




13 Homewood Boulevard, Hallam

## Sophisticated Family Living with Impressive Entertaining Spaces!

Positioned in a well established and highly convenient pocket of Hallam, this beautifully presented residence delivers generous proportions, multiple living zones and impressive indoor—outdoor entertaining, all set on a substantial 617m<sup>2</sup> (approx.) allotment.

From the moment you step inside, the home reveals a thoughtfully designed floor plan that balances space, comfort and functionality. A welcoming formal living and dining area near the entrance creates an elegant setting for relaxing or entertaining guests. Privately positioned at the front of the home, the spacious master suite offers a peaceful retreat, complete with a walk-in robe and a well-appointed ensuite. At the heart of the home, the well-designed kitchen overlooks the meals and family living areas, providing excellent functionality with generous bench space, quality appliances and abundant storage. The open layout ensures seamless connection between the main living zones, creating a warm and inviting hub for everyday family life.

Designed with growing families in mind, the home also features a large rumpus room at the rear, offering an ideal space for a home theatre, games room or additional living retreat.

4  2  2 

### FOR SALE

\$1,150,000 to \$1,240,000 FULLY RENOVATED!!!

### VIEW

By Appointment

### AGENTS

Rohullah Paykari

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### AGENCY

LJ Hooker Dandenong City | Berwick

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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.

 **LJ Hooker**

Step outside to an exceptional outdoor entertaining area designed for both relaxation and celebration. The covered alfresco, complemented by a dedicated outdoor kitchen, provides a superb setting for hosting family and friends throughout the year. Enhanced by sleek epoxy flake flooring, the space delivers a contemporary finish that is both stylish and easy to maintain.

The expansive backyard offers plenty of space for children and pets to play, while a separate shed provides additional storage and practicality.

#### Key Features:

- Generous 617m<sup>2</sup>(approx.) land allotment
- Four spacious bedrooms including master with walk in robe and a private ensuite
- Two sleek bathrooms
- Multiple living zones
- Well-appointed kitchen overlooking meals and family living area
- Covered alfresco entertaining area with outdoor kitchen-ideal for year-round entertaining-Ducted heating, evaporative cooling and split system air conditioning for year round comfort
- Solar panel system for improved energy efficiency
- Double garage with internal and rear access
- Expansive backyard with garden shed
- Prime location

Conveniently located close to quality schools, parklands, shopping centres and public transport, this impressive family home offers the perfect combination of space, comfort and lifestyle in a sought-after Hallam setting.

