

## Kilmore, 26 Union Street

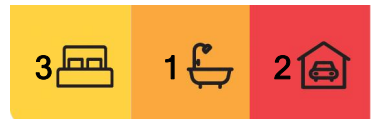
Pole Position - In the Heart of Town!

This charming brick veneer home has been lovingly cared for by the same family for two generations. Perfectly positioned in the centre of town, it's close to schools and just a one-minute walk to shops, pubs, and cafes, making it an unbeatable location. Sitting on a corner block, the property offers side access and potential for future development or additional dwellings (STCA).

This home boasts three generous bedrooms, all with built-in robes, and a spacious central lounge featuring high ceilings and decorative cornices. The original kitchen, though vintage, is in excellent working order, offering plenty of potential for those looking to modernise. Timber floorboards lie beneath the existing carpets, waiting to be revealed and restored.

Modern comforts include evaporative air conditioning, newly replaced in 2023, and ducted gas heating, upgraded in 2021. With ample storage throughout, this home is practical as well as charming.

The large, level back yard is perfect for kids and pets, while the single car garage, carport,



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7KTHJS](https://ljhooker.com.au/7KTHJS)

**Contact**  
**Gavin Henderson**  
0408 359 764  
[ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)



**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.

**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**

and ample space for caravans, boats, or tradie gear add to the versatility. Set on a 732 sqm block, this home is a rare opportunity to secure a prime location with endless possibilities for the future. Please contact Gavin Henderson on 0408 359 764 for all enquiries.

## More About this Property

<b>Property ID</b>	7KTHJS
<b>Property Type</b>	House
<b>Land Area</b>	732 m <sup>2</sup>
<b>Including</b>	Toilets (1)

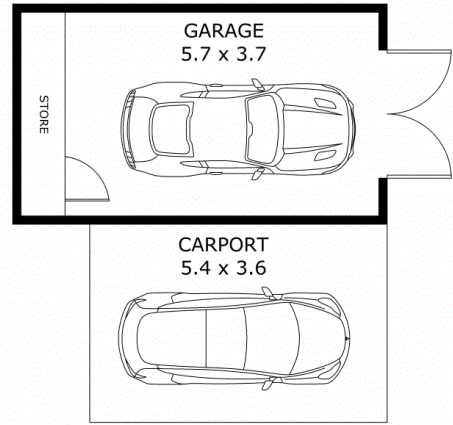
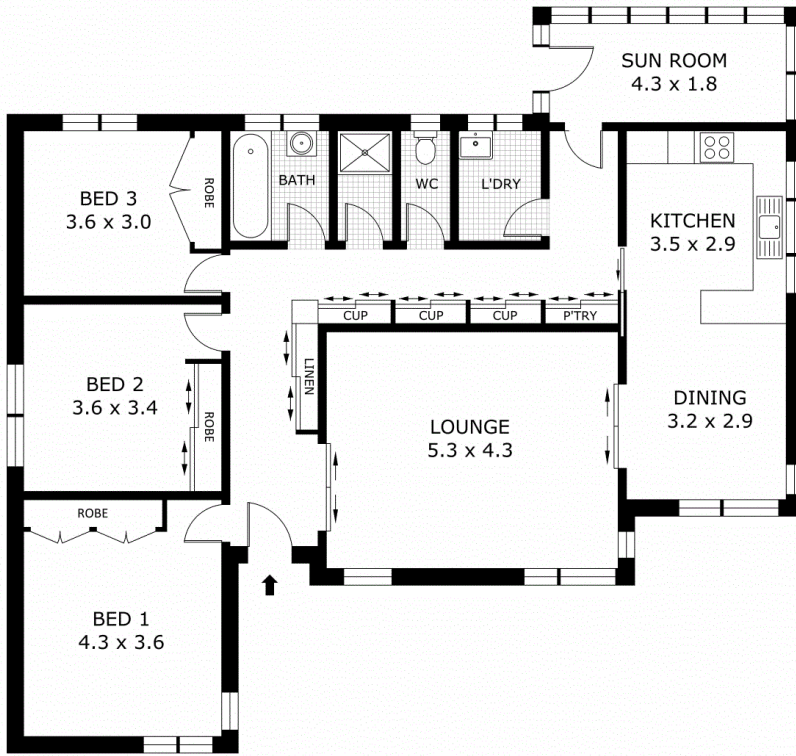
**Gavin Henderson 0408 359 764**  
Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

**LJ Hooker Broadford | Kilmore (03) 5784 2558**  
1629 Broadford Wandong Road, BROADFORD VIC 3658  
[broadford.ljhooker.com.au](http://broadford.ljhooker.com.au) | [broadford@ljhooker.com.au](mailto:broadford@ljhooker.com.au)



**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.

**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**



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 - 124.9 m<sup>2</sup>  
 Garage / St - 24.0 m<sup>2</sup>  
 Carport - 19.4 m<sup>2</sup>  
 Total - 168.3 m<sup>2</sup>



# 26 Union Street, Kilmore



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.