

**36 Burges Lane, Broadford, Vic 3658**



**Sold House**

Tuesday, 20 February 2024

**36 Burges Lane, Broadford, Vic 3658**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Gavin Henderson

0408359764

**\$1,050,000**

Nestled within a peaceful setting, this custom-designed modern brick veneer home awaits. Constructed by a quality local builder, this residence offers the perfect blend of comfort and functionality. With three bedrooms and an additional study that could easily be transformed into a fourth bedroom, there's ample space for the whole family. The heart of the home is the large kitchen, complete with an island bench, plenty of bench space and storage. The spacious open living lounge and dining area is tiled throughout, with quality carpets adding warmth to the bedrooms. The master bedroom boasts a separate ensuite and walk-in robe, ensuring privacy and comfort, while the other two bedrooms have built-in robes and are close to the main bathroom with separate toilet. Outside, the property offers plenty of usable flat land, a meandering winter creek, and a paddock perfect for the kids' ponies. Tradies, home business owners and truck drivers alike will appreciate the 7m x 10m garage/workshop, providing ample space for projects and storage, with the ease of turning large vehicles. Sit back and relax on the front veranda or patio area, soaking in the views over the paddock and enjoying the serenity of the surroundings. With close access to both north and southbound exits on the Hume Freeway, commuting to the northern suburbs is a breeze, just 40 minutes away. Only a short 3-minute drive into Broadford and 5 minutes from the train station, Lynbrook Park offers the ideal balance of peace and quiet on a few acres, all while being close to town amenities. Don't miss this opportunity to make this your dream retreat! For all enquiries, call Gavin Henderson on 0408 359 764.