



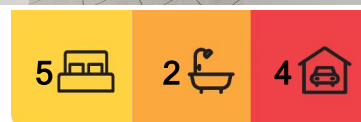
## Hampton Park, 22 Ralph Crescent

Hampton Park's Best-Kept Secret —Resort-Style Family Home with Bonus Living Space!

Tucked away in a quiet, family-friendly street, 22 Ralph Crescent offers generous indoor and outdoor spaces, multiple living zones, and a flexible floor plan —ideal for growing families, extended households, or savvy investors looking for additional rental potential.

Neatly presented and well laid out, the home welcomes you with a light-filled living area at the front, flowing through to a separate dining space and a well-appointed modern kitchen with a central island bench and ample storage.

With four comfortable bedrooms in the main house, including a master suite with a walk-in robe and private ensuite, the home offers both privacy and practicality. The remaining bedrooms include built-in robes and are serviced by a central bathroom, separate toilet, and a laundry with outdoor access.



**For Sale**

\$680,000 to \$725,000

**View**

[ljhooker.com.au/8QBHWR](http://ljhooker.com.au/8QBHWR)

**Contact**

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At the rear of the home, you'll find a huge fifth bedroom with its own private access and attached storage —perfect as a guest suite, teen retreat, home office, or even potential for a studio or rental.

Step outside to discover a large undercover entertaining area, ideal for family BBQs or year-round gatherings, with easy access to a flat, child-friendly backyard and multiple sheds for extra storage or hobbies.

Key features include:

- Five bedrooms including a large detached 5th bedroom with storage
- Master bedroom with walk-in robe and ensuite
- Spacious front living room and separate dining area
- Central kitchen with island bench and pantry
- Family bathroom with separate WC
- Full-size laundry with external access
- Outdoor undercover entertaining area
- Solar panel system for energy efficiency
- Security alarm system for peace of mind
- Ducted heating and evaporative cooling throughout
- Dual sheds extra storage
- Carport parking for two vehicles and a long driveway
- Flat, low-maintenance backyard ideal for children or pets

Positioned within walking distance to Kilberry Primary School, with the Hampton Park Shopping Square and Monash Freeway just a short drive away, 22 Ralph Crescent offers a lifestyle of convenience and comfort for growing families.

Whether you're seeking space for a large family or a property with dual-living potential, this flexible and functional residence is a rare find in the heart of Hampton Park.

Enquire today to arrange your private inspection —don't miss out on this versatile opportunity!

#### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such.

No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.



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## More About this Property

<b>Property ID</b>	8QBHWR
<b>Property Type</b>	House
<b>Land Area</b>	457 m2

### Hadi Gz 0470 635 510

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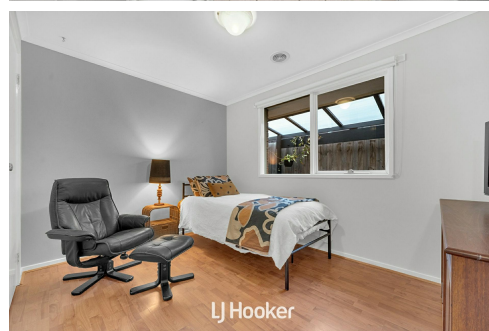
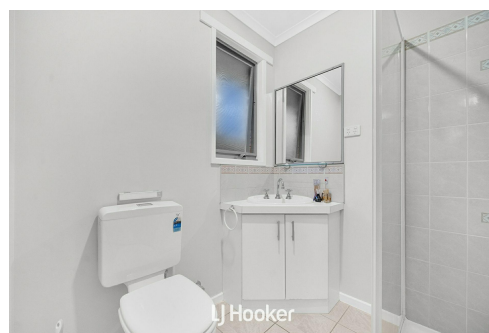
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# Floor Plan



**LJ Hooker**

**22 Ralph Crescent Hampton Park**

\* Dimensions are approximate and for illustrative purposes only



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