



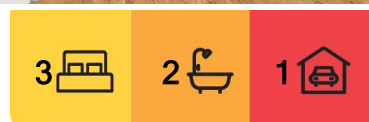
## Hampton Park, 12 Sandhurst Mews

Perfectly Presented with Home Business Setup!

If you are in search of a home that offers space, presentation, entertainment and the opportunity to run your business from home, then this is the one!

Conveniently located within close proximity of Hampton Park Shopping Centre, Hallam Train Station, Freeway Access, Kilberry Valley and Coral Park Primary Schools, Strong Drive Pre-School, Bus Stops and Reserves, making it an amazing opportunity for the first home buyer or astute investor.

From the moment you walk in, you will feel at home with plenty of natural light throughout, welcoming you to the generous formal lounge room. Make your way through to the hostess kitchen with plenty of cupboard space, stainless steel appliances including gas cook top, dishwasher and glass splash back; while overlooking the large family and meals area, offering two separate living areas. Comprising of three bedrooms, the master bedroom with full ensuite and walk-in robe. Other bedrooms with built-in robes and central to the main bathroom, separate toilet and laundry.



**For Sale**  
\$640,000 - \$699,000

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

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

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Further comforts include ducted heating, evaporative cooling, split system, ceiling fans, solar panels, a huge outdoor pergola area over timber decking with the added benefit of a kitchenette offering a fantastic area all year round for entertaining guests. The single garage has been converted into a fully equipped hair dressing salon with front door entry, flooring, fully lined ceiling with downlights, water and multiple power connections giving you plenty of business options to run from home, or the option to convert back into a garage with the front roller door still in place. The backyard offers plenty of space for the kids to play in plus two storage sheds and a separate gazebo area.

With fantastic street appeal and nothing left to spare, having all the hard work done for you inside and out, this place is waiting for you to call it home... Get in quick before it's too late!

## More About this Property

<b>Property ID</b>	47WQNFHE
<b>Property Type</b>	House
<b>Land Area</b>	500 m <sup>2</sup>
<b>Including</b>	Ducted Heating Evaporative Cooling Solar Panels Close to Schools Close to Shops Close to Transport Kitchenette Split system

### Aren Aliu 0403 613 988

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

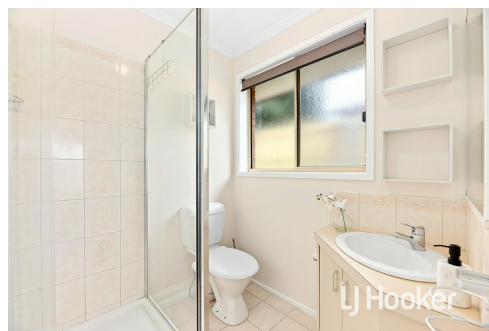
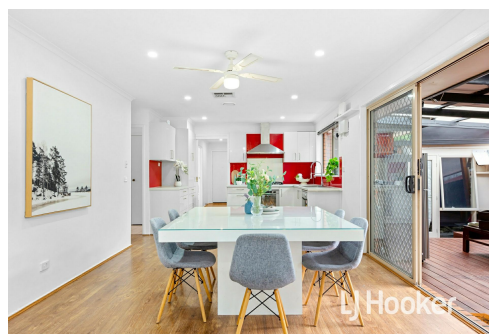
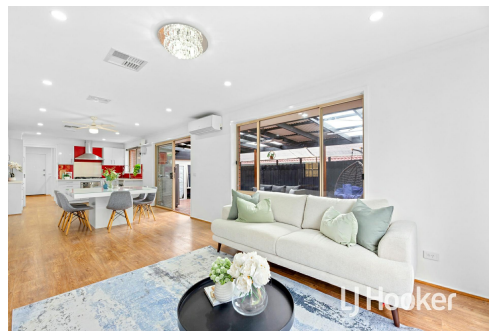
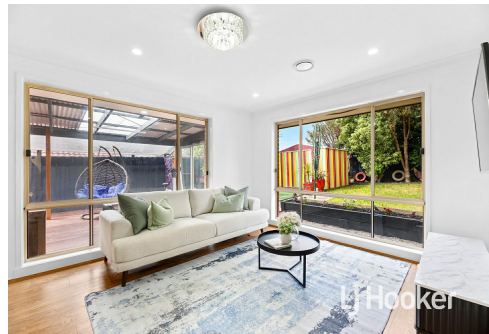
### John Deo 0411 873 123

