.au/7F0HJS)

**Contact**

**Gavin Henderson**

0408 359 764

[ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)



**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**

**Disclaimer:** 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.



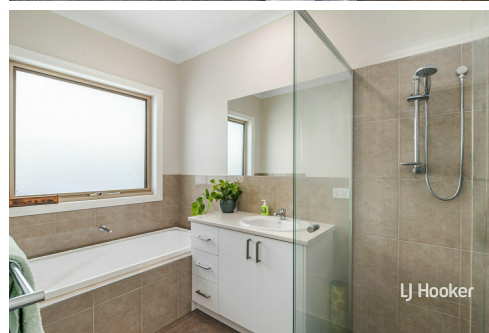
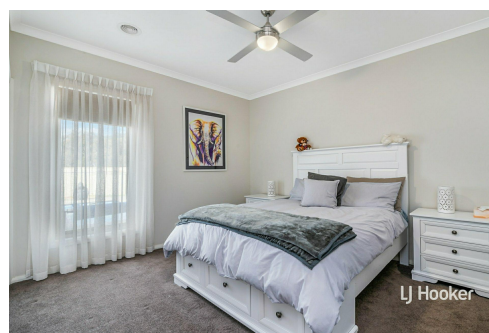
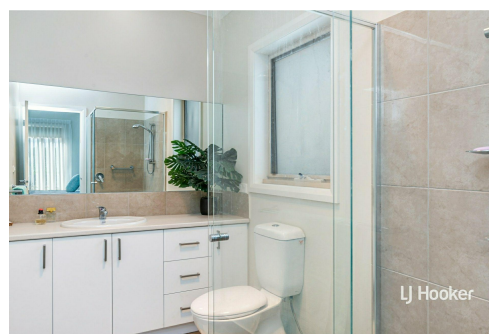
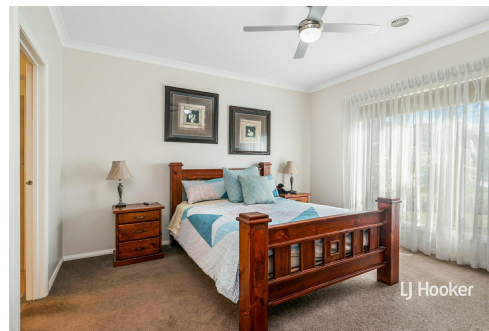
to a second master bedroom, while bedrooms 3 & 4 boast built-in robes for added convenience.

Double glazed windows throughout enhance comfort and efficiency, while the beautifully landscaped gardens add a touch of serenity to the surroundings. Entertainment awaits in the alfresco area overlooking the fully paved in-ground pool, creating an idyllic retreat for family enjoyment. The low-maintenance, level backyard provides ample space for kids to play, with side access into the backyard for storing a caravan/boat/trailers.

Situated in a quiet court location, this property offers the perfect blend of tranquillity and convenience. Within walking distance to shops, schools, the train station, and a golf course, every amenity is at your fingertips.

Don't miss the opportunity to make this impressive property your new home.

Contact us today to schedule a viewing and experience the unmatched lifestyle it offers! Phone Gavin Henderson on 0408 359 764 for all enquiries.



## More About this Property

**Property ID** 7F0HJS

**Property Type** House

**Land Area** 732 m<sup>2</sup>

**Including**  
Ensuite  
Toilets (2)  
Pool  
Outdoor Entertaining

### Gavin Henderson

Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

### LJ Hooker Broadford | Kilmore (03) 5784 2558

1629 Broadford Wandong Road, BROADFORD VIC 3658

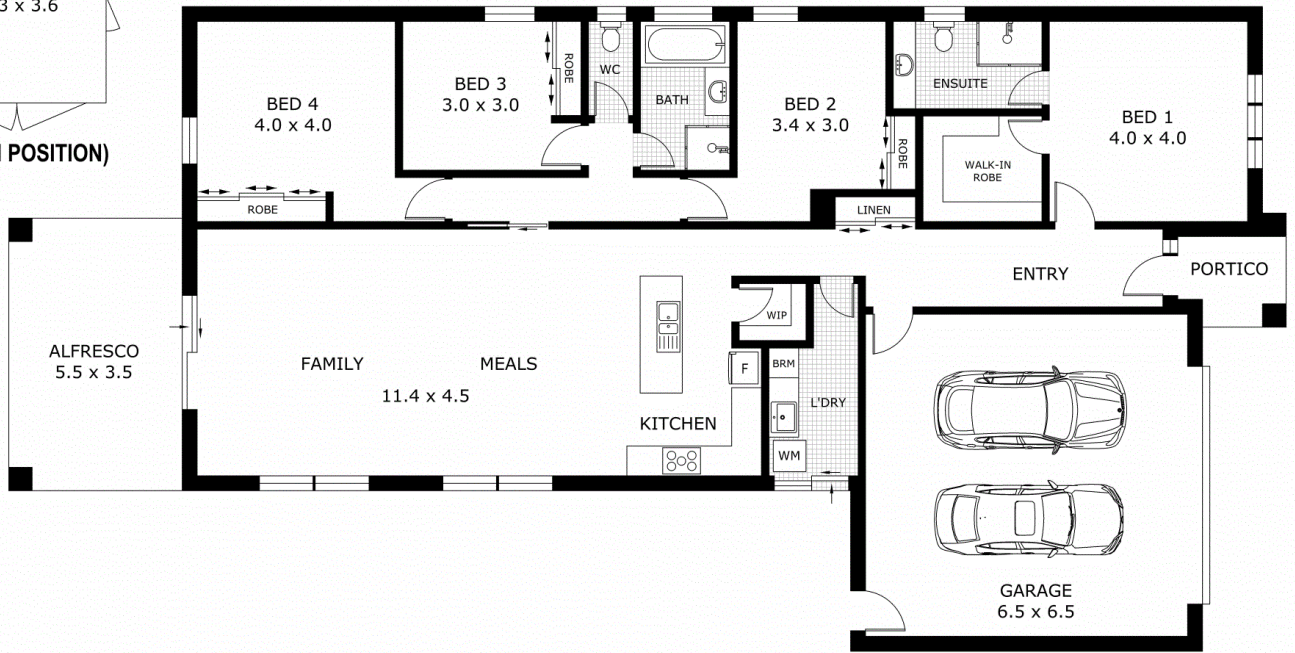
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SHED  
4.3 x 3.6  
  
(NOT IN POSITION)



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	- 174.22m <sup>2</sup>
Portico	- 3.70m <sup>2</sup>
Alfresco	- 19.20m <sup>2</sup>
Garage	- 42.20m <sup>2</sup>
Shed	- 15.40m <sup>2</sup>
<b>Total</b>	<b>- 254.72m<sup>2</sup></b>



# 5 Paperbark Court, Broadford



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