

13 Anderson Road, Kilmore

Location, Lifestyle and Endless Potential in a Premier Golf Course Precinct

Positioned in one of Kilmore's most sought-after locations, directly opposite the Monument Nature Reserve and within easy walking distance of the golf course, this spacious family home offers an outstanding opportunity to secure a prime address and add your own personal touch.

Set on approximately 958 sqm, this two-storey residence boasts great bones and is ready for its next chapter. A fresh coat of paint and new carpets will easily transform this home into something truly special. Downstairs features two bedrooms, a welcoming lounge with magnificent timber-lined cathedral ceilings, a wood combustion heater and timber-look flooring throughout the living areas. The well-appointed solid timber kitchen includes a gas stove, dishwasher and ample storage, and adjoins a generous meals/family room complete with split-system heating and cooling. Ducted gas heating services the home, while the family bathroom offers both a separate bath and shower.

Upstairs provides an ideal parents' retreat overlooking the lounge below, two additional bedrooms, a second bathroom and a substantial roof storage area.

4  2  2 

FOR SALE
\$550,000 - \$580,000

VIEW
By Appointment

AGENTS
Gavin Henderson
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AGENCY
LJ Hooker Broadford | Kilmore
(03) 5784 2558

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.

 **LJ Hooker**

Step outside to a huge undercover deck, perfect for year-round entertaining. The fully fenced back yard offers plenty of room for children and pets, while the corner allotment provides access from both sides. A double garage with direct road access and ample off-street parking completes the package.

Whether you're a growing family, investor or buyer seeking a blue-chip Kilmore location, this property delivers lifestyle, space and exceptional potential. Walk to the golf course, enjoy the natural surrounds of the Monument Nature Reserve, and make the most of a location that truly speaks for itself.

Location, location, location – opportunities like this are becoming increasingly rare!

Please call Gavin Henderson on 0408 359 764 if you have any queries.

MORE DETAILS

Property ID	7XWHJS
Property Type	House
Land Area	958 m2
Including	Toilets (2)

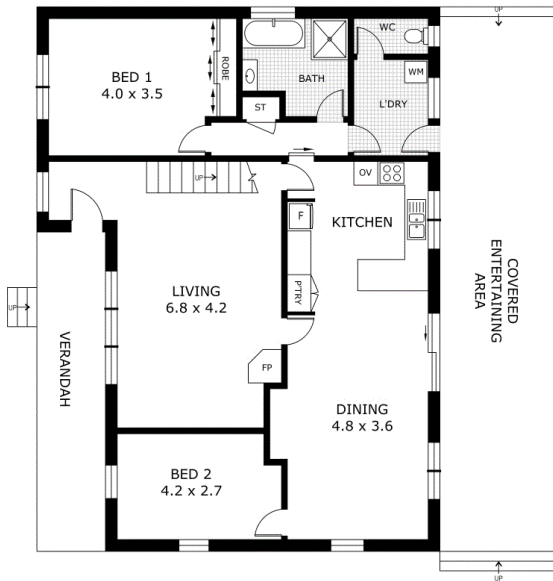
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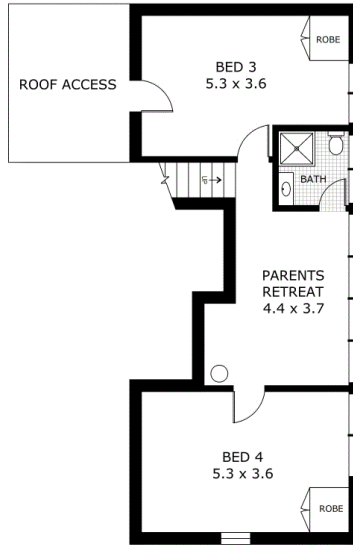
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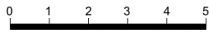
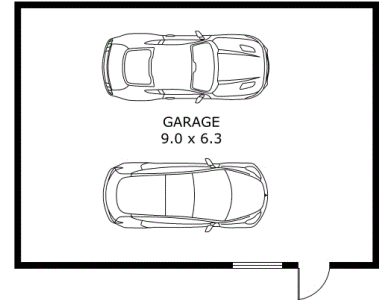




GROUND FLOOR



FIRST FLOOR



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	- 172.1 m ²
Garage	- 58.5 m ²
Verandah	- 14.2 m ²
Cov. Ent. Area	- 40.9 m ²
Total	- 285.7 m ²

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