

# 13 Coolabah Street, Broadford, Vic 3658



## House For Sale

Thursday, 1 February 2024

13 Coolabah Street, Broadford, Vic 3658

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



Brian Fleming

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**\$645,000 to \$670,000**

Description: Welcome to this contemporary three-bedroom home on approximately 635 square metres nestled in a sought-after estate in Broadford. Ideal for the modern lifestyle, this young home boasts a stylish design and a range of features that ensure comfort and convenience.

- Master Bedroom: Retreat to the spacious master bedroom, complete with a walk-in robe and a full ensuite for your private oasis.
- Bedrooms: The remaining bedrooms feature built-in robes, providing ample storage space.
- Living Spaces: Enjoy the open-plan design featuring two distinct living areas, providing versatility and space for family living.
- Kitchen: The modern kitchen is equipped with stainless steel appliances, including a 900mm oven cooktop, catering to both culinary enthusiasts and everyday cooking needs.
- Garage: Benefit from the convenience of a double garage with internal access for secure parking.
- Outdoor Living: Step into fully landscaped gardens with a sprinkler system in the rear yard. The large alfresco area, equipped with electric blinds, creates a perfect setting for entertaining.
- Climate Control: Stay comfortable year-round with ducted heating and split system cooling.
- Energy Efficiency: Slash your bills with a 6.5kw solar system, demonstrating a commitment to sustainability.

This home seamlessly combines modern living with thoughtful features, making it an ideal choice for those seeking a stylish and efficient lifestyle.