



## FOR SALE

### ANOTHER ONE SOLD BY THE BABET BROTHERS!

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Ladies and Gentleman, do we have something special for you today, this ideal first home or investment sits on 655m<sup>2</sup> of land and is perfectly located. Walking distance to Hallam College, Hallam Primary, Hallam Kindergarten, Coles and a medical centre. Just around the corner within a few minutes in the car there is the Monash freeway, South Gippsland freeway, Princess Highway and the Westfield Fountain Gate shopping centre!

This property is also sub-dividable (STCA) so that you can build another home in the back or tear down in the future to build townhouses/units. How good is that! Opportunities like this don't present themselves too often!

Entering the property you are immediately greeted with lovely polished floor boards and a large and spacious family living area. The kitchen over looks the dining area so you can be right there in the action when preparing meals with your family and friends. The home features split system air conditioning, ducted heating and study nook. There is a lovely undercover deck in the back of the property which has unobstructed views of the Dandenong Ranges!

This home is the perfect property for the first home buyer or investor and presents an amazing opportunity to purchase a property on a very large parcel of land. Ripe for future development.

This property is priced to sell and is very affordable we hope to see you at the open for inspection! Contact the Babet Brothers today to avoid disappointment!

3 BED | 1 BATH | 2 CAR

PRICE:  
\$430,000 - \$470,000

OPEN FOR INSPECTION:  
N/A



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# 23 Frawley Road, Hallam



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.