



47 Carlisle Road, Hallam

Unrivalled Potential on 908m² in the Heart of Hallam - Renovated Comfort with Scope to Transform (STCA)

Immaculately presented and exquisitely updated, this beautifully renovated family residence occupies a substantial 908m² (approx.) allotment, delivering immediate lifestyle appeal with extraordinary scope for future development (STCA). Whether you're an astute investor, an ambitious developer, or a growing family looking to secure your place in one of Hallam's most connected neighbourhoods, this rare opportunity offers boundless potential.

Behind its classic facade lies a refined interior, where fresh finishes and thoughtful renovations create a move-in-ready environment. Awash with natural light, the flexible layout boasts three well-scaled bedrooms, a separate study ideal for remote work, a sunlit formal lounge, and an open-plan kitchen and dining zone designed for modern-day living. A sleek central bathroom, additional powder room, and full-sized laundry enhance daily functionality.

The expansive backyard is an undeniable highlight—lush, level, and

3 1 4

FOR SALE
AUCTION THIS SATURDAY 19TH
JULY @2PM

AGENTS

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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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primed for imagination. With an exceptionally wide driveway and abundant outdoor space, the block lends itself to a variety of future possibilities. From extending the existing home to constructing two townhomes at the rear, or embarking on a full redevelopment of up to four modern residences (STCA), the canvas is yours to shape.

Highlights Include:

- Enormous 908m² (approx.) of level land with excellent access
- Stylishly renovated interiors with high-quality upgrades throughout
- Three generous bedrooms + dedicated study/home office
- Formal lounge and open-plan kitchen/meals zone
- Modern bathroom, guest powder room, and full laundry
- Covered pergola for outdoor dining and entertaining
- Expansive front and rear yards for kids, pets, or future plans
- Oversized double garage, carport, and plentiful off-street parking
- Ducted heating and split-system air conditioner for year-round comfort
- Versatile potential: extend, subdivide, or redevelop (STCA)

Ideally situated for a lifestyle of convenience, this prized address places you just moments from Hallam Train Station, Westfield Fountain Gate, local primary and secondary schools, childcare centres, reserves, and walking trails. With seamless connectivity to the Monash Freeway and Princes Highway, daily commuting and weekend escapes are both effortless.

This is more than a home-it's a blueprint for future success in a high-growth corridor.

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 8TJHWR
Property Type House

Rohullah Paykari 0423 649 553

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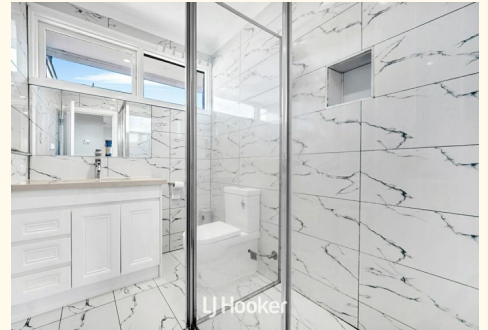
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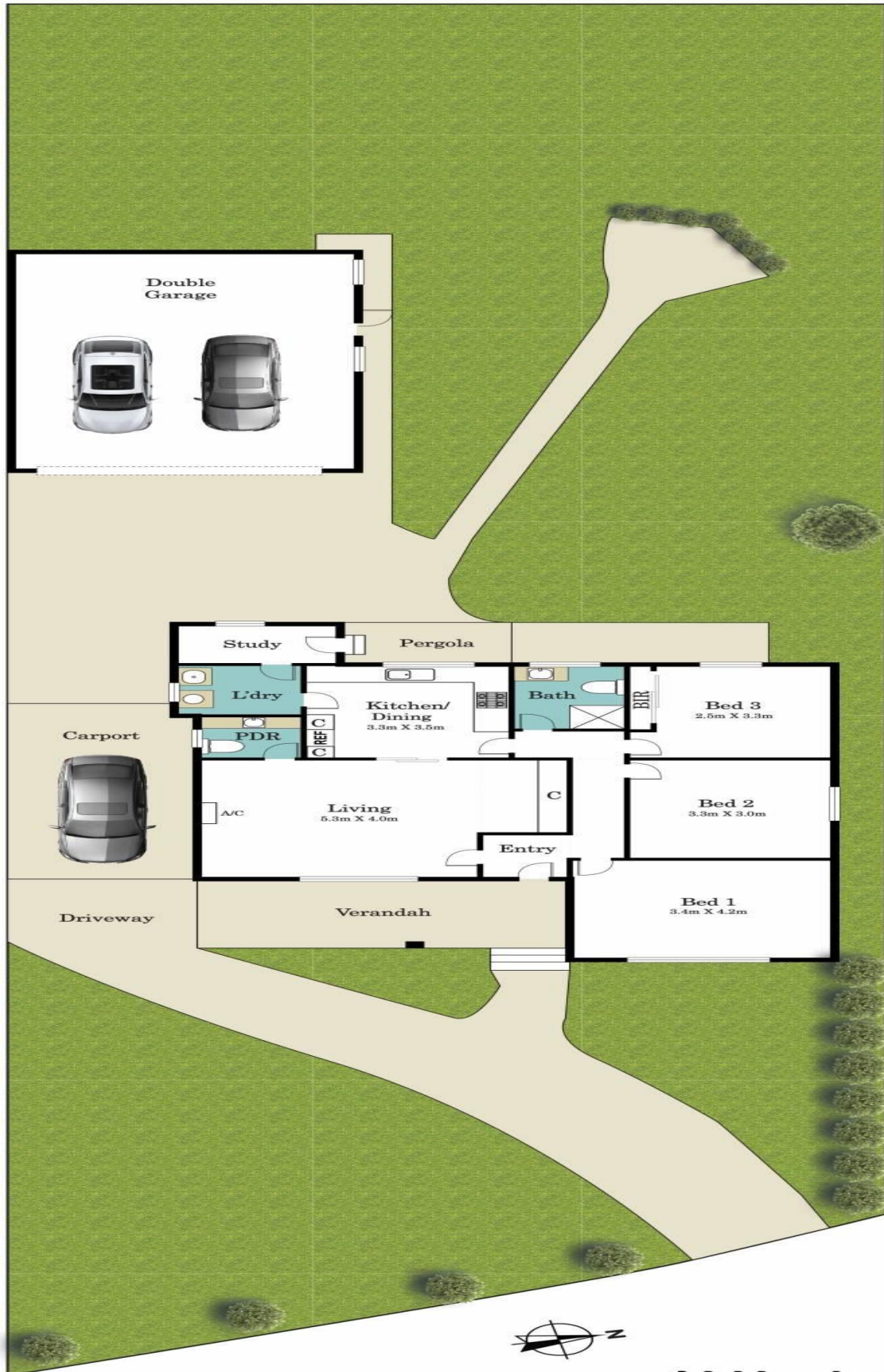
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Floor Plan



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47 Carlisle Road, Hallam

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