

**67 Snodgrass Street, Broadford, Vic 3658**



**House For Sale**

Tuesday, 28 November 2023

**67 Snodgrass Street, Broadford, Vic 3658**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 971 m2**

**Type: House**



Gavin Henderson

**\$590,000 - \$619,000**

Discover the epitome of comfort and convenience in this charming residence set on a generous 971m<sup>2</sup> (approx) block. Positioned in a central locale, it warmly welcomes you to explore the many features that make it a delightful home. Step inside to find three bedrooms, with the master suite offering both a full ensuite and a convenient walk-through robe. The separate family bathroom ensures practicality for the entire household. The home features brick veneer construction, a Colorbond roof, and a lounge with a gas log look heater and a distinctive brick wall. The American oak timber kitchen is well-appointed with a pantry, electric oven, gas hotplates, dishwasher, and a breakfast bar., which adjoins the meals area. Elegance meets functionality with slate-tiled entry, meals, and passageway, transitioning to quality carpets in the lounge/dining and bedrooms. Stay comfortable year-round with air conditioning and gas wall heater in the kitchen/meals area as well as a split system in the master bedroom. Enjoy the outdoors with inviting front and rear verandahs that beckon relaxation. A spacious 16 metre x 3.5 metre carport and a 9m x 6m garage/workshop with a concrete floor and power provide ample space for vehicle storage or hobbies. Solar panels contribute to energy efficiency, while the 6m x 6m undercover pergola/entertainment area is an ideal space for family gatherings. Low-maintenance gardens allow more time for relaxation. Convenience is key with a short stroll to nearby schools, the footy ground, swimming pool, and the train station (only 70 minutes to the CBD). The added advantage of rear laneway access enhances accessibility to the backyard. This residence invites you to embrace a central lifestyle. Contact us today on 0408 359 764 to schedule a viewing and immerse yourself in the comfort and practicality it has to offer!