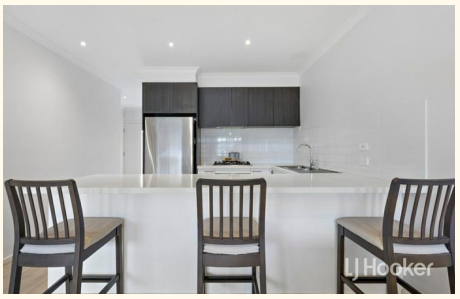

36 Kate Avenue, Hampton Park

# 3 Bedroom Family Home With 2 Separate Living Areas

Welcome to 36 Kate Avenue, Hampton Park  a well-designed 3 bedroom family home offering space, comfort and functionality throughout, featuring two separate living areas ideal for growing families. There is a formal lounge room as you enter and a separate family meals room off the kitchen. If you need a 4th bedroom, convert the front lounge into your 4th bedroom.

As you step inside, you're greeted by a spacious lounge room on the left, perfect for relaxing or entertaining guests. To the right, the staircase leads you up to the private living quarters.

Moving through the home, you'll find a generous kitchen featuring a gas cooktop, dishwasher and 40mm stone benchtops, overlooking the dining area and a large family room ideal for everyday living. The main family area is also fitted with a split system for added comfort, while ducted heating runs throughout the home.

Positioned off the family room is a spacious laundry with convenient access to the side yard and garage. The laundry also connects to a separate powder room, perfect for guests.

3 2 2

**FOR SALE**
$740,000 - $800,000

**AGENTS**
John Deo
0411 873 123
john.deo@ljhcasey.com.au

Carlton Vaz
0425 843 786
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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.

Upstairs, there are 3 well-sized bedrooms, serviced by a large central bathroom complete with a skylight that fills the space with natural light and 40mm stone benchtops. The master bedroom is a true retreat, offering a full ensuite with his and hers vanity, a skylight, 40mm stone benchtops, a large walk-in robe, and a split system for added comfort. Enjoy a lovely views towards the Dandenong Ranges from the master.

Outside, the home continues to impress with a large backyard, perfect for kids to play, along with a concrete patio area for outdoor entertaining and a water tank for added practicality.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.

## MORE DETAILS

| | |
|---|---|
| Property ID | 47YSSFHE |
| Property Type | House |
| Including | Ensuite |
| | Air Conditioning |
| | Ducted Heating |
| | Toilets (3) |
| | Dishwasher |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |

**John Deo 0411 873 123**
Director - Officer In Effective Control | john.deo@ljhcasey.com.au
**Carlton Vaz 0425 843 786**
Sales Agent / Licensed Estate Agent | carlton.vaz@ljhcasey.com.au

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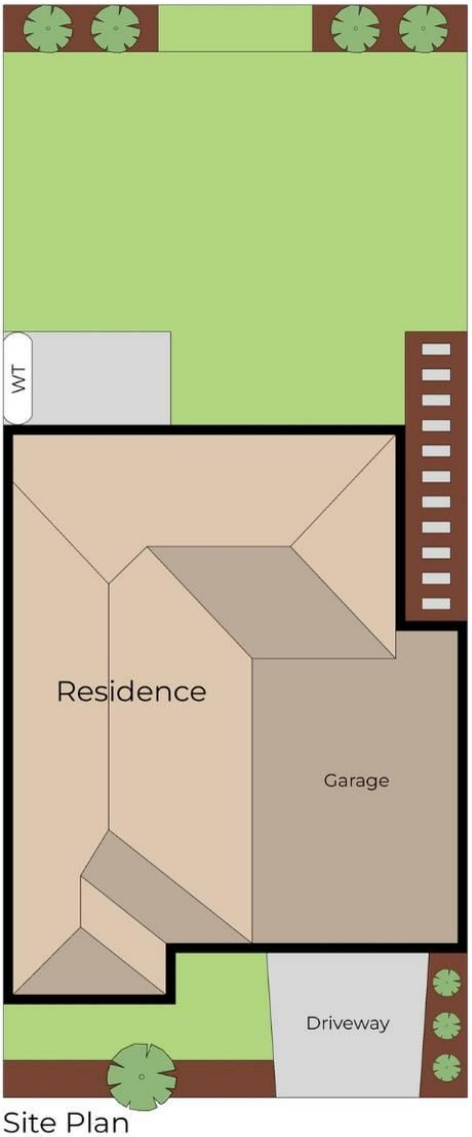
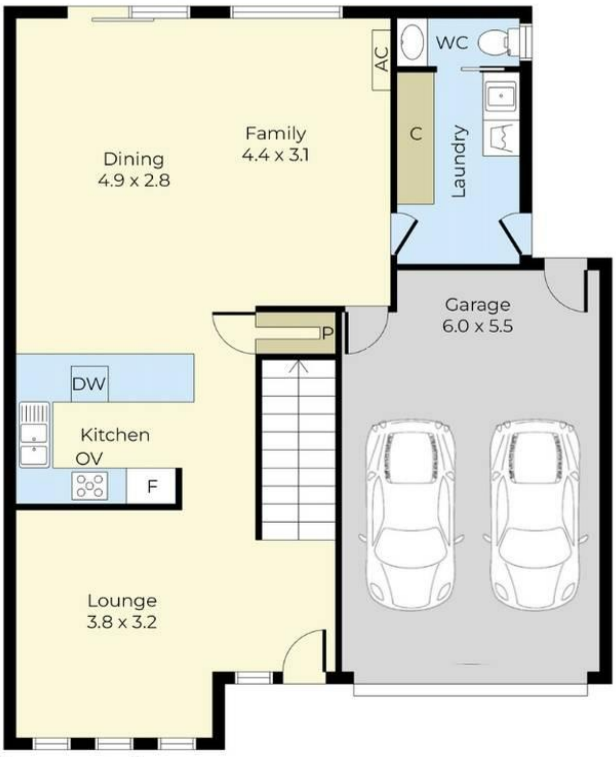
Upstairs




Site Plan




Lowerstairs.

N

# 36 Kate Avenue, Hampton Park

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Purchases are advised to carry out their own investigations.

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LJ Hooker