

## Hampton Park, 12 Pauline Court

Perfect Starter Home or Investment in Key Locale!

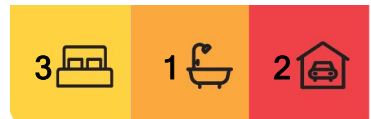
If you're looking to get into the market then this is the opportunity you have been waiting for!...

Located within walking distance to Coral Park Primary School, Kindergarten, Bus Stops, Reserves and within close proximity of Narre Warren South P-12 College, Amberly Park Shops, Hampton Park Shopping Centre, Hallam Train Station and Freeway Access making this the ideal starter home or investment!

As you enter you are greeted with a generous formal lounge room. Make your way through to the hostess kitchen with plenty of cupboard space, dishwasher and breakfast bar overlooking the meals area. Comprising of three bedrooms with built-in robes and central to the main bathroom, separate toilet and laundry. Outdoors offers a huge pergola area, ideal for entertaining, a double garage plus the added benefit of a long driveway for plenty of car accommodation and a great sized backyard with plenty of room for the kids to run



**Disclaimer:** 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.



**For Sale**  
\$620,000 - \$660,000

**View**  
[ljhooker.com.au/47X7XFHE](http://ljhooker.com.au/47X7XFHE)

**Contact**  
**Aren Aliu**  
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[aren.aliu@ljhcasey.com.au](mailto:aren.aliu@ljhcasey.com.au)

**John Deo**  
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[john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)

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

around in.

Fantastic street appeal and manicured gardens are the finishing touches to this great opportunity not to be missed, get in quick before it's too late!

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## More About this Property

<b>Property ID</b>	47X7XFHE
<b>Property Type</b>	House
<b>Land Area</b>	577 m2
<b>Including</b>	Close to Schools Close to Shops Close to Transport

### Aren Aliu 0403 613 988

Sales Manager / Auctioneer / Licensed Estate Agent | [aren.aliu@ljhcasey.com.au](mailto:aren.aliu@ljhcasey.com.au)

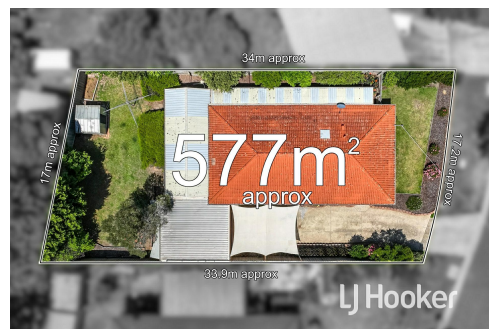
### John Deo 0411 873 123

Director - Officer In Effective Control | [john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)

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

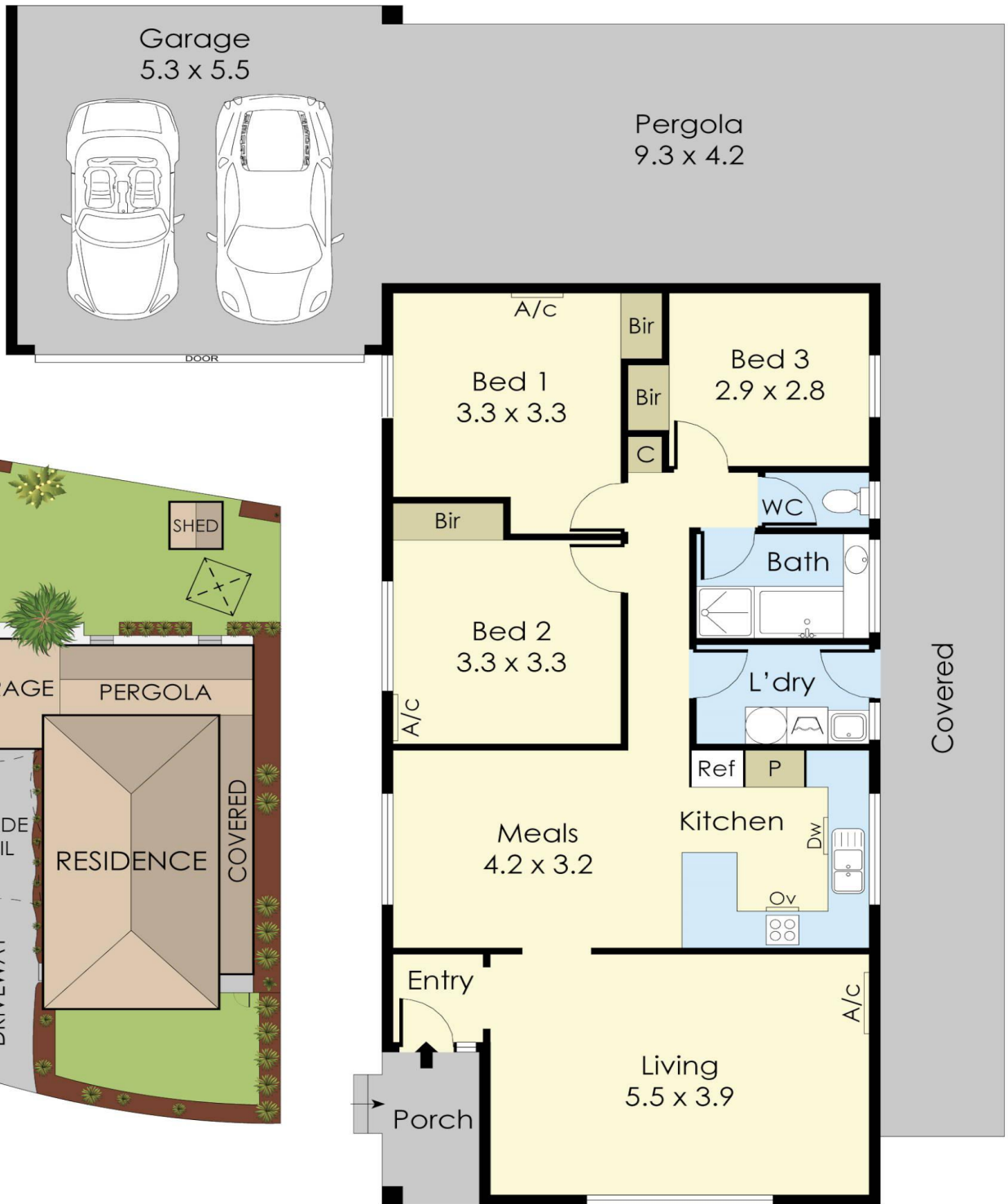
Shop 20, Hampton Park Shopping Centre, 166 Somerville Road, HAMPTON PARK VIC 3976

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## 12 Pauline 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.