

8 Compass Rise, Hampton Park

## Comfort, Simplicity & Prime Location —The Perfect Family Starter

Welcome to 8 Compass Drive, Hampton Park - a well-presented and functional family home offering comfort, convenience and low-maintenance living in a highly sought-after pocket.

This charming residence features three generously sized bedrooms, two bathrooms and a spacious central living area, making it ideal for first home buyers, downsizers or savvy investors looking to secure a solid property in a high-demand location.

The master bedroom is positioned privately and is complete with its own ensuite and built-in robe, creating a comfortable retreat for parents. The remaining two bedrooms are well-proportioned and serviced by a central bathroom, perfect for growing families or guests.

At the heart of the home is a light-filled open living and dining area that seamlessly connects to the kitchen. The kitchen offers ample bench space, practical storage and a functional layout, making everyday cooking and entertaining easy. The single living zone is spacious yet cozy - designed for relaxed family living without

3 2 2

### FOR SALE

\$695,000 to \$764,500

### VIEW

Sat 21st Feb @ 1:30PM - 1:50PM

### AGENTS

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### AGENCY

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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.



unnecessary upkeep.

Step outside to a low-maintenance backyard with enough space for kids and pets to enjoy, while still being easy to manage. Whether you're hosting a small gathering or simply enjoying a quiet afternoon, this outdoor space offers flexibility and potential.

Additional features include:

- Heating and cooling for year-round comfort
- Secure garage with additional driveway parking
- Practical floorplan with great flow
- Low-maintenance gardens

Location & Lifestyle:

- Positioned in a convenient and family-friendly pocket of Hampton Park, this home is surrounded by excellent amenities:
- Close to Hampton Park Shopping Centre
- Minutes to Lynbrook Village Shopping Centre
- Nearby schools including Hampton Park Primary, River Gum Primary, St Kevin's -Primary and Hampton Park Secondary College
- Easy access to South Gippsland Highway and Monash Freeway
- Close to Hallam and Lynbrook Train Stations
- Parks, reserves and walking tracks nearby including KM Reedy Reserve
- Medical centres, childcare facilities and public transport within easy reach

This is a fantastic opportunity to secure a well-located, easy-care home in a growing and established community.

Whether you're looking to move in or invest, 8 Compass Drive offers comfort, practicality, and long-term value.

Contact us today to arrange your 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                      9P5HWR  
Property Type                  House

**Mahdi Tawakoli 0480 116 248**

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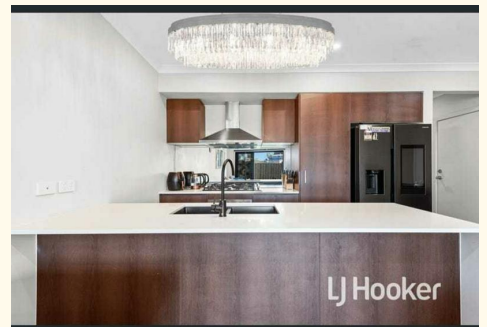
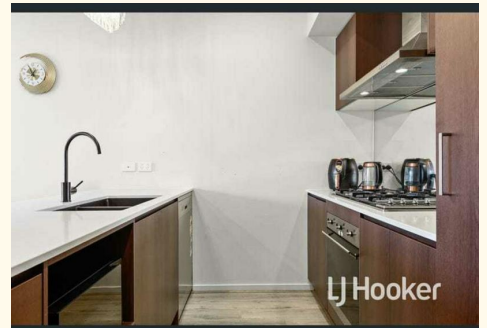
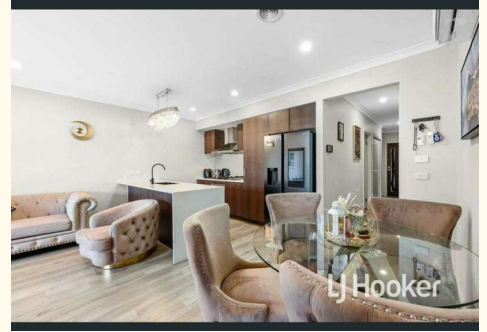
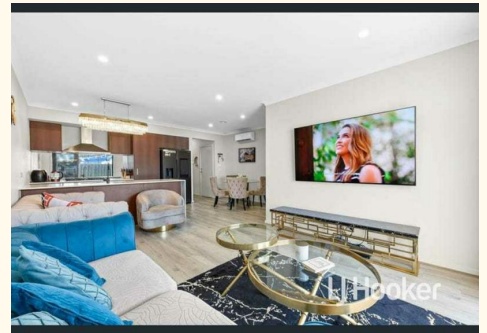
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