



## Hampton Park, 22 The Grange

Character Filled with a Modern Renovation on 657m2!

You will feel right at home with this renovated family home blending modern living with natural charm on a large 657m2 with an abundance of space, conveniently located within close proximity of Hampton Park Shopping Centre, Hallam Train Station, Primary and Secondary Schooling, Bus Stops and Reserves.

From the moment you walk in you will be impressed at how inviting this home is, with gorgeous neutral tones welcoming you to the great sized formal lounge and dining room. Make your way through to the large, hostess kitchen with stunning 40mm stone, waterfall, plenty of cupboard space, tiled splash back, 900mm oven, gas cooktop, undermount rangehood, great sized fridge space and breakfast bar overlooking the meals area. Comprising of three bedrooms with built-in robes and all central to the modernized bathrooms, one with floor to ceiling tiles, other bathroom/laundry also with stone bench and modern fixtures and fittings.



**For Sale**  
\$650,000 - \$699,000

**View**  
[ljhooker.com.au/47XA3FHE](http://ljhooker.com.au/47XA3FHE)

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

Further comforts include split system, a single carport with remote front roller door plus a single garage and the added benefit of a long driveway for plenty of extra car accommodation, boat or caravan, a great sized outdoor pergola area over timber decking ideal for entertaining guests amongst the huge backyard with plenty of room for the kids to run around in.

Beautifully manicured gardens are the finishing touches to a charming family home... This is one you don't want to miss out on!

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## More About this Property

<b>Property ID</b>	47XA3FHE
<b>Property Type</b>	House
<b>Land Area</b>	657 m2
<b>Including</b>	Alfresco Close to Schools Close to Shops Close to Transport Split system