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

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

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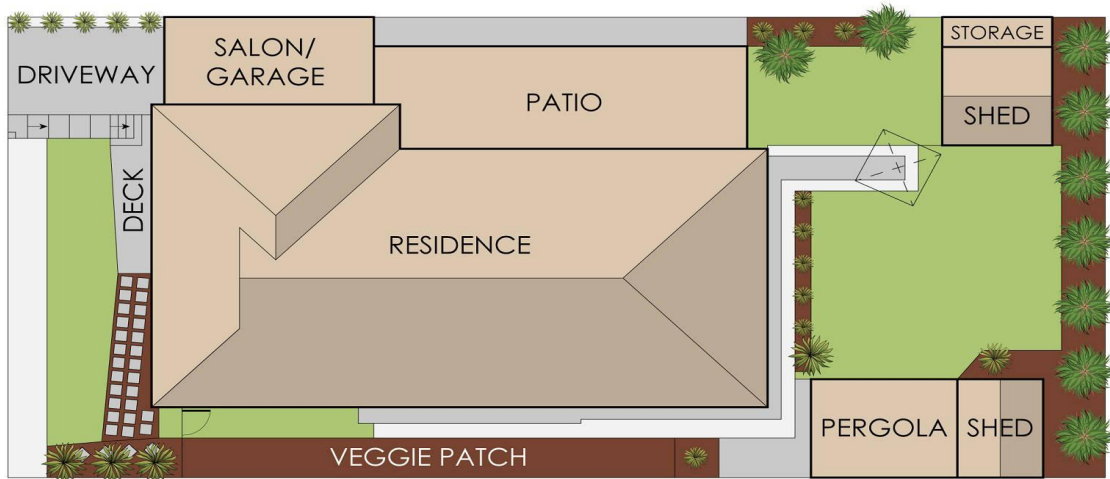
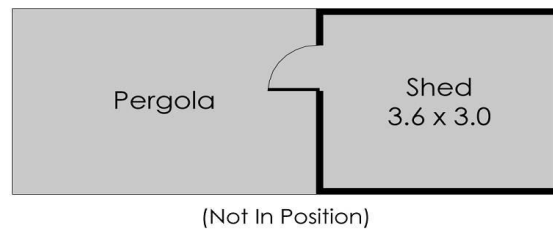
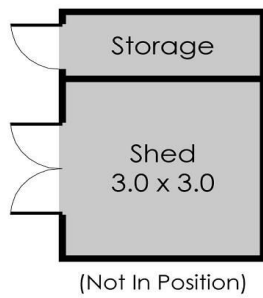
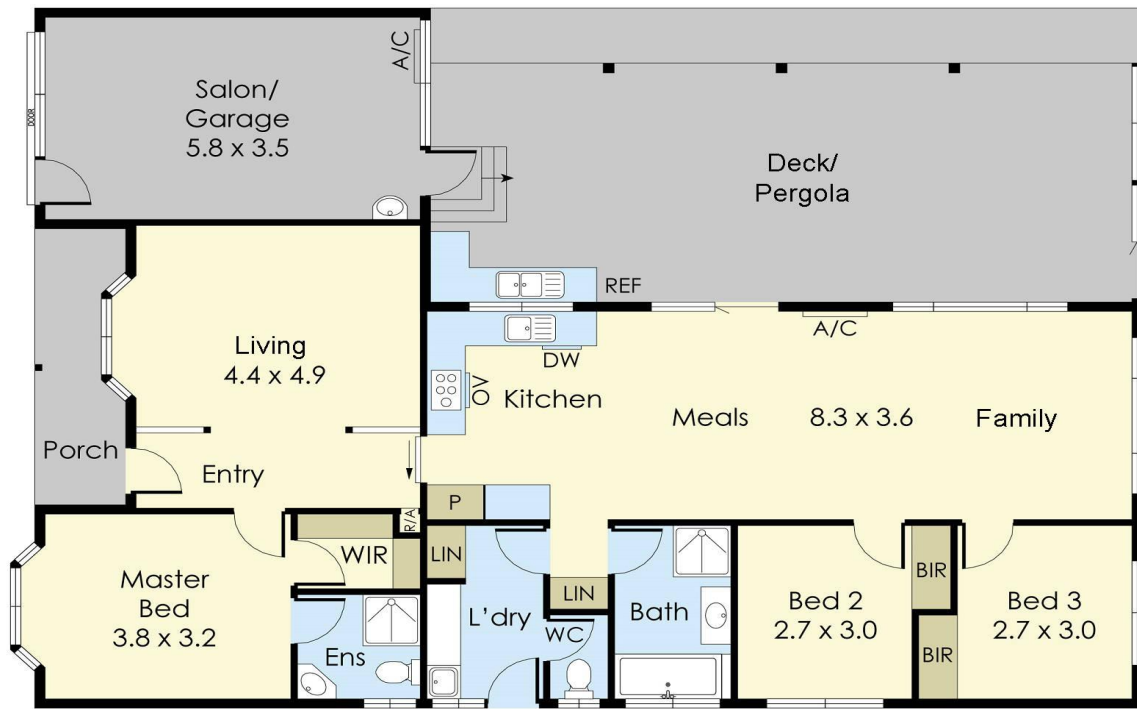


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## 12 Sandhurst Mews, Hampton Park

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