

**9 Aspect Boulevard, Broadford, Vic 3658**



**Sold House**

Friday, 3 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 909 m2**

**Type: House**

**\$675,000**

This custom-built home sits on an expansive corner allotment of approximately 909 square meters, epitomising the height of family living throughout its single-level design. The layout is meticulously crafted to prioritise family comfort and functionality, featuring both a formal lounge and a spacious open plan living and dining room. This central zone revolves around a gourmet kitchen, complete with wide oven and gas cooktop, dishwasher, walk-in pantry, and a breakfast bar set against sleek, waterfall-edge Caesarstone countertops. Positioned for maximum privacy, the main bedroom offers a luxurious ensuite and a substantially sized walk-in robe. It stands well apart from the additional three bedrooms, which are well-appointed with built-in robes and share a modern bathroom, designed with a free-standing bath for a touch of spa-like luxury, along with a shower and separate toilet for added convenience. Outside, the alfresco area is adorned with premium Merbau decking and offers scenic views of Mount Piper, serving as a perfect backdrop for memorable evenings and spectacular sunsets. Adding to the home's functionality is a double garage with a direct entry point near the kitchen to simplify grocery unloading. Additional features like a laundry, ducted heating and refrigerated air-conditioning, and Wormy Chestnut flooring add further layers of quality to the five-star living experience. Located in close proximity to Broadford Primary and Secondary College, Broadford Golf Club, Donaldson Drive Playground, the Town Centre, Broadford Station, and the Hume Freeway, the home not only stands as a testament to quality living but also places you in the perfect position for family life and convenience.