



7 Heritage Drive, Broadford

The Ideal Start or Downsizer - Spacious 1,038 sqm (approx.) Allotment

Positioned on a generous 1,038 sqm (approx.) block, this low-maintenance three-bedroom brick veneer home offers comfort, convenience and excellent potential for future improvements or development. The master bedroom includes built-in robes and a second shower, with ample space to add a toilet if desired. A tiled family bathroom services the home, while the lounge provides year-round comfort with split system heating and cooling plus a gas wall heater.

The kitchen and meals area features a gas stove, dishwasher and plenty of bench space, flowing seamlessly to the rear pergola with decking - perfect for relaxed entertaining or family gatherings. Fresh new carpets throughout add to the home's appeal.

Outside, the property boasts a 6m x 9m garage/workshop, a concrete driveway and a fully fenced, expansive back yard that is ideally suited for a granny flat, with no council planning approval required. Dual gate access from the road behind allows easy storage for caravans, trailers or boats and may also suit further development of a second dwelling, subject to all relevant authority approvals.

This is a fantastic opportunity for first-home buyers, downsizers or

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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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.



investors seeking space, versatility and future potential. Please contact Gavin Henderson on 0408 359 764 if you have any queries.

MORE DETAILS

Property ID	7UZHJS
Property Type	House
Land Area	1038 m2
Including	Toilets (1)

Gavin Henderson 0408 359 764

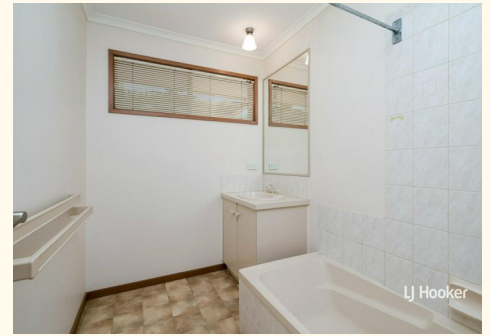
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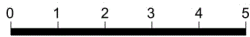
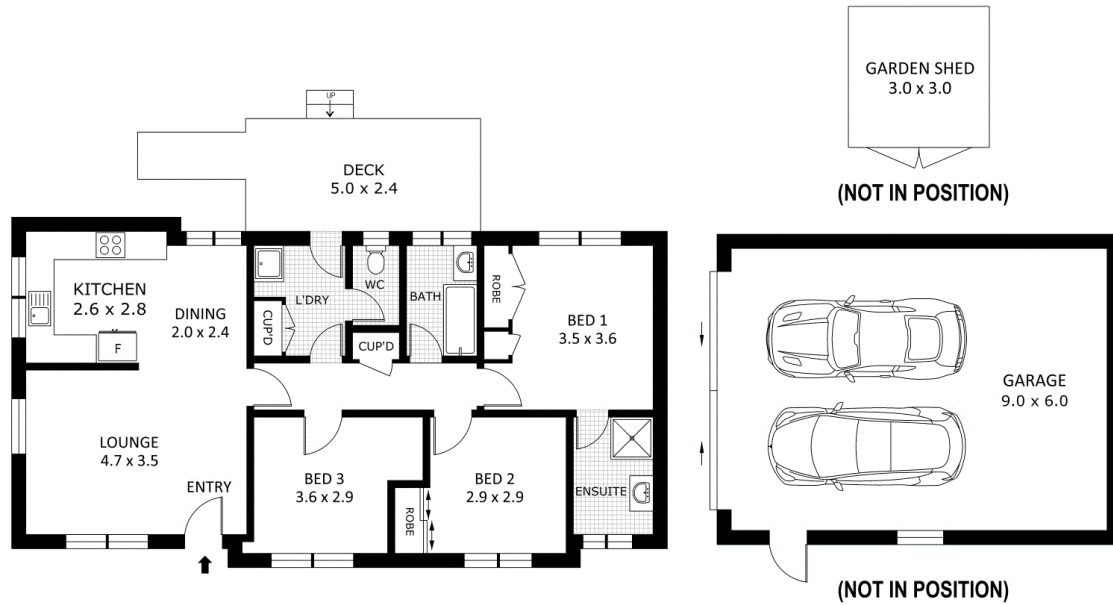
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 85.7m ²
Deck	- 12.0m ²
Garage	- 48.0m ²
Garden Shed	- 9.0m ²
Total	- 154.7m ²



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