



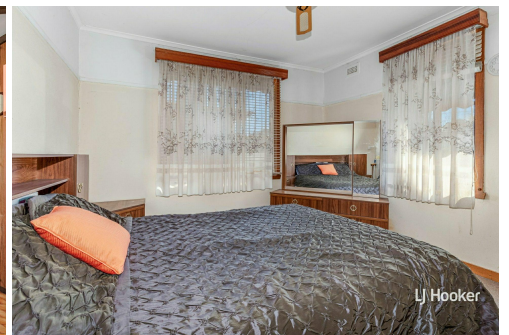
LJ Hooker



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Broadford, 58 Pinniger Street

The Ideal Starter: Big Back Yard, Great Potential!

Perfectly positioned on approximately 707 sqm and just a short stroll to the train station, golf course, and local shops, this two-bedroom home offers an incredible opportunity for first homebuyers, tradies, or keen DIY renovators looking to add value in a sought-after location.

Step inside to find a comfortable lounge area with a split system for heating and cooling, providing year-round comfort. The home does require some work to bring it back to its former glory, but the solid bones and fantastic layout make it a great canvas for renovation.

Outside, the property features a single garage, single carport off the house, and an additional high-clearance carport ideal for caravan storage - a rare find and perfect for tradies or outdoor enthusiasts.

Set on a generous block with a huge fully fenced back yard, there's ample space for pets, kids, or even future extensions (STCA).

Whether you're entering the market, looking for a project, or searching for a smart investment, this property represents outstanding potential in a fantastic location.



For Sale
\$350,000 - \$370,000

View
By Appointment

Contact
Sally Long
0477 437 281
sally.long@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.

Roll up your sleeves and make it your own - opportunities like this don't come around often! Please call Sally Long on 0477 437 281 with any enquiries.

More About this Property

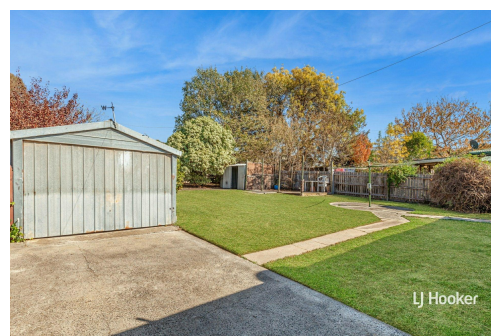
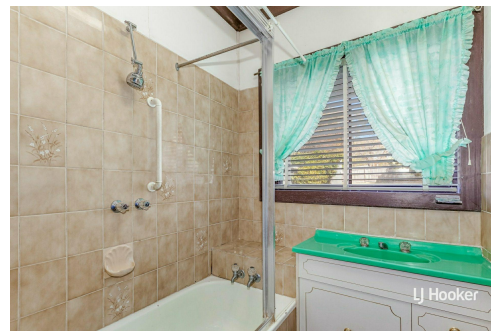
Property ID	7R1HJS
Property Type	House
Land Area	707 m2
Including	Toilets (2)

Sally Long 0477 437 281

Licensed Real Estate Agent | sally.long@ljhooker.com.au

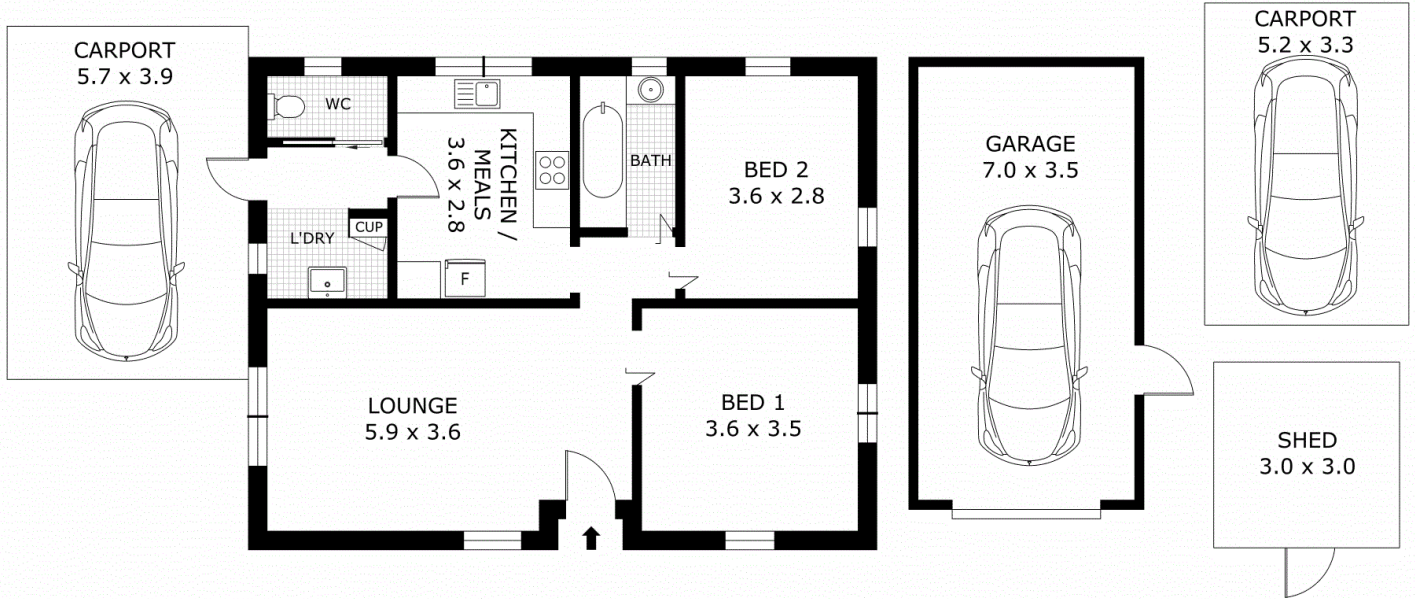
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 69.3 m ²
Garage	- 24.5 m ²
Carport	- 39.3 m ²
Shed	- 9.0 m ²
Total	- 142.1 m²



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