



260 Hidden Valley Boulevard, Hidden Valley

## Comfortable Family Living with a Flexible Floorplan in Hidden Valley

Positioned on a substantial 1,231 sqm (approx.) allotment within the tightly held Hidden Valley Estate, this well-maintained home offers a practical layout, generous internal space and a level of land that is increasingly hard to secure.

The home comprises three bedrooms, with the added flexibility of a separate front lounge that can be utilised as a fourth bedroom, home office or additional living area depending on the buyer's needs. This adaptability makes the home well suited to families, those working from home or buyers needing extra accommodation.

At the centre of the home is a large, functional kitchen designed for everyday use rather than display. It offers extensive bench space, ample cabinetry, a pantry and clear sightlines to the adjoining meals and living area, making it ideal for family living and entertaining. The kitchen connects seamlessly with the main living zone, creating a practical open plan space that is easy to live in and easy to maintain. Multiple living areas provide excellent separation, with a combination of open plan living and a more formal lounge at the front of the home. This layout allows different members of the household to use the home comfortably at the same time.

3 2 2

### FOR SALE

Please Call

### AGENTS

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Gavin Henderson  
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### AGENCY

LJ Hooker Broadford | Kilmore  
(03) 5784 2558

The master bedroom is well positioned for privacy and includes an ensuite and built-in storage. The remaining bedrooms are well sized and serviced by a central family bathroom.

Outside, the expansive back yard is a standout feature of the property. The scale of the land allows room for children, pets, entertaining and future improvements such as landscaping, shedding or additional outdoor living areas (STCA). Blocks of this size within Hidden Valley are becoming increasingly rare.

Located within the Hidden Valley Estate, residents enjoy access to walking tracks, open space and the golf course environment, while still being only minutes from Wallan's township, schools, V/Line services and the Hume Freeway.

This is a solid, well-laid-out home offering genuine space, flexibility and long-term appeal in one of the area's most established lifestyle estates.

Please contact Sally Long on 0477 437 281 to enquire further or arrange an inspection.

## MORE DETAILS

Property ID	7VUHJS
Property Type	House
Land Area	1231 m <sup>2</sup>
Including	Toilets (2)



## Sally Long 0477 437 281

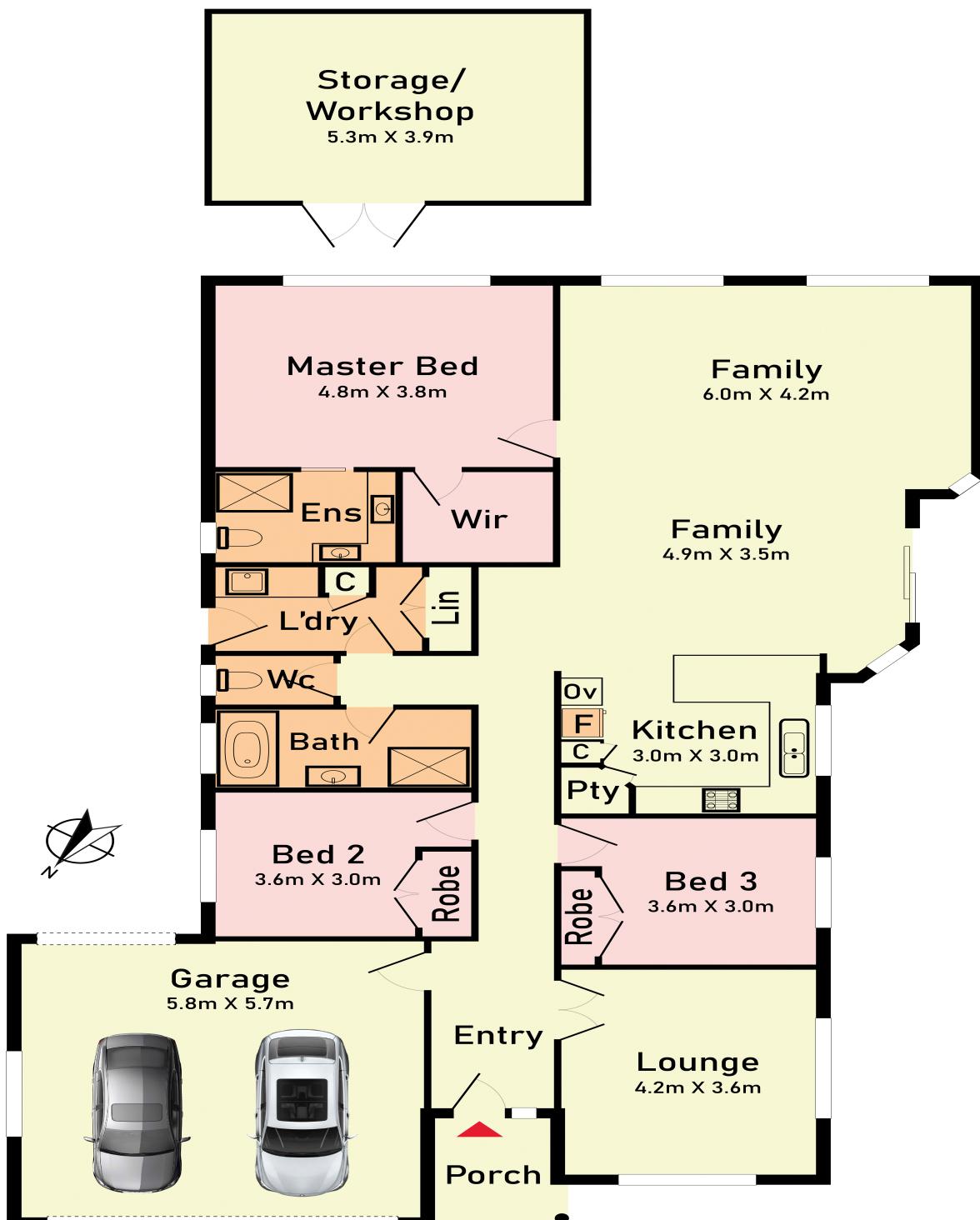
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**260 Hidden Valley Boulevard, Wallan**

\* Dimensions are approximate and for illustrative purposes only

 **LJ Hooker**