



34 Edeys Run, Hampton Park

## Expansive Four-Bedroom Family Home with Multiple Living Zones

Set on a generous approximately 530sqm allotment, this well-maintained family home delivers a practical layout, multiple living zones, and excellent outdoor entertaining, ideal for families, first-home buyer or investors seeking space and comfort in a convenient Hampton Park location.

The home comprises four bedrooms, including a master bedroom with an ensuite and built-in robe, while the remaining bedrooms are serviced by a central bathroom and separate WC. A dedicated laundry with external access adds to everyday practicality.

Multiple living areas enhance flexibility, featuring a spacious formal living room at the front of the home and an open-plan dining and family zone at the heart of the residence. The functional kitchen overlooks the family area, creating a central hub for daily living.

Comfort is assured year-round with ducted heating and air conditioning, while the home is further enhanced by a solar panel system to assist with energy efficiency.

Stepping outside, the covered alfresco area provides an ideal setting

4 2 2

### FOR SALE

\$830,000 to \$880,000

### VIEW

Thu 19th Feb @ 6:00PM - 6:30PM

### AGENTS

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### AGENCY

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for outdoor entertaining, overlooking a generous backyard complete with water tanks, garden space and a shed-perfect for families, pets or those who enjoy outdoor living.

A garage with internal access, combined with a long straight driveway, provides parking for multiple vehicles.

#### Key Features:

- Approximately 530sqm of land
- Four bedrooms, including a master with an ensuite
- Central bathroom with separate WC
- Multiple living areas
- Functional kitchen overlooking family zone
- Ducted heating and air conditioning
- Solar panel system for energy efficiency
- Water tanks
- Covered alfresco for outdoor entertaining
- Generous backyard with a shed
- A garage with internal access
- Prime location

Ideally positioned close to local schools, parklands, and Hampton Park Shopping Centre, with Westfield Fountain Gate just a short drive away, plus public transport options and easy access to major road links, this home offers an outstanding lifestyle in a well-established and family-friendly neighbourhood.

Call us today to arrange your private inspection!

#### 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.

#### MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | 9PSHWR |
| Property Type | House  |
| Land Area     | 530 m2 |

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## Floor Plan



**LJ Hooker**

**34 Edeys Run, Hampton Park**

\* Dimensions are approximate and for illustrative purposes only

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**