




11 Tripoli Court, Hallam

## Spacious Court-Side Family Residence with Impressive Entertaining

Set on a substantial 901sqm (Approx) allotment in a quiet Hallam court, this impressive residence offers space, flexibility and outstanding lifestyle appeal. With generous indoor proportions and extensive outdoor facilities, the home is perfectly suited to large families, entertainers or those seeking additional space for vehicles, hobbies or storage.

Inside, the thoughtfully designed floorplan delivers multiple living zones, including a spacious family area and a dedicated lounge/theatre room - ideal for both everyday comfort and entertaining. The well-appointed kitchen sits at the heart of the home, flowing seamlessly into the dining and living spaces, ensuring effortless functionality.

Designed with flexibility in mind, the home offers up to five bedrooms, including a dedicated study that can easily function as a fifth bedroom. The master suite is complete with a walk-in robe and private ensuite, while the remaining bedrooms are serviced by a central bathroom and a separate WC.

5  2  3 

### AUCTION

Sat 11th Apr @ 12:00PM

### VIEW

Wed 8th Apr @ 5:00PM - 5:30PM

### 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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Stepping outdoors, the property truly excels. A large covered alfresco area provides the perfect setting for year-round gatherings, overlooking the expansive backyard. Multiple sheds, a generous carport and double garage offer ample storage and parking solutions, ideal for trades, car enthusiasts or additional equipment. Several water tanks enhance sustainability, while solar panels contribute to long-term energy efficiency and reduced utility costs.

#### Key Features:

- 901 sqm (Approx.) allotment
- Four bedrooms plus study (optional fifth bedroom)
- Two sleek bathrooms plus a separate toilet
- Master with a walk-in robe and ensuite
- Multiple living areas
- Spacious kitchen with adjoining dining and family zones
- Large covered alfresco entertaining area
- Double garage plus additional carport
- Multiple sheds for storage
- Solar panel system
- Ducted heating and cooling with Air Touch 4 zones
- Multiple water tanks for added sustainability
- Quiet court location
- Ducted Vacuum

Positioned in a peaceful and family-friendly Hallam pocket, the home enjoys close proximity to quality primary and secondary schools, local parklands and public transport options. Hallam Square Shopping Centre and Westfield Fountain Gate are both just a short drive away, offering extensive retail, dining and entertainment choices. With effortless access to Princes Highway, the Monash Freeway and Hallam Train Station, commuting is convenient and connectivity is exceptional.

#### 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	9RWHWR
Property Type	House
Land Area	901 m2

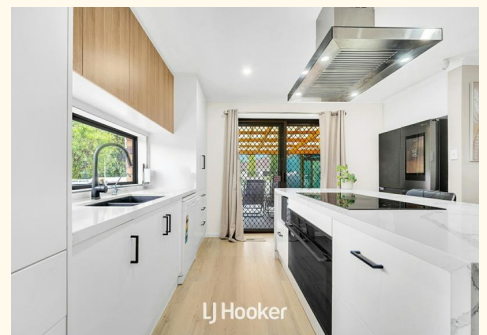
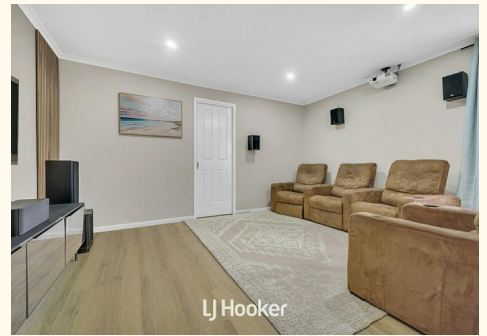
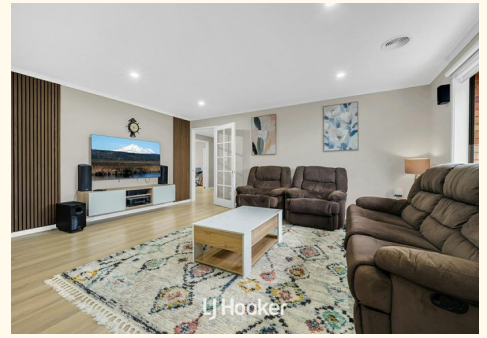
**Yosof Moshtaba 0421110774**

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# Floor Plan



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