



## Hampton Park, 1/23 Ivan Crescent

Neat, Tidy and Fully Refreshed

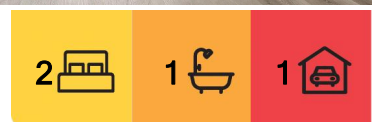
If you're a first home buyer or someone looking to start an investment portfolio, this neat and tidy unit at the rear of two could be just what you've been searching for.

Located in a quiet pocket, it offers a well-considered floor plan of generous proportions. The light-filled spaces begin with a sizeable living room, flowing into a separate dining area overlooked by a kitchen with an upright gas cooktop and ample storage options. A sliding door from here opens to a surprisingly large yard that sets this property apart from others of its kind. Currently fully grassed, it also offers plenty of scope to create an inviting alfresco area for outdoor dining or lounging, should you desire.

Recent upgrades add further appeal, including fresh paint throughout, new hybrid flooring in the living area and both bedrooms, new LED lighting, two ceiling fans, and a brand-new hot water system. The home is finished with two robed bedrooms, a central bathroom, and a separate toilet, all zoned together for convenience.



**Disclaimer:** 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.



**For Sale**  
\$510,000 - \$560,000

**View**  
[ljhooker.com.au/47XXKFHE](http://ljhooker.com.au/47XXKFHE)

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

Extras include split system heating and cooling, a full-sized laundry, a single lock-up garage, and a central location close to a range of desirable amenities. You're near local buses with rail links, a number of schools, shopping precincts including Hampton Park Shopping Centre, and a range of open green spaces such as the Cairns Park Reserve.

This property presents an opportunity that will be highly sought after by astute buyers, so make your enquiries swiftly to avoid disappointment.

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## More About this Property

Property ID	47XXKFHE
Property Type	Unit
Land Area	441 m2

### Sushant Gupta 0402 422 824

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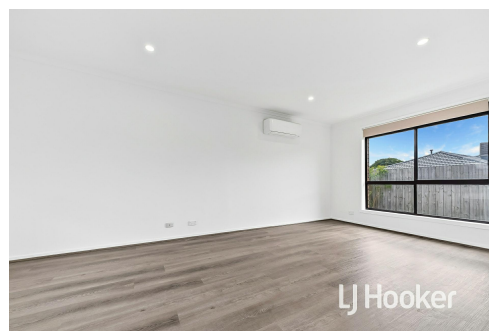
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