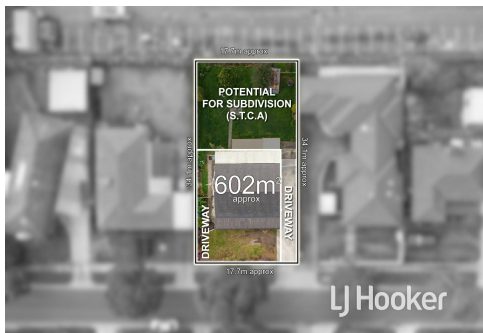




## Hampton Park, 30 Wren Street

Great Potential for Subdivision in Prime Locality!

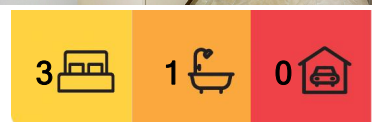
What an amazing opportunity on offer for all investors, developers and home buyers looking to secure a property with the potential to keep the existing dwelling and build another dwelling at the back (STCA) or move in and enjoy the space with a huge backyard!

Conveniently located within walking distance to River Gum Primary School, Hampton Park Secondary College and within close proximity of Hampton Park Shopping Centre, Robert Booth Reserve, Freeway Access, Hallam Train Station and Bus Stops.

As you enter you are greeted by the formal lounge room. This opens to the kitchen overlooking the meals area. Comprising of three bedrooms with built-in robe and central to the main bathroom. Other features included are newly installed ducted heating, A/C, 2 toilets, newly installed stainless steel oven, cooktop and rangehood. Outdoors you will find a generous pergola area, ideal for entertaining guests amongst the huge backyard with plenty of room for the kids to run around in and so much potential.



**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**  
\$590,000 - \$618,999

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

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

Capitalize now and set yourself up for the future with this rare find in prime position before it's too late!

## More About this Property

|                      |                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | 47WATFHE                                                                                                       |
| <b>Property Type</b> | House                                                                                                          |
| <b>Land Area</b>     | 602 m <sup>2</sup>                                                                                             |
| <b>Including</b>     | Air Conditioning<br>Ducted Heating<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Split system |

**John Deo 0411 873 123**

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

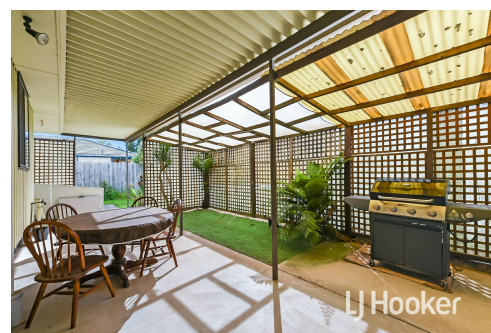
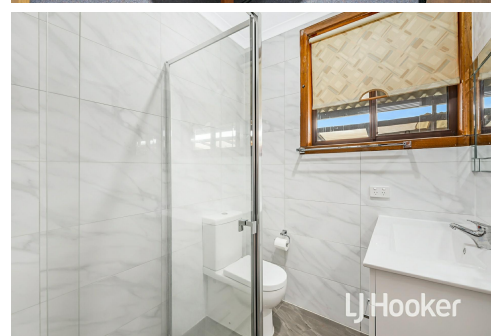
**Aren Aliu 0403 613 988**

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

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