

## Hallam, 47 Charles Avenue

Your Dream Family Home: Warmth, Comfort, and Style Await!

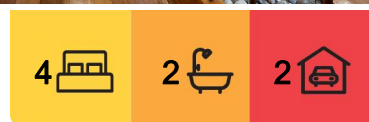
This stunning property at 47 Charles Avenue, Hallam showcases a harmonious blend of modern family living, smart design, and outdoor enjoyment. The thoughtful layout is perfect for both relaxation and entertaining, making it a fantastic family home.

As you step inside, you're welcomed by a bright and airy living area that sets the tone for the rest of the home. The modern kitchen is the heart of the house, featuring plenty of storage and seamless integration with the dining area and family room, allowing for open-plan living that encourages connection. The inclusion of a butler's pantry elevates the kitchen's functionality, offering extra space for meal prep and organization.

The home comprises four spacious bedrooms, each with built-in robes for convenient storage. The master bedroom is a true retreat, with large windows that flood the room with natural light and a private ensuite for added luxury. The other bedrooms are well-sized and



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**For Sale**  
SOLD UNDER HAMMER

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served by a central family bathroom, designed with family convenience in mind. The flexible fourth bedroom opens directly onto the patio, creating a private space ideal for guests or a home office.

Outdoor living is made easy with the well-designed alfresco area, perfect for hosting barbecues or enjoying quiet afternoons. This space effortlessly connects the indoor living areas to the outdoors, offering year-round comfort and enjoyment. For those who enjoy DIY projects or need additional space, the workshop next to the garage provides practical space for hobbies, tools, or extra storage.

The property boasts low-maintenance gardens in both the front and backyards, providing a beautiful yet easy-to-care-for outdoor setting. Ample parking is available with a car space and driveway, ensuring convenience for both residents and visitors.

#### Key Features:

- Four spacious bedrooms with built-in robes
- Two living areas
- Open-plan kitchen
- High-quality kitchen appliances
- Spacious laundry
- Under Covered alfresco area
- Solar Panel system
- Garage with workshop
- property has full colourbond fence on all sides
- Plenty of car parking space
- Prime location

Located in a prime area, this home is just moments away from local schools, shopping centres, parks, and public transport, making it the ideal choice for families or professionals seeking both convenience and lifestyle.

Don't miss out on experiencing this beautiful property firsthand-contact us today to schedule a viewing and discover everything it has to offer!

## More About this Property

Property ID	804HWR
Property Type	House
Land Area	729 m <sup>2</sup>

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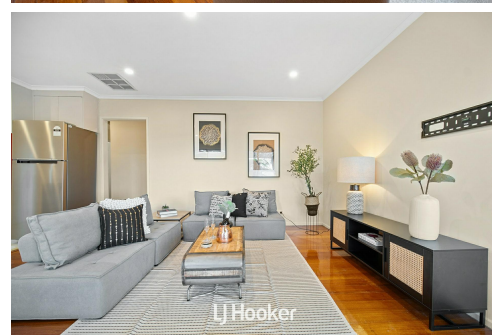
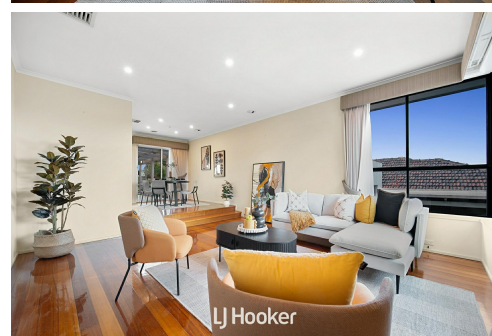
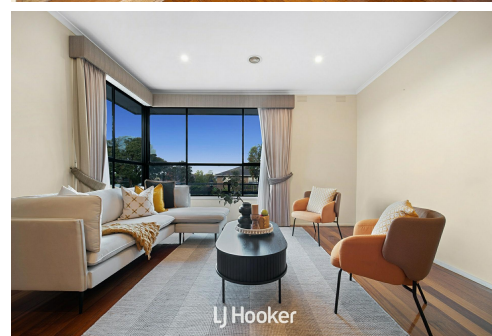
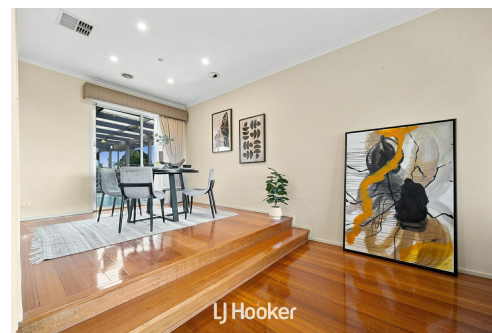
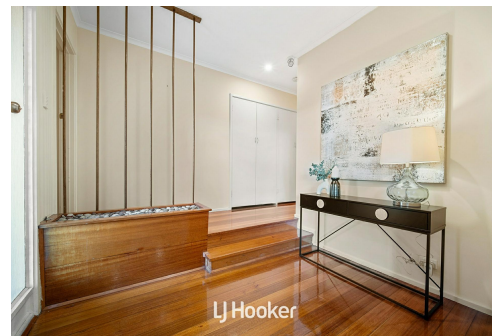
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This floor plan illustrates a 4-bedroom residential property. The layout includes a large Master Bed (5.0m X 4.5m) with an attached ENS (Ensuite) and a BIR (Built-in Robe). A central Bath and WC (Water Closet) are also present. The living areas consist of a Living room (5.0m X 4.4m), a Dining room (2.9m X 3.2m), a Kitchen with a PTY (Pantry), and a Family room (4.1m X 4.3m). The kitchen is equipped with a REF (Refrigerator), OV (Oven), and DW (Dishwasher). An Alfresco area is adjacent to the family room. The sleeping quarters include Bed 2 (3.0m X 3.5m), Bed 3 (3.5m X 3.0m), and Bed 4 (4.3m X 3.5m), each with a BIR. A Store is located near the L'dry (Linen Drying). The property features a Verandah, a Driveway, a Car Space, a Garage (3.5m X 8.8m), and a Workshop. The house is surrounded by a green lawn and a decorative border.



47 Charles Avenue, Hallam



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