

**25 Gerard Road, Broadford, Vic 3658**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Kieran Knight  
0357831268

**\$690,000**

Cradled within a sweeping 2.75 acres (approx.) of gently sloping land, this corner-sited retreat is a golden opportunity for those seeking a harmonious blend of peace, privacy, and country charm. From the all-encompassing wraparound verandah, feast your eyes on the captivating views that stretch out in every direction. Mirroring the expanses outdoors, the home offers a selection of ultra-spacious living areas. The enormous lounge and dining room together with a generous rumpus room create ideal venues for family interactions and social gatherings. A welcoming family/meals area flows seamlessly into a practical kitchen, where a breakfast bar invites casual conversations over shared meals. For those juggling the demands of remote work, a dedicated study offers the perfect antidote to city-induced stress with its serene ambience. The three comfortably sized bedrooms share a central bathroom. Complementing the home's inviting atmosphere are the warmth radiating from the wood fireplaces in the lounge/dining room and family/meals area, and the cool comfort provided by an evaporate cooling system & split system air conditioner (bedrooms, study & lounge also feature ceiling fans). A second toilet and a laundry cater to the practical aspects of daily living, while multiple sheds and a dam contribute to the rustic charm of this picturesque slice of paradise. Car accommodation is more than sufficient with a double and a single garage. The property is also conveniently zoned for Broadford Primary School and College. A short drive connects you to Broadford's diverse shops and restaurants, the quaint Tallarook General Store & Café, Tallarook Station, and the Hume Freeway. All in all, the home offers a slower, more mindful pace of life. With its blend of rural appeal and modern comfort, it's not merely a place to live, but a tranquil escape from the rush of everyday life.