

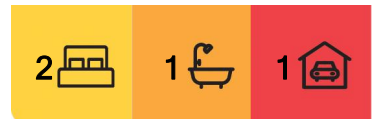
## Broadford, Unit 2/40 Gavan St

### Low Maintenance Brick Veneer Unit: Walk to Train Station

Perfectly suited to investors, downsizers, or first-home buyers, this spacious 2-bedroom brick veneer unit offers comfort, style, and convenience in a quiet complex of just three. The home features generous living areas and a well-appointed kitchen complete with an island bench, walk-in pantry, ample bench space, and gas cooking: ideal for both everyday living and entertaining.

The open plan lounge leads directly to a concreted, undercover alfresco area that faces north, providing the perfect year-round spot for relaxing or hosting guests. A low maintenance back yard offers enough space for a pet without the upkeep. The oversized single car garage includes a remote roller door and internal access for added convenience. Both bedrooms have ceiling fans, one with a built-in robe & direct access to the two-way bathroom, and the other with a walk-in robe. The bathroom is conveniently located between the two bedrooms, with a separate toilet beside it.

Year-round comfort is assured with ducted gas heating throughout the home, as well as a



**For Sale**  
\$390,000 - \$415,000

**View**  
By Appointment

**Contact**  
**Gavin Henderson**  
0408 359 764  
ghenderson.broadford@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.

split system air conditioner and heater in the lounge room. Located just a three-minute walk to the train station and within close proximity to local schools and a vibrant shopping precinct, this home offers a lifestyle of ease and accessibility.

Please contact Gavin Henderson on 0408 359 764 if you have any enquiries.

## More About this Property

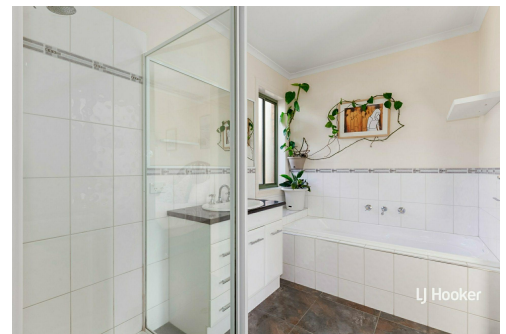
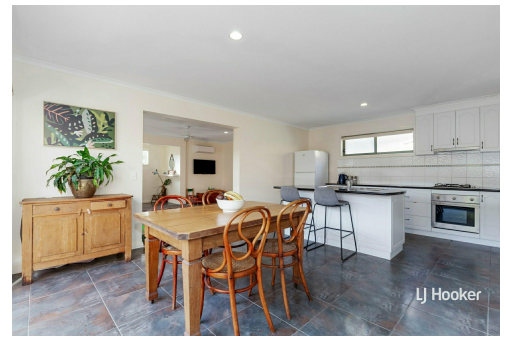
<b>Property ID</b>	5EWHJS
<b>Property Type</b>	Unit
<b>Land Area</b>	220 m2
<b>Including</b>	Toilets (1)

**Gavin Henderson 0408 359 764**

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

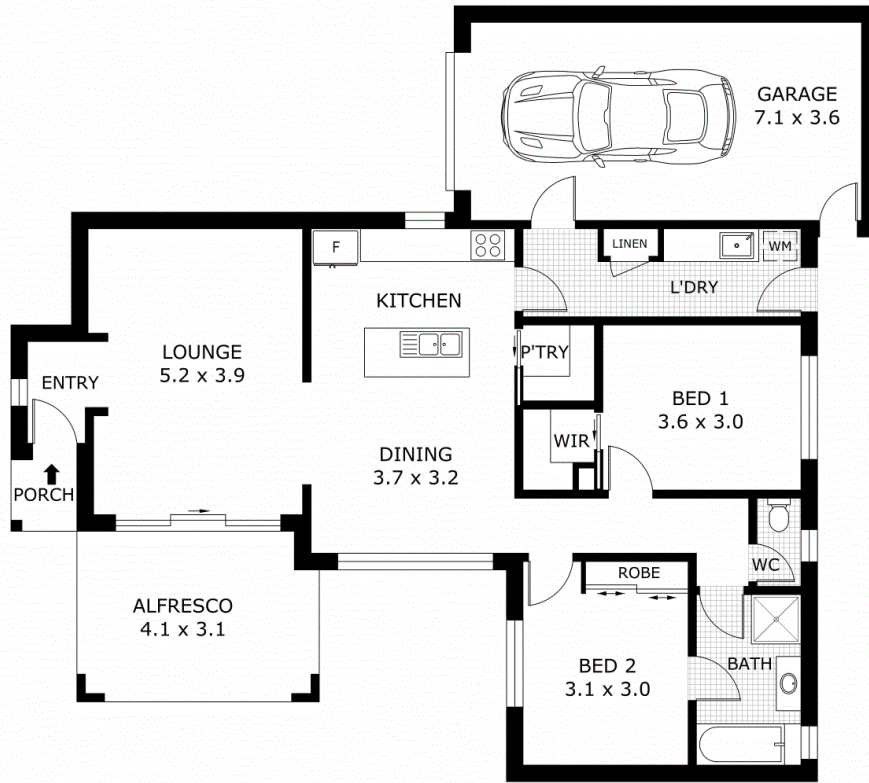
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Residence	-	94.9 m <sup>2</sup>
Porch	-	1.6 m <sup>2</sup>
Alfresco	-	12.7 m <sup>2</sup>
Garage	-	25.6 m <sup>2</sup>
<b>Total</b>	<b>-</b>	<b>134.8 m<sup>2</sup></b>



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.

## 2/40 Gavan Street, Broadford



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