### Aren Aliu 0403 613 988

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

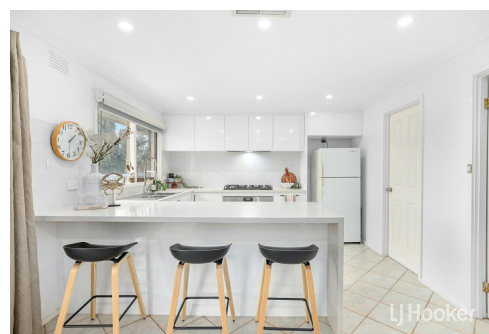
### John Deo 0411 873 123

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

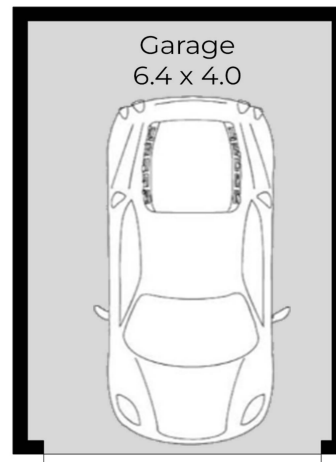
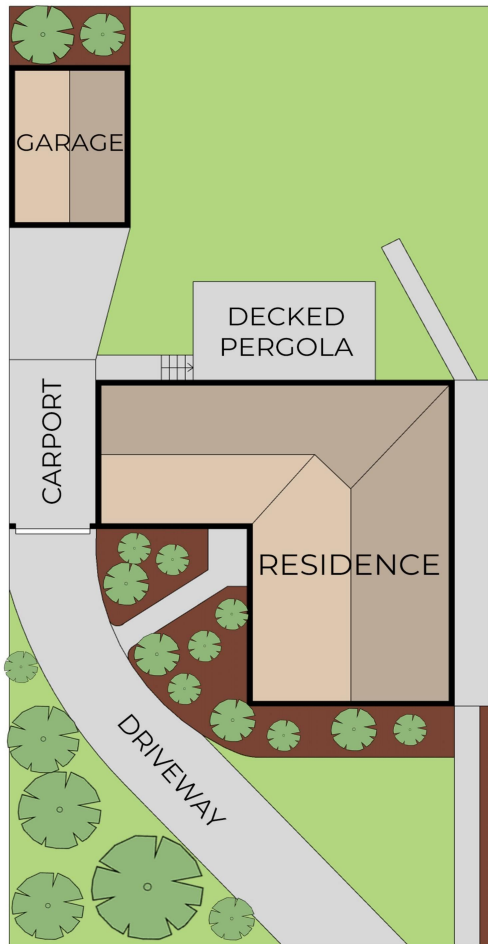
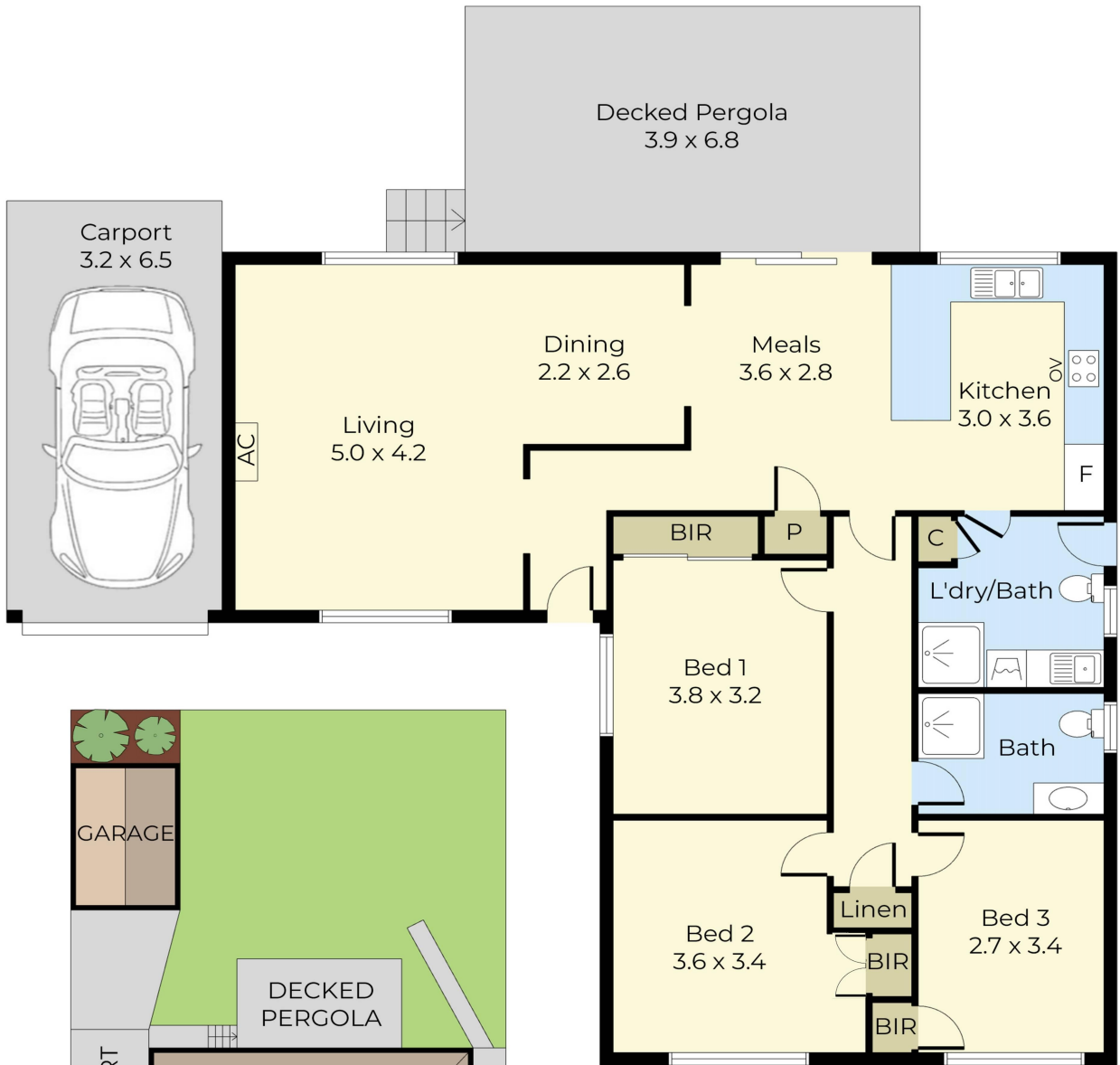
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(Not In Position)



## 22 The Grange, Hampton Park

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