



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**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

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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:

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#### MORE DETAILS

Property ID                    9P5HWR  
Property Type                House

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