

**12 Marson Crescent, Hallam, Vic 3803**

**AREA SPECIALIST**  
Rapid

**House For Sale**

Saturday, 13 April 2024

12 Marson Crescent, Hallam, Vic 3803

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 552 m2**

**Type: House**



Mehdi Fayazi

0405001929

**\$659,000 to \$715,000**

This beautiful three-bedroom home is ready for you to move in and enjoy. Located in a quiet street, close to schools, shops, public transport, reserves and within easy access to major freeways. Situated on a generous 552m<sup>2</sup> block of land, there is plenty of room for outdoor activities and potential expansions. The bathroom has been fully renovated, showcasing modern fixtures and a contemporary design. A separate laundry adds to the convenience of daily living. Inside, the home exudes warmth and style with floating timber boards and a cozy wooden fire heater, creating a welcoming atmosphere. Downlights illuminate the space, enhancing its appeal. Highlighted by a kitchen in the heart of the home all catering to a wonderful open plan lounge and dining area kitchen is equipped with stainless steel appliances including a dishwasher, ensuring functionality and modernity. Residents will enjoy year-round comfort with a split-system cooling and heating unit. The property also features a huge decked outdoor area, perfect for entertaining or relaxing outdoors. The spacious backyard provides plenty of room for children and pets to play freely. Ideal for first home buyers, downsizers, or investors, this property ticks all the boxes. Its prime location offers easy access to Princess Highway and the M1 Freeway, as well as Fountain Gate Shopping Centre. Families will appreciate close proximity to Hallam and Fountain Gate Secondary College, as well as Fountain Gate Primary School, ensuring quality education options. PHOTO ID REQUIRED AT OPEN HOMES

DISCLAIMER: All stated dimensions in the content and photos are approximate only. Due diligence checklist: <http://www.consumer.vic.gov.au/due-diligence-checklist>. For more Real Estate in Hampton Park contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.