



1/8 Edinborough Street, Hallam

## Stylish, Renovated Family Home in a Prime Hallam Setting

Welcome to 1/8 Edinborough Street, Hallam - a beautifully updated residence that blends contemporary flair with family-friendly functionality, set in one of Hallam's most peaceful and sought-after pockets.

From the moment you arrive, you'll feel right at home. A charming front verandah and manicured outdoor space set the tone, while inside, the open-plan living and dining areas offer the perfect environment for relaxed everyday living and effortless entertaining. The entire home is enhanced by premium timber flooring and a brand new split-system air conditioner, ensuring comfort in every season.

The fully renovated kitchen is both stylish and practical, featuring quality cabinetry, a gas cooktop, dishwasher, and a handy breakfast bar - perfect for casual meals or busy mornings.

Three generously sized bedrooms provide plenty of room for the whole family, each thoughtfully positioned for comfort and privacy. Two sleek, modern bathrooms boast full-height tiling and high-end fixtures, offering a touch of everyday luxury.

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**FOR SALE**  
\$630,000 to \$670,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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Step outside to enjoy a secure, low-maintenance yard - ideal for kids, pets, or quiet relaxation - complete with a garden shed and single carport, plus extra driveway parking.

Property Highlights:

- Three spacious bedrooms
- Two fully renovated bathrooms
- Open-plan living and dining with abundant natural light
- Contemporary kitchen with gas cooking, dishwasher & breakfast bar
- Premium timber flooring throughout
- A split-system air conditioning
- Secure front yard with verandah, ideal for outdoor enjoyment
- Separate laundry & generous storage
- Garden shed & undercover carport with additional parking

Perfectly positioned just minutes from Westfield Fountain Gate, Hallam Primary and Secondary Schools, parklands, and public transport, this beautifully presented home delivers the ideal mix of lifestyle, convenience, and tranquillity.

An outstanding opportunity to secure a move-in-ready home in a family-focused and highly connected neighbourhood.

DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

MORE DETAILS

Property ID	8XCHWR
Property Type	House
Land Area	336 m2

**Idriss Paykari 0470 088 316**

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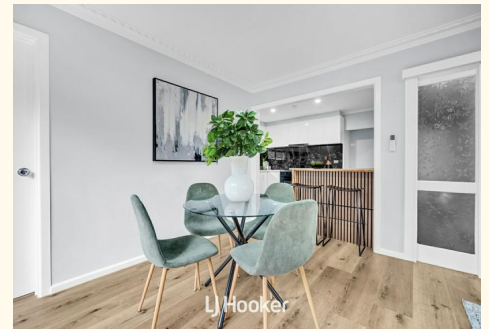
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# Floor Plan



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