

Broadford, 50 Hamilton Street

A True Gem - Full of Charm & Modern Comforts!

This beautifully modernised cottage is brimming with charm, blending original character with contemporary updates to create a warm and inviting home. Freshly painted inside and out, it features high ceilings and stunning original details throughout. The home offers three spacious bedrooms, two of which include built-in robes, along with a renovated kitchen and bathroom that seamlessly combine style and functionality.

Comfort is assured year-round with a ducted split-system reverse cycle heating and cooling system, as well as a slow-combustion wood heater for those cosy winter nights. Recent upgrades include a brand-new roof with insulation and recently installed solar panels, helping to keep energy costs low. An attic ladder provides easy access to additional storage within the roof cavity.

Outdoor entertaining is a delight, with a generous rear decking area that overlooks the fully fenced, low-maintenance backyard. A separate pergola doubles as an additional entertainment space and includes a wood-fired pizza oven, perfect for gatherings with family and friends. The property also boasts a double car garage with a concrete floor and



For Sale
Please Call

View
ljhooker.com.au/7QMHJS

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power, along with an additional workshop space and a water tank for garden use.

Set on a convenient 487 sqm corner block with side access, this home is ideally located just a minute's walk from the main street, shopping, and the train station, making it an excellent choice for commuters. Schools and the local sports precinct are also within easy walking distance. Offering a perfect blend of character, charm, and modern convenience, this home is as pretty as a picture, just waiting to be enjoyed.

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

More About this Property

Property ID	7QMHJS
Property Type	House
Land Area	487 m2
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining

Gavin Henderson 0408 359 764

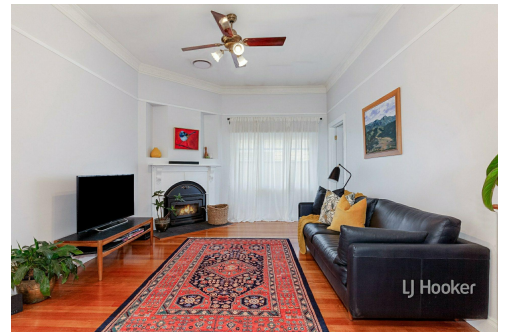
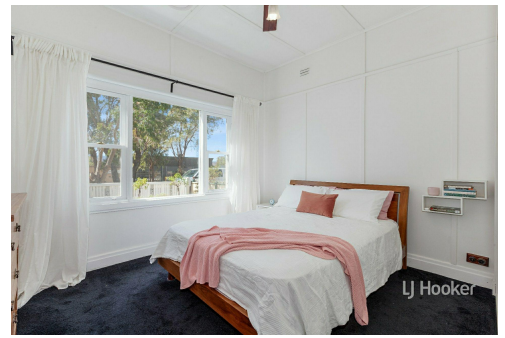
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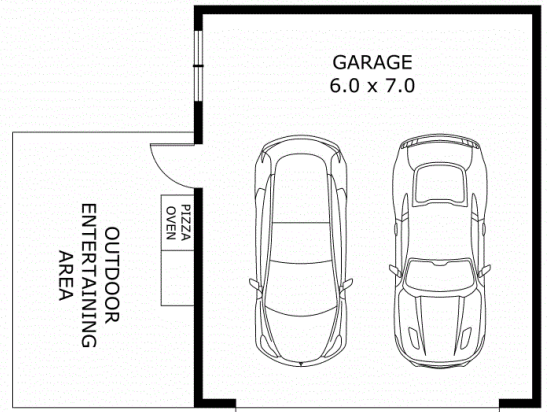
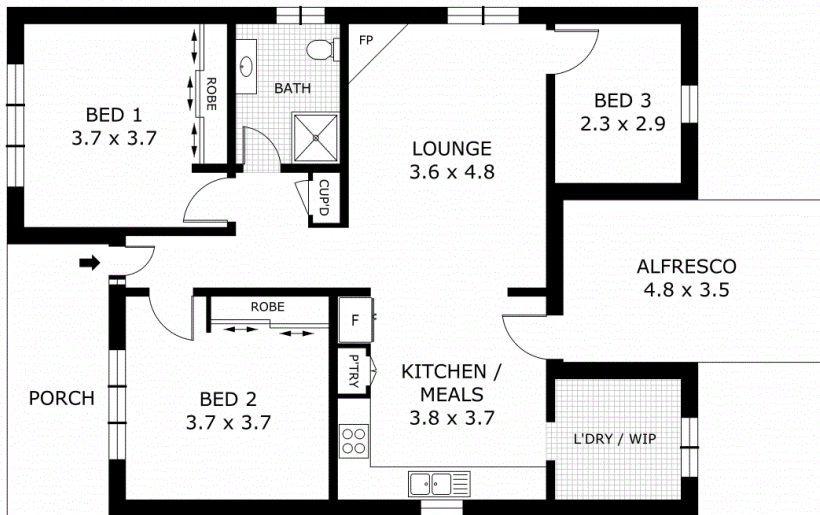
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(NOT IN POSITION)



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	- 85.0 m ²
Garage	- 42.0 m ²
Porch	- 9.0 m ²
Entertaining	- 17.0 m ²
Alfresco	- 15.0 m ²
Total	- 168.0 m ²



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