



27 Edinborough Street, Hallam

3 2 2

## Renovated Family Comfort with Space to Relax, Entertain & Enjoy

Beautifully updated and immaculately presented, this warm and inviting residence delivers the perfect combination of modern comfort, quality finishes and low-maintenance living, making it an ideal opportunity for first-home buyers, downsizers and savvy investors alike.

Behind its welcoming facade, the home showcases a thoughtfully designed floorplan featuring three well-proportioned bedrooms, two bathrooms and light-filled living spaces that create an immediate sense of warmth and comfort.

At the heart of the home, the spacious living area flows seamlessly into the dining zone and well-appointed kitchen, providing an inviting environment for everyday living and entertaining. Designed with practicality in mind, the kitchen offers ample storage, generous preparation space and excellent functionality for busy households.

The master bedroom enjoys the convenience of its own ensuite, while the remaining bedrooms are serviced by a central family bathroom.

### AUCTION

Sun 12th Jul @ 12:00PM

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Stylish updates throughout the home, quality timber flooring and contemporary finishes further enhance its move-in-ready appeal.

Stepping outside, the expansive undercover entertaining area creates the perfect setting for year-round gatherings with family and friends, while the generous backyard offers plenty of space for children and pets to enjoy. Additional outdoor features include a garden shed, water tank, carport and additional off-street parking.

Comfort is assured year-round with ducted heating, evaporative cooling and a solar panel system, providing both energy efficiency and everyday practicality.

Offering quality, comfort and lifestyle convenience in equal measure, this beautifully renovated home presents an outstanding opportunity in a well-established Hallam location.

**Key Features:**

- Three spacious bedrooms
- Two sleek bathrooms
- Spacious living and dining zones
- Well-appointed kitchen with ample storage
- Quality timber flooring throughout
- Beautifully renovated and move-in ready
- Ducted heating
- Evaporative cooling
- Solar panel system
- Expansive undercover entertaining area
- Water tank
- Garden shed
- Carport plus additional off-street parking
- Generous backyard
- Low-maintenance family living

Conveniently positioned close to local schools, shopping centres, parks, public transport and everyday amenities. Enjoy easy access to Hallam Train Station, Fountain Gate Shopping Centre, Monash Freeway and Princes Highway, placing everything you need within easy reach.

**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 79HWR  
Property Type House  
Land Area 320 m2

### Param Jandawar 0470 119 691

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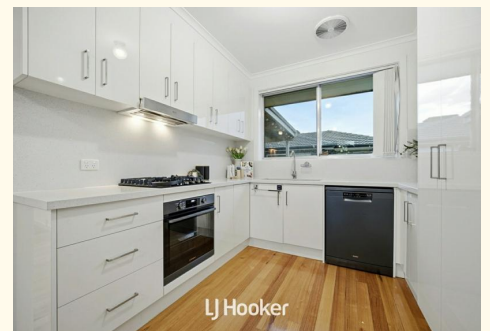
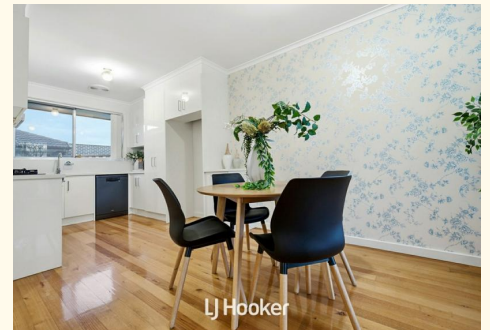
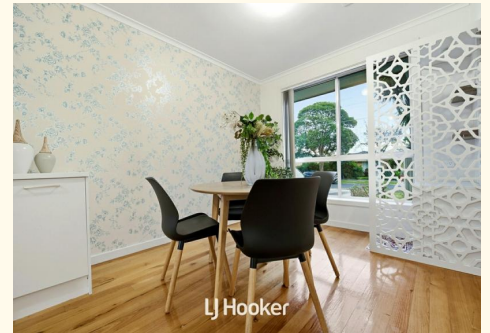
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# Floor Plan



**LJ Hooker**

**27 Edinborough Street, Hallam**

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