



BROADFORD, VIC



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1 ACRE BEAUTY

Less than 10 years old, this is a beautifully presented family home offering ample living space and loads of peace and privacy. The brick veneer home of approximately 25 square of living is of the Federation Style and is comprised of 3 bedrooms, study or 4th bedroom, a large separate lounge, attractive kitchen, complete with dishwasher and walk-in pantry, and adjacent dining or family area. A central bathroom with spa bath services the family and guests, whilst the master bedroom has an ensuite with large shower and walk-in robes. Reverse cycle split systems in both the dining area and in the lounge keep the temperature at a comfortable level year round, whilst gas ducted heating will ensure a cosy winter. A separate rumpus or games room will provide a valuable spot to work out or play, whilst a shady alfresco entertaining area beckons you to relax and soak in the tranquillity of country living. A double carport under the roofline of the home is a practical addition, whilst the 35' x 25' colourbond shed, with concrete flooring and power, is separated into double garage and workshed. Set on a fantastic flat 1 acre block, the charming gardens are well-established and benefit from a greywater tank and watering system. Simply a gorgeous property, you must not miss the chance to make it your own. Call Julia Jones on 03 5784

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