

**7 Aspect Boulevard Bvd, Broadford, VIC 3658**

**Under Contract**

House 4 2 2



## Unbelievable Sunsets with Views to Mount Piper

Situated in the ever-popular Gumtree Estate, this custom-built family home offers space, comfort, and lifestyle on a generous 907 sqm allotment. Designed with growing families in mind, the home features four bedrooms including a master suite with walk-in robe and full ensuite, while the remaining bedrooms each include built-in robes.

At the front of the home, a separate lounge provides a quiet retreat for parents to unwind, while the spacious open plan kitchen, meals, and family areas at the rear flow effortlessly to the large fully fenced back yard - perfect for entertaining or simply watching the kids play. The modern kitchen impresses with its island bench and a huge walk-in pantry, ensuring ample storage for busy households. Comfort is assured year-round with ducted heating throughout and a split system and ceiling fans to the main living area. A double garage with internal access adds convenience, while double side gates provide excellent additional space for caravans, boats, or extra vehicles. Set against a backdrop of stunning sunsets and breath-taking views to Mount Piper, this property combines practical family living with an enviable lifestyle in one of Broadford's most sought-after estates.

Please contact Gavin Henderson on 0408 359 764 if you have any queries.

**Open for Inspection**

By Appointment.

**Listed By**  
Gavin Henderson



## Floorplan



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence - 190 m<sup>2</sup>  
Garage - 33 m<sup>2</sup>  
Total - 223 m<sup>2</sup>



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