



74 Cairns Road, Hampton Park

Prime Hampton Park Location with Endless Potential on 648m² (Approx.)

Perfectly positioned in one of Hampton Park's most sought-after locations, this beautifully presented family home offers the perfect combination of comfort, convenience and future potential. Set on a generous approximately 648m² allotment, directly opposite parklands, an oval and children's playground, this is an outstanding opportunity for first home buyers, growing families, investors and developers alike.

From the moment you arrive, you'll appreciate the immaculate presentation and the care that has gone into maintaining this wonderful home. Ready to move straight in and enjoy, it also offers exciting possibilities for the future with ample space for a granny flat or potential subdivision (STCA).

Step inside to discover a warm and inviting floor plan featuring three generous bedrooms, all serviced by a centrally located family bathroom. The spacious lounge room provides the perfect place to relax with family and friends, while the well-appointed timber kitchen offers plenty of cupboard and bench space and flows effortlessly into

3 1 1

FOR SALE

\$690,000 - \$740,000

VIEW

Sat 15th Aug @ 10:00AM - 10:20AM

AGENTS

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

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

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.

LJ Hooker

the adjoining meals area. Large windows overlook the expansive backyard, creating a wonderful connection between indoor and outdoor living.

Outside is where this property truly shines. The huge backyard provides endless possibilities, whether you're looking to extend the existing home, build a granny flat for additional income or family accommodation, or explore subdivision potential (STCA). Children and pets will love the open space, while the established gardens create a peaceful setting to enjoy all year round.

Other features included are a split system air conditioning, beautiful floorboards throughout, solar panels to help reduce electricity costs, secure garage, garden shed.

The location is second to none. Situated just minutes from Hampton Park Shopping Centre, River Gum Primary School, Hampton Park Secondary College, St Kevin's Primary School, medical facilities, cafes, public transport and easy access to the South Gippsland Highway and Monash Freeway, everything you need is right at your doorstep. Being directly opposite parklands, sporting facilities and a playground provides the perfect lifestyle for families.

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	47Z4UFHE
Property Type	House
Land Area	648 m2
Including	Air Conditioning
	Floorboards
	Solar Panels
	Close to Schools
	Close to Shops
	Close to Transport

John Deo 0411 873 123

Director - Officer In Effective Control | john.deo@ljhcasey.com.au

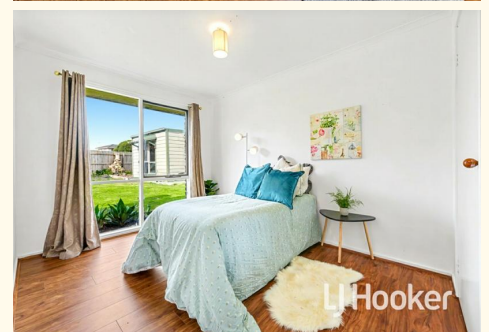
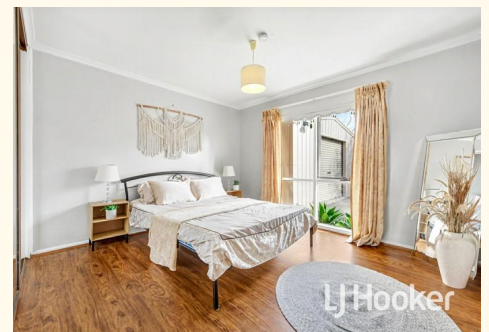
John Deo 0411 873 123

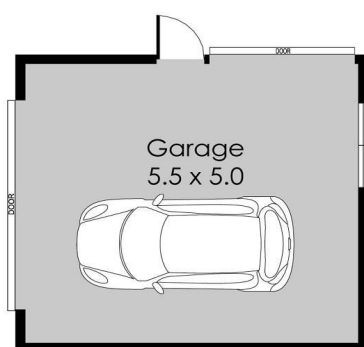
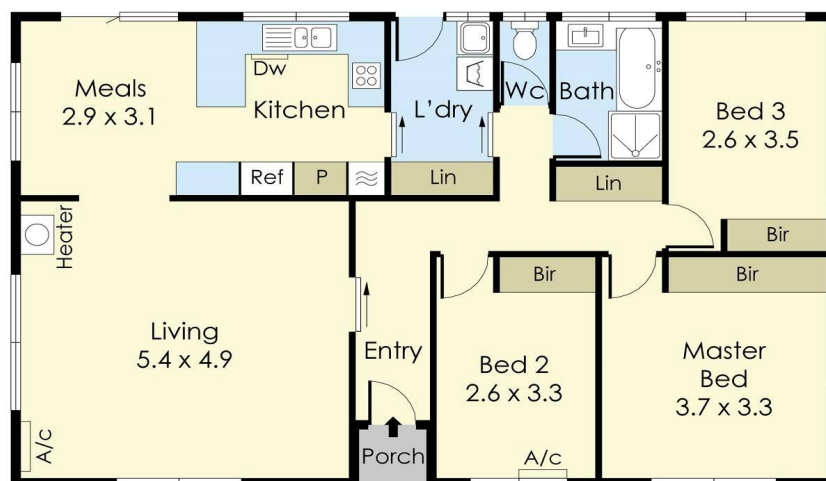
Director - Officer In Effective Control | john.deo@ljhcasey.com.au

LJ Hooker Hampton Park (03) 9702 8388

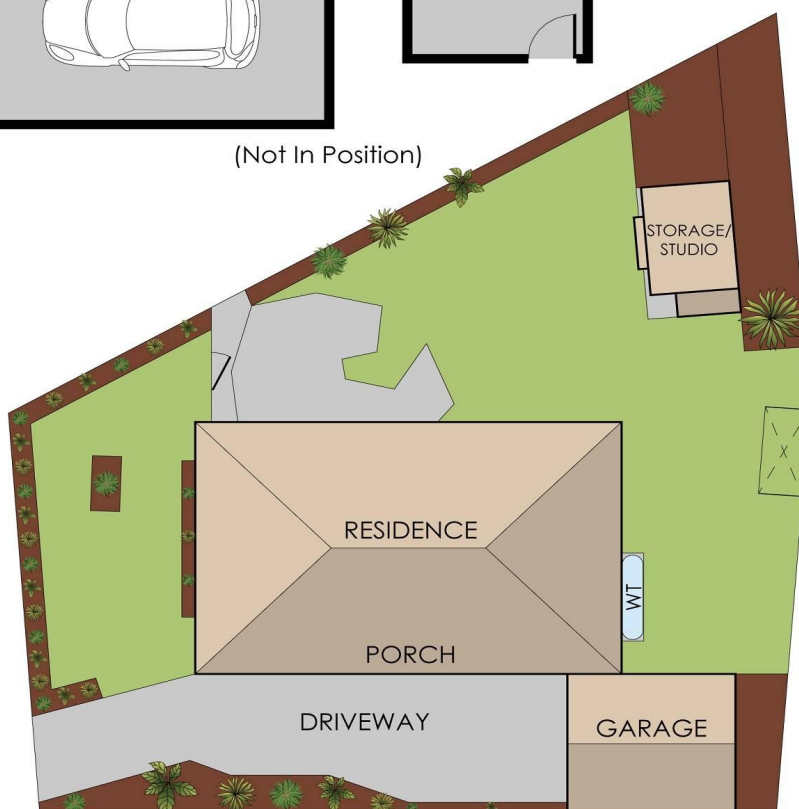
Shop 20, Hampton Park Shopping Centre, 166 Somerville Road,
HAMPTON PARK VIC 3976

hamptonpark.ljhooker.com.au | john.deo@ljhcasey.com.au





(Not In Position)



74 Cairns Road, Hampton Park

This floorplan is for illustration purposes only and no warranty is given to its accuracy.
Purchasers are advised to carry out their own investigations.