







2-3/3 Mulguthrie Court, Hallam

An Exceptional Pair of Contemporary Family Residences

Presenting an exciting opportunity to secure two beautifully designed double-storey residences in a convenient Hallam location, these contemporary homes offer a wonderful combination of comfort, functionality and low-maintenance living. Thoughtfully arranged with generous interiors and flexible living spaces, both properties are perfectly suited to modern family lifestyles.

Each residence features a welcoming open-plan living and dining area, creating a comfortable environment for everyday relaxation and entertaining. The well-appointed kitchens offer practical layouts, island benches and ample cabinetry, seamlessly connecting with the main living spaces to provide a central hub for family gatherings.

Upstairs, both homes accommodate three generously proportioned bedrooms, including a master suite complete with a walk-in robe and private ensuite. The remaining bedrooms feature built-in robes and are serviced by a central family bathroom with a separate toilet. An additional upstairs retreat in each residence provides valuable flexibility, ideal for a second lounge, home office or children's activity

3 2 2

FOR SALE
$730,000 to $780,000

VIEW
Wed 18th Nov @ 5:00PM - 5:20PM

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Interested parties must rely solely on their own enquiries.

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area.

Designed with everyday convenience in mind, both properties also feature a ground-floor powder room, separate laundry, practical storage solutions and a double garage. Split-system air conditioning further enhances comfort, while the thoughtfully designed two-storey layouts offer a balance of shared living spaces and private accommodation.

Whether purchased individually or together, these two residences present an appealing opportunity to enjoy contemporary living in a well-connected and established neighbourhood.

Key Features:
- Two contemporary double-storey residences
- Three bedrooms in each home, including a master with walk-in robe and ensuite
- Additional bedrooms with built-in robes
- Spacious open-plan living and dining areas
- Well-appointed kitchens with island benches and ample storage
- Versatile upstairs retreats offering additional living flexibility
- Central family bathrooms with separate toilets
- Ground-floor powder rooms
- Separate laundries and practical storage
- Split-system air conditioning
- Double garages for secure parking
- Functional layouts designed for comfortable, low-maintenance living
- Opportunity to purchase individually or together
- Prime location

Positioned in the heart of Hallam, these residences enjoy convenient access to a range of everyday amenities, including Hallam Primary School, Hallam Secondary College, Hallam Square Shopping Centre, Westfield Fountain Gate Shopping Centre and Hallam Train Station. Nearby parks and recreational facilities provide opportunities for outdoor enjoyment, while easy connections to Princes Highway, the Monash Freeway and surrounding suburbs ensure excellent accessibility throughout Melbourne's south-east.
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.

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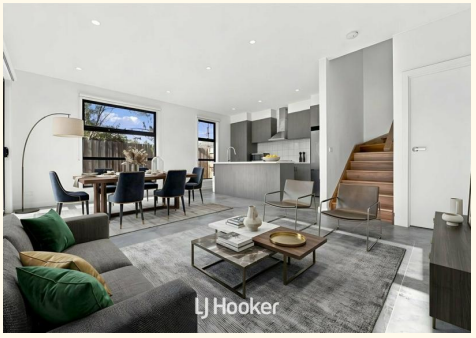
MORE DETAILS

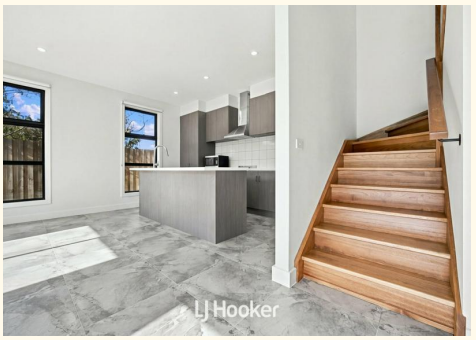
Property ID	AECHWR
Property Type	Townhouse

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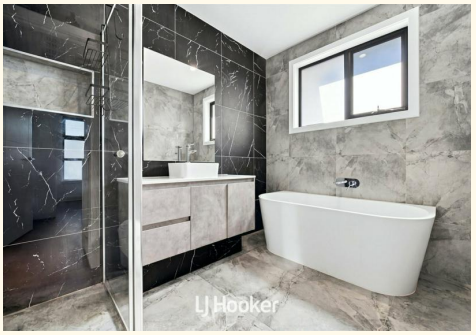
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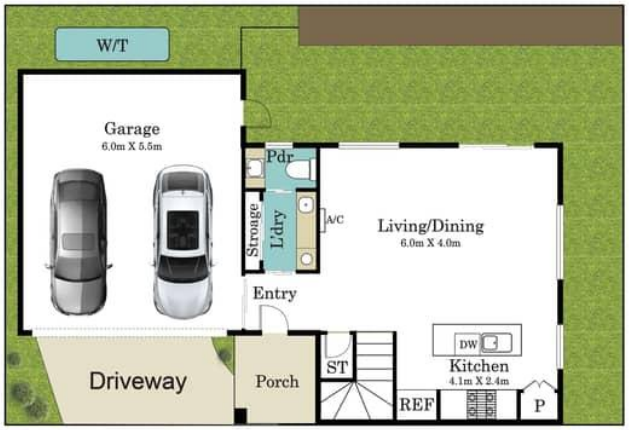






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Ground Floor



First Floor



Total Building Area =149.5 m²

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* Dimensions are approximate and for illustrative purposes only

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