



9 Yattarna Court, Broadford

4 2 1

## Sensational Strath Lakes Estate - Quality Home on 635 sqm (approx.)

Set in the highly sought-after Strath Lakes Estate, this custom-built brick veneer residence delivers exceptional space, comfort and craftsmanship throughout. Featuring three bedrooms, the generously sized main suite is privately positioned at the rear of the home and includes a full ensuite with a custom full-width walk-in shower, a separate toilet and a huge walk-in robe.

Multiple living zones provide versatility for families, including a large lounge with a ceiling fan and a spacious rumpus room, which could also serve as a fourth bedroom if needed. The modern family bathroom mirrors the same quality finish with its own full-width walk-in shower.

The well-appointed tiled kitchen includes a wall oven, gas hotplates, dishwasher, island bench, ample bench space and a walk-in pantry, all overlooking the family and meals area, which offers direct access to the undercover alfresco area. A good-sized laundry with folding bench and storage further enhances the home's practicality.

Outside, the property features low-maintenance gardens and a fully fenced back yard, along with a single car garage that provides workshop space and convenient drive-through access to the rear

**FOR SALE**

Please Call

**AGENTS**

Gavin Henderson

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**AGENCY**

LJ Hooker Broadford | Kilmore

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yard. A separate 5.8m x 3.5m fully lined workshop or hobby room, complete with split system heating and cooling, offers an ideal space for a home office or creative use. Mature gardens, a productive veggie patch and a solar system with battery storage complete this impressive package.

This is a superb opportunity to secure a beautifully maintained home in a premium estate, perfect for families, downsizers or anyone seeking comfort, quality and convenience.

Please contact Gavin Henderson on 0408 359 764 if you have any queries or to arrange an inspection.

## MORE DETAILS

Property ID	7UXHJS
Property Type	House
Land Area	635 m2
Including	Toilets (2)

### Gavin Henderson 0408 359 764

Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

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