

26 Sigvard Boulevard, Hallam

## Impressive Family Residence with Exceptional Space, Versatility & Outdoor Entertaining

Beautifully designed to accommodate the needs of a growing family, this expansive single-level home delivers an outstanding blend of comfort, flexibility and modern practicality. With multiple living zones, four generous bedrooms, two kitchens and a superb indoor—outdoor flow, it offers an enviable lifestyle in a highly convenient Hallam location.

A grand entry welcomes you into the home, leading directly to a spacious formal lounge—an ideal setting for hosting guests or enjoying quiet relaxation. The central hub of the home is the open-plan family, meals and kitchen area, perfectly designed for everyday living. The main kitchen features an island bench, ample preparation space and a walk-in pantry, ensuring exceptional functionality for busy households. A second kitchen, positioned directly off the garage, provides added convenience for larger families or those who enjoy entertaining.

4 2 2

### FOR SALE

\$960K - \$1,050,000 OFFER WELCOME  
PRIOR TO AUCTION

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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Accommodation is thoughtfully arranged, with the master bedroom privately located at the front, complete with dual walk-in robes and an ensuite. The remaining bedrooms are positioned within a dedicated wing, serviced by a central bathroom, separate WC, storage cupboards and a well-appointed laundry—creating a comfortable and efficient environment for families of all ages.

A highlight of the home is the seamless transition to the covered outdoor entertainment area, offering an inviting space for year-round gatherings and family enjoyment. The additional rumpus room at the rear further enhances the home's versatility, ideal as a children's retreat, games room or secondary living area.

#### Key Features:

- Four spacious bedrooms, including master with dual walk-in robes & ensuite
- Multiple living areas: formal lounge, open-plan family/meals & rumpus
- Well-designed main kitchen with walk-in pantry & island bench
- Two sleek bathrooms plus a separate WC
- Second kitchen positioned directly off the garage for added convenience
- " Covered outdoor entertainment area with excellent indoor—outdoor flow
- Dedicated laundry with external access
- Ducted heating for year-round comfort
- Two storage sheds
- Double garage with internal entry

Conveniently positioned within easy reach of Hallam Primary School, Hallam Secondary College, local parks, bus services, Hallam Station, Fountain Gate Shopping Centre and access to both the Monash Freeway and Princes Highway, this home offers exceptional everyday convenience for the modern family.

#### 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	9FCHWR
Property Type	House
Land Area	514 m2

#### Rohullah Paykari 0423 649 553

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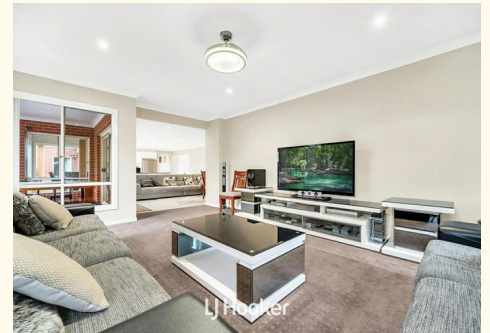
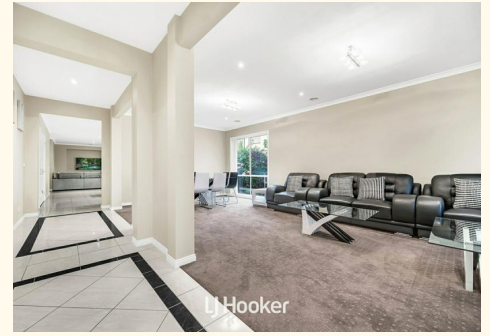
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# Floor Plan



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