



LJ Hooker



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## Sunday Creek, 420 Sunday Creek Road

Sunday Creek Farmhouse on 2.5 acres (approx.)

Escape to the charming "Sunday Creek Farmhouse", nestled alongside the tranquil waters of Sunday Creek, where history and modern luxury seamlessly intertwine. This meticulously restored and updated 2.47 acre (approx.) property offers a truly unique living experience.

Boasting 22 solar panels for energy efficiency, the farmhouse welcomes you with its grandeur, featuring 3-metre ceilings throughout the main living areas. A separate formal lounge, complete with the original working inbuilt fireplace/woodstove, provides a cosy retreat for quiet evenings by the fire.

For the culinary enthusiast, the kitchen is a dream come true, equipped with two ovens, hotplates, a pantry, and a built-in breakfast bar. From here, step out onto the expansive entertainment decking, complete with pull-down blinds, creating the perfect space for outdoor dining and relaxation. The manicured gardens, complete with established trees, create a picturesque backdrop for outdoor living.

The main bathroom is a sanctuary in itself, boasting a clawfoot bath and a separate



**For Sale**  
\$995,000 - \$1,090,000

**View**  
[ljhooker.com.au/7HXHJS](http://ljhooker.com.au/7HXHJS)

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

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shower. On ground level, three generously sized bedrooms, all with built-in robes and split system heating/cooling, await. The master bedroom features a walk-in robe and a luxurious ensuite with a double shower and vanity. Upstairs, two additional bedrooms with built-in robes and split systems offer versatility, along with a kids' retreat or potential study area.

Quality blinds and light fittings adorn every room, while old-world features such as high ceilings, wide verandahs, and double-hung windows add to the farmhouse's charm. Original shedding, including a drive-through barn and adjoining single carport with storage and workshop space, provides ample room for vehicles and tools. Quality fencing around the house ensures safety for kids and pets, while a single car garage/workshop and woodshed offer additional storage options. With five paddocks and a round yard, there's plenty of room for horses, sheep, or the kids' minibikes to roam freely.

With a long-term lease along the boundary to Sunday Creek, this property offers both privacy and serenity, while being only 7 minutes' drive on a sealed road from Broadford's main street, train station and schools.

Don't miss your chance to call "Sunday Creek Farmhouse" your new home! Contact us today to arrange a viewing and experience the timeless beauty of this remarkable property. To find out more, call Gavin Henderson on 0408 359 764.

## More About this Property

<b>Property ID</b>	7HXHJS
<b>Property Type</b>	House
<b>Land Area</b>	2.47 acre
<b>Including</b>	Toilets (2)

### Gavin Henderson 0408 359 764

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

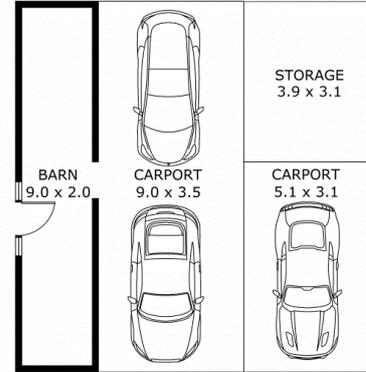
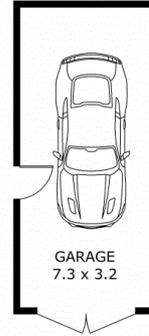
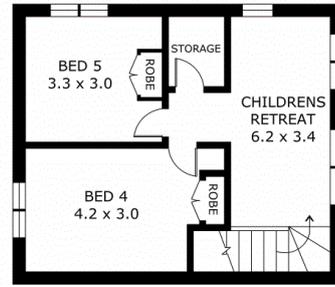
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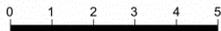
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(NOT IN POSITION)

Ground Fl	- 155.5 m <sup>2</sup>
First Floor	- 45.6 m <sup>2</sup>
Verandah	- 24.5 m <sup>2</sup>
Alfresco	- 49.0 m <sup>2</sup>
Garage	- 23.3 m <sup>2</sup>
Carport	- 47.3 m <sup>2</sup>
Shed	- 18.0 m <sup>2</sup>
Storage	- 12.0 m <sup>2</sup>
<b>Total</b>	<b>- 375.2 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.

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