



9 Broodie Street, HEATHCOTE, VIC 3523

Stylish Family Living with 13.2kW Solar System and Shed

Elders invites you to discover a rare combination of style, space and lifestyle on this generous 1,002m²* allotment in a quiet Heathcote street. Perfect for families, first-home buyers or savvy investors, this four-bedroom, two-bathroom home is designed for modern living and effortless entertaining, boasting an 8kW solar system.

Step inside to a bright, open-plan living zone, where a sleek kitchen with stone benchtops, 900mm stainless steel appliances and walk-in pantry flows seamlessly to the meals and lounge area, enhanced by elegant wainscoting that adds timeless charm and character. A covered alfresco and separate rumpus provide versatile spaces for entertaining, play or work-from-home. The master suite is a private retreat with walk-in robe and ensuite, complemented by three additional bedrooms, a family bathroom, and ducted heating and cooling throughout.

Outside, enjoy a fully fenced yard with side access to a 5m x 8m Colorbond shed - ideal for a caravan, boat or workshop - plus a double garage with internal access. Heathcote's welcoming community, quality schools, sporting clubs, cafes and booming food and wine scene, alongside nearby Lake Eppalock, create a lifestyle that blends relaxation and convenience. Within easy reach of Bendigo (40 mins*), Echuca (1 hr*) and Melbourne (90 mins*), this home represents a lifestyle and opportunity you won't want to miss.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 63P0169

SALE DETAILS

\$725,000 to \$755,000

CONTACT DETAILS

Kyneton

120-122 Piper Street
Kyneton, VIC
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Jodie Alcaraz

0455 331 891

Key Investment Features

- Spacious 1,012m²* allotment in a quiet Heathcote street
- Massive 13.2kW solar system
- Four bedrooms, two bathrooms â## perfect for families
- Open-plan kitchen, meals and living with stylish finishes
- Stone benchtops, 900mm stove, dishwasher, walk-in pantry
- Separate rumpus / second living space for flexibility
- Master suite with walk-in robe and ensuite
- Ducted heating and evaporative cooling throughout
- Double garage with internal access
- Side access to 5m x 8m Colorbond shed for caravan, boat or workshop
- Close to schools, sporting clubs, cafes and wineries
- Short drive to Lake Eppalock
- Ideally located just 40mins* Bendigo, 1hr* Echuca, 90mins* Melbourne

Expression of Interest closing Wednesday 3rd December 2025 at 4pm.

*denotes approx..

- Land Area 1,002.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3







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HEATHCOTE

Residence	- 191.3 m ²
Garage	- 39.6 m ²
Porch	- 4.2 m ²
Alfresco	- 19.0 m ²
Shed	- 40.0 m ²
Total	- 294.1 m ²

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.