



## Herberton, 18 Broadway

Charming Home in Historic Herberton —A Perfect Blend of Convenience and Comfort

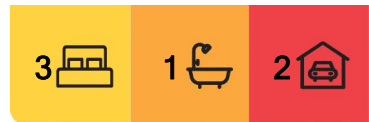
Welcome to your new oasis in the heart of Herberton, only a 15-minute drive from Atherton and just a leisurely 10-minute stroll from Herberton's town centre. This delightful home offers a perfect combination of convenience and privacy, nestled on a generous quarter-acre block with easy access off the highway.

The property boasts a spacious 7x7m powered shed with a roller door, a Garden shed and a Shaded Growing area, providing ample space for vehicles and storage needs. Beautifully landscaped gardens greet you at the front, while established fruit trees at the back add a touch of nature. Plus, with a rainwater tank in place, you'll enjoy a lush garden year-round.

The home features a robust steel frame with full insulation in the roof and walls, ensuring comfort in all seasons. Stay cool with air conditioning units throughout, including a main split system and box units in the bedrooms. A 6.2kW solar system has been installed,



**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.



**For Sale**  
Offers Around \$330,000

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allowing you to power your home sustainably and enjoy lower energy bills.

**\*\*Additional Features:\*\***

- NBN Fixed Wireless installed for fast internet
- Built-in wardrobes for ample storage
- Recently replaced electric hot water system (2 years old, 265L capacity)
- Modern kitchen appliances, including cooker, dishwasher, and rangehood
- Ceiling fans throughout

This charming home is ready for its new owners to move in and make it their own. Don't miss this opportunity! Contact Exclusive Agent Joson Curcio today for more information!

## More About this Property

<b>Property ID</b>	TCHZE
<b>Property Type</b>	House
<b>Land Area</b>	1012 m2
<b>Including</b>	Air Conditioning Deck Built-in-Robes Solar Panels

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**TOTAL: 108 m<sup>2</sup>**  
 FLOOR 1: 108 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 13 m<sup>2</sup>, PORCH: 23 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