#### 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	9SJHWR
Property Type	House
Land Area	617 m2

#### Rohullah Paykari 0423 649 553

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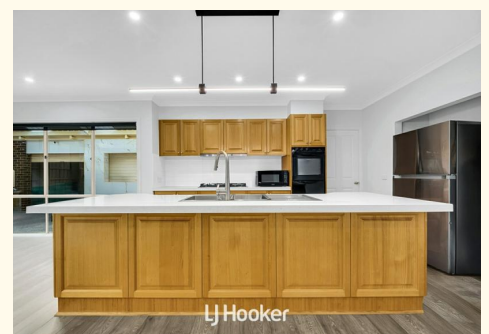
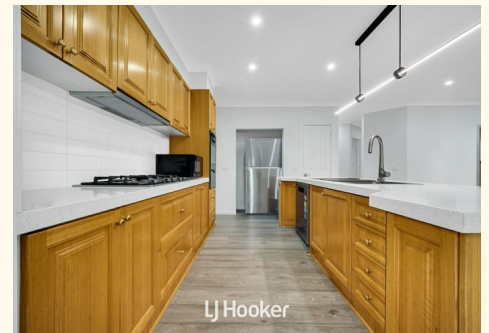
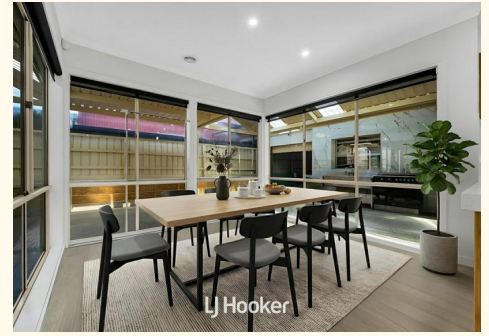
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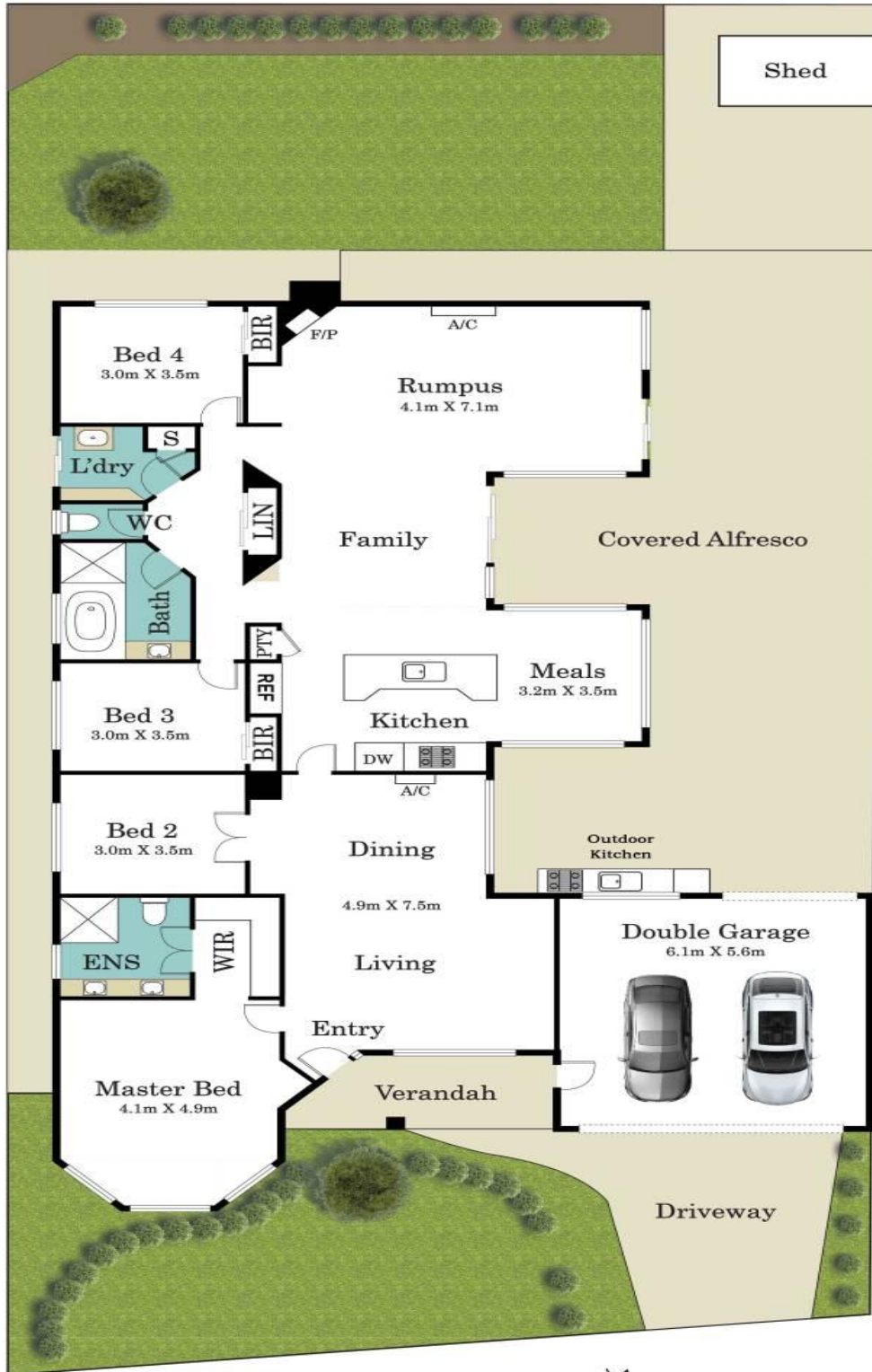
#### LJ Hooker Dandenong City | Berwick (03) 9877 9750

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# Floor Plan



**LJ Hooker**

**13 Homewood Boulevard, Hallam**

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 **LJ Hooker**