







38 Sigvard Boulevard, Hallam

Grand Family Living with Exceptional Space and Flexibility

Positioned in a well-established and convenient pocket of Hallam, this spacious residence offers an impressive floorplan designed to accommodate large or extended families with ease. With multiple living zones and generous accommodation, the home provides both comfort and flexibility for modern family living.

Upon entry, you are welcomed into a substantial central living area that forms the heart of the home, offering a bright and inviting space for everyday relaxation and entertaining. The layout flows seamlessly through the home and connects to the well-appointed kitchen and dining area, creating a practical and functional space for family life.

The home features four well-proportioned bedrooms and two bathrooms, including a private master suite complete with walk-in robe and its own ensuite featuring a spa, creating a relaxing retreat. The remaining bedrooms are thoughtfully positioned and serviced by a central bathroom and separate toilet, providing convenience for growing families.

A spacious rumpus room provides outstanding flexibility and can easily function as an additional living area, games room, home theatre

4 2 2

FOR SALE
$960,000 to $1,000,000

VIEW
By Appointment

AGENTS

Rohullah Paykari
0423 649 553
rpaykari.dandenong@ljhooker.com.au

Wahid Paykari
0423 820 278
wahid.dandenong@ljhooker.com.au

AGENCY

LJ Hooker Dandenong City | Berwick
(03) 9877 9750

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

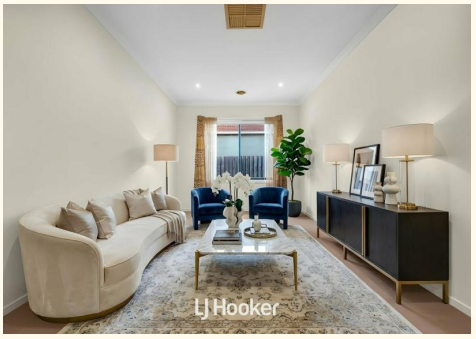
or relaxation space for family members.

Step outside to a large covered alfresco area, perfect for year-round entertaining, family gatherings or relaxing outdoors. The generous backyard further enhances the home's lifestyle appeal and provides plenty of space for children and pets.

Key Features:
" Generous 621m² (approx.) land allotment
- Four spacious bedrooms
- Two sleek bathrooms
- Multiple living areas including a large rumpus room
- Open plan kitchen with high-quality kitchen appliances
- Covered alfresco perfect for outdoor entertaining
- Ducted heating, evaporative cooling and split-system air conditioning for year-round comfort
- Ceiling fans providing additional comfort and airflow
- Water tank for added efficiency
- Double garage with internal and external access
- Unbeatable location

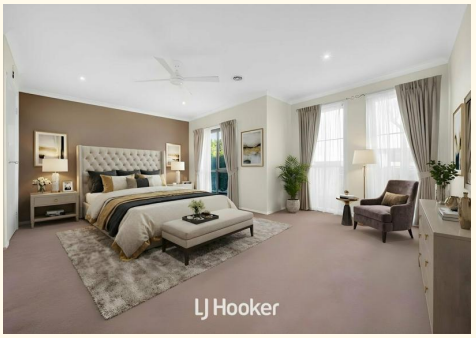
Conveniently positioned close to quality schools including Hallam Secondary College and Hallam Primary School, the home is also only minutes from Westfield Fountain Gate and Hampton Park Shopping Centre, providing a wide range of shops, cafés and restaurants. With nearby parklands, public transport and easy access to the Monash Freeway and Princes Highway, commuting to surrounding suburbs and the CBD is simple and convenient.

Contact us today to arrange your inspection and secure this fantastic opportunity!
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	9SGHWR
Property Type	House
Land Area	619 m2

Rohullah Paykari 0423 649 553
Owner/ Principal | rpaykari.dandenong@ljhooker.com.au
Wahid Paykari 0423 820 278
Commercial Specialist | wahid.dandenong@ljhooker.com.au

LJ Hooker Dandenong City | Berwick (03) 9877 9750
8/28-32 Gloucester Ave, BERWICK VIC 3806
dandenong.ljhooker.com.au | dandenong@ljhooker.com.au

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Floor Plan



LJ Hooker

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* Dimensions are approximate and for illustrative purposes only

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