

11 Nola Court, Hampton Park

## Spacious Family Home in a Quiet Court with Park at Your Back Gate

Set in a quiet court location and upgraded to display quality, this freshly painted family home offers space, comfort and a lifestyle that is hard to beat. Just a short walk to both primary and secondary schools, Hampton Park Shopping Square, medical facilities, childcare and bus services, with easy access to the Monash Freeway and Hallam Train Station only minutes away.

Positioned on a generous 769m<sup>2</sup> block, the home features three well sized bedrooms with built in mirrored robes, serviced by a central family bathroom. At the rear of the property is an additional separately built room complete with windows, door and air conditioning, currently used as a home office, ideal for those working from home or needing extra space.

The layout includes a spacious formal living room at the front of the home, flowing through to a timber kitchen equipped with gas cooking, rangehood, dishwasher and skylight. The kitchen overlooks the rear family room, creating a warm and inviting space highlighted by a Coonara wood heater.

3 2 2

### FOR SALE

\$735,000 - \$785,000 PLUS AN OFFICE

### VIEW

Sat 21st Feb @ 10:00AM - 10:20AM

### AGENTS

Sushant Gupta

0402 422 824

sushant.gupta@ljhcasey.com.au

Fatima Yazdani

0455 060 836

fatima.yazdani@ljhcasey.com.au

### AGENCY

LJ Hooker Hampton Park

(03) 9702 8388

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.



Outside offers a huge backyard with two separate covered pergola areas perfect for entertaining, two garden sheds and plenty of room for kids to play soccer or cricket. There is also side concreting at the rear of the property, adding extra functionality and low maintenance outdoor space. Parking is well catered for with a single carport plus space for up to four additional vehicles, thanks to the fully concreted front yard.

Additional features include solar panels, new hot water system, gas heating, split system heating and cooling, hardwood floors throughout and tiled wet areas.

A standout feature is the private rear access directly to Marjorie Eastick Reserve playground. The reserve is currently undergoing upgrades, including a new basketball court, community facilities with shelter, picnic and barbecue areas, drinking fountain, flying fox and more, offering an incredible lifestyle right at your back gate.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.

## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 47YE4FHE           |
| Property Type | House              |
| Land Area     | 767 m2             |
| Including     | Study              |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |

**Sushant Gupta 0402 422 824**

Senior Sales Agent | [sushant.gupta@ljhcasey.com.au](mailto:sushant.gupta@ljhcasey.com.au)

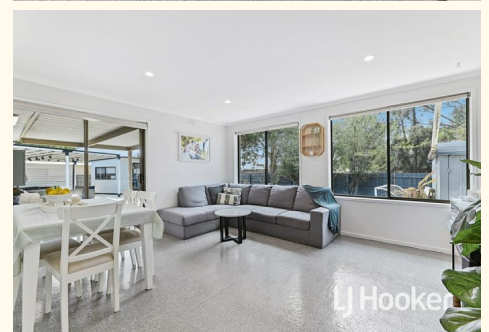
**Fatima Yazdani 0455 060 836**

Sales Agent | [fatima.yazdani@ljhcasey.com.au](mailto:fatima.yazdani@ljhcasey.com.au)

**LJ Hooker Hampton Park (03) 9702 8388**

Shop 20, Hampton Park Shopping Centre, 166 Somerville Road,  
HAMPTON PARK VIC 3976

[hamptonpark.ljhooker.com.au](http://hamptonpark.ljhooker.com.au) | [john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)





## 11 Nola Court, Hampton Park

This floorplan is for illustration purposes only and no warranty is given to its accuracy.  
Purchasers are advised to carry out their own investigations.