

**46 Ferguson Street, Broadford, Vic 3658**



**Sold House**

Friday, 18 August 2023

46 Ferguson Street, Broadford, Vic 3658

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1063 m2**

**Type: House**



Gavin Henderson

**\$510,000**

This outstanding property offers the perfect blend of convenience and comfort. With 3 bedrooms and floating timber floors throughout the living areas, this home exudes style and practicality. Step inside and be greeted by the separate lounge, featuring a cosy open fireplace and an inverter split system for year-round comfort. The gas ducted heating throughout the home ensures warmth during the colder months. The renovated bathroom adds a touch of elegance to your daily routine, while the kids' playroom or rumpus area provides the perfect space for family fun and entertainment. The property is complete with an attached carport and a separate large garage nestled within the fully secure backyard with laneway access. Enjoy peace of mind knowing your vehicles and belongings are safe and protected. Situated on a generous 1,063 m<sup>2</sup> (approx.) block, this property offers ample space for outdoor activities and relaxation. Convenience is at your fingertips, as this home is located within walking distance to the train station, schools, and shopping area. Embrace the ease of commuting and running errands with everything just a short stroll away. Don't miss out on the opportunity to make this dream home yours. Contact us today to arrange a viewing and discover the perfect combination of lifestyle and comfort this property has to offer! Call Gavin Henderson on 0408 359 764 to arrange an inspection.