



7 Kearns Close, Broadford

3 2 4

Family Living on a Spacious 4,000 sqm (Approx.) in a Prime Broadford Location

FOR SALE
\$795,000 - \$870,000

VIEW
Sat 11th Jul @ 11:30AM - 12:00PM

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

AGENCY
LJ Hooker Broadford | Kilmore
(03) 5784 2558

Set on a generous 4,000 sqm (approx.) allotment in one of Broadford's most sought-after locations, this well-presented family home offers the perfect blend of space, comfort and convenience for growing families.

Featuring three bedrooms plus a study or fourth bedroom, the home provides flexible accommodation to suit a variety of family needs. The spacious main bedroom includes a walk-in robe and full ensuite, while bedrooms two and three are fitted with built-in robes. A separate lounge offers a quiet retreat, complemented by a generous family and meals area adjoining a well-appointed kitchen with ample bench space and storage. Split system heating and cooling in both the lounge and family/meals areas ensures year-round comfort.

Step outside to a huge undercover entertaining area with direct access from the meals area, creating the ideal setting for family gatherings, barbecues and relaxed outdoor living. Vehicle accommodation is well catered for with a double carport and an impressive 6m x 9m garage featuring a remote roller door, power and concrete floor – perfect for tradies, car enthusiasts or those requiring additional storage space.

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.

LJ Hooker

The securely fenced back yard provides plenty of room for children and pets to play, while established vegetable patches and a cubby house add to the property's family-friendly appeal. The flat 4,000 sqm (approx.) allotment offers endless possibilities for outdoor enjoyment and future enhancement.

Positioned in one of Broadford's most desirable areas, the home is within easy walking distance of schools, shops and the train station, making everyday living exceptionally convenient. Offering space, comfort and a sought-after location, this is a fantastic opportunity to secure a quality family home on a substantial parcel of land in the heart of Broadford.

Please direct all enquiries to Gavin Henderson on 0408 359 764.

MORE DETAILS

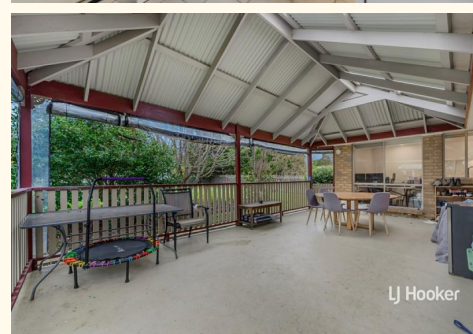
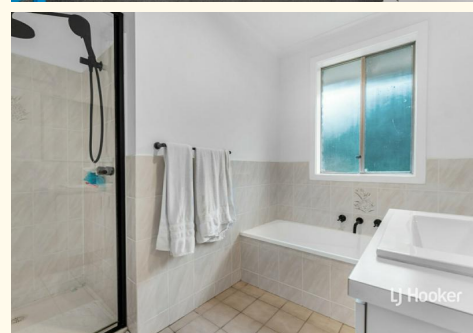
Property ID	7Y4HJS
Property Type	House
Land Area	4000 m2
Including	Ensuite Study Toilets (2)

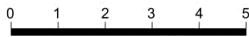
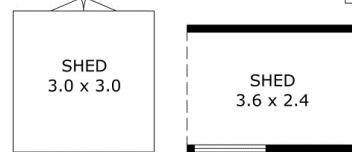
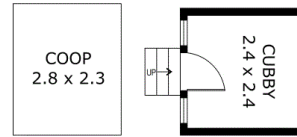
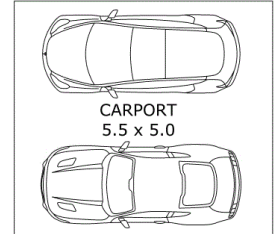
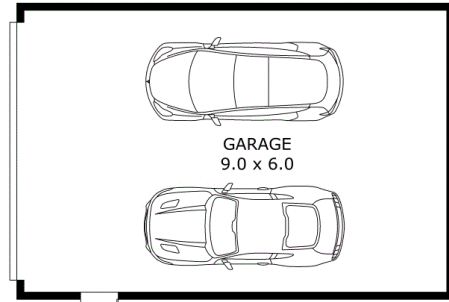
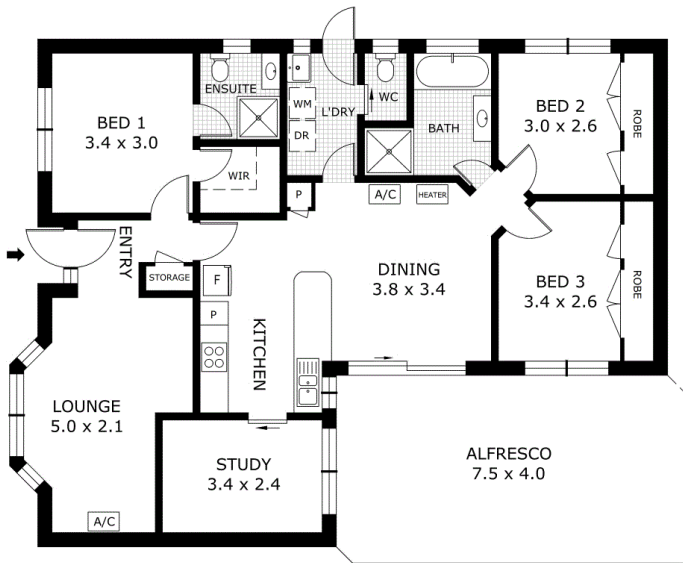
Gavin Henderson 0408 359 764

Principal | gghenderson.broadford@ljhooker.com.au

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1629 Broadford Wandong Road, BROADFORD VIC 3658
broadford.ljhooker.com.au | broadford@ljhooker.com.au





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	- 105.3 m ²
Alfresco	- 29.8 m ²
Garage	- 54.0 m ²
Carport	- 27.5 m ²
Coop	- 6.4 m ²
Cubby	- 5.8 m ²
Shed	- 17.6 m ²
Total	- 246.4 m ²

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