



7 Tenni Close, Broadford

Grand Location, Grand Family Home with Spectacular Views

Positioned in one of Broadford's most sought-after locations, this impressive family home enjoys magnificent panoramic views across the stunning Tallarook Ranges and beyond. Set on a generous 2,111 sqm (approx.) allotment, this quality residence offers an exceptional combination of space, comfort, lifestyle and modern energy efficiency. Designed with the growing family in mind, the home comprises four spacious bedrooms, with the master featuring a walk-in robe and private ensuite, while the remaining bedrooms all include built-in robes. A separate dedicated study provides the ideal work-from-home space, and the expansive formal lounge and dining room is perfectly positioned to capture the breathtaking outlook. Adding even more versatility is a separate rumpus room at the rear of the home, giving the kids their own retreat or providing the perfect games room, hobby space or teenage hideaway.
At the heart of the home, the light-filled open plan kitchen, meals and family area flow effortlessly through to a large Spanline undercover entertaining area, creating the perfect setting for family BBQs, celebrations and year-round entertaining. The well-appointed kitchen features a 900mm gas cooktop, wall oven, dishwasher, generous island bench and an abundance of storage and bench space.
Comfort is assured throughout every season with ducted gas heating

4 2 4

FOR SALE
$975,000 - $1,050,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Broadford | Kilmore
(03) 5784 2558

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

and evaporative cooling, complemented by split system heating and cooling units in the formal lounge, master bedroom and kitchen/meals area. Energy efficiency is another standout feature, with 22 solar panels, a 16kW battery storage system installed approximately three years ago, and a heat pump hot water service installed just 12 months ago, helping to reduce running costs.
Outside, the property continues to impress with a substantial 12m x 6m shed/workshop complete with an adjoining undercover area (bringing the total to 15m x 9m), providing excellent accommodation for a caravan, boat, trailers or additional vehicles. Established gardens, numerous fruit trees and a 5,000-gallon water tank with pump provide everything needed to maintain the grounds, while the fully fenced back yard offers a safe and secure space for children and pets to enjoy. A fully rendered exterior, concrete driveway, double garage under the main roof and ample off-street parking complete this outstanding package.
Offering an enviable lifestyle in one of Broadford's premier locations, with spectacular views, generous living spaces and quality improvements throughout, this is a home that will appeal to families seeking room to grow without compromising on comfort or convenience. This is an outstanding opportunity to secure a quality family home where the views are as impressive as the lifestyle. Inspection is sure to impress.
Please direct all queries to Gavin Henderson on 0408 359 764.











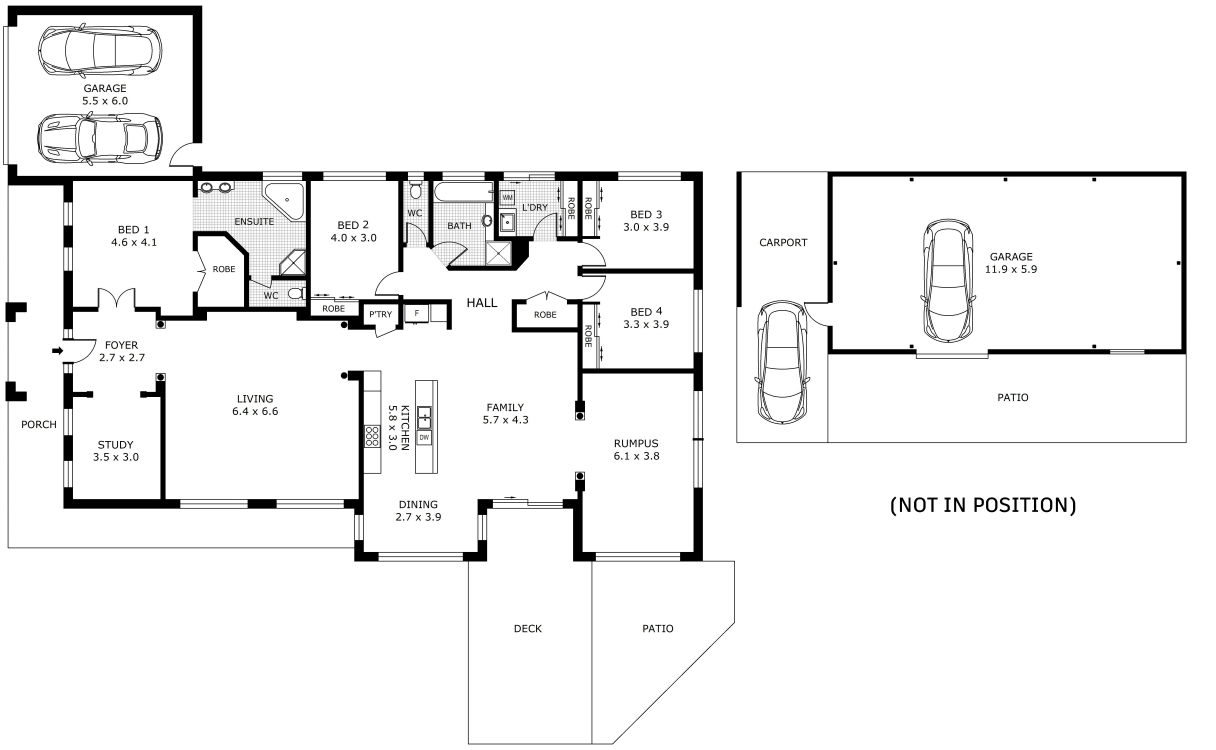
MORE DETAILS

Property ID	7YGHJS
Property Type	House
Land Area	2111 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Heating
	Evaporative Cooling
	Toilets (2)
	Solar Panels

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

LJ Hooker Broadford | Kilmore (03) 5784 2558
1629 Broadford Wandong Road, BROADFORD VIC 3658
broadford.ljhooker.com.au | broadford@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	- 240.71 m²
Excluded Area	- 32.56 m²
Common Area	- 70.09 m²
Total	- 343.36 m²

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