



19 Simon Court, Hampton Park

## Renovate, Subdivide or Add Granny Flat in Key Locality!

What an amazing opportunity on offer for all investors, developers and home buyers looking to secure a property on a large parcel of land with the potential to keep the existing dwelling and build another large unit at the rear (STCA) or renovate the property, move in and enjoy the space with a huge backyard!

Conveniently located within walking distance to Coral Park Primary School, Kindergarten, Bus Stops and within close proximity of Hampton Park Shopping Centre, Secondary College, River Gum Primary School, Narre Warren South P-12 College, Freeway Access, Hallam Train Station and Reserves.

As you enter you are greeted by the generous formal lounge room. Make your way through to the kitchen with 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 you have a large pergola area, ideal for entertaining, a large three car garage with rear roller access and a huge backyard with so much potential.

Capitalize now and set yourself up for the future with this rare find of

3 1 3

**FOR SALE**  
\$720,000 - \$740,000

### AGENTS

John Deo  
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### 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.

LJ Hooker

811m2 land in prime position before it's too late!

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### MORE DETAILS

Property ID	47Y9YFHE
Property Type	House
Land Area	811 m2
Including	Close to Schools Close to Shops Close to Transport

#### John Deo 0411 873 123

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Floorplan

Siteplan

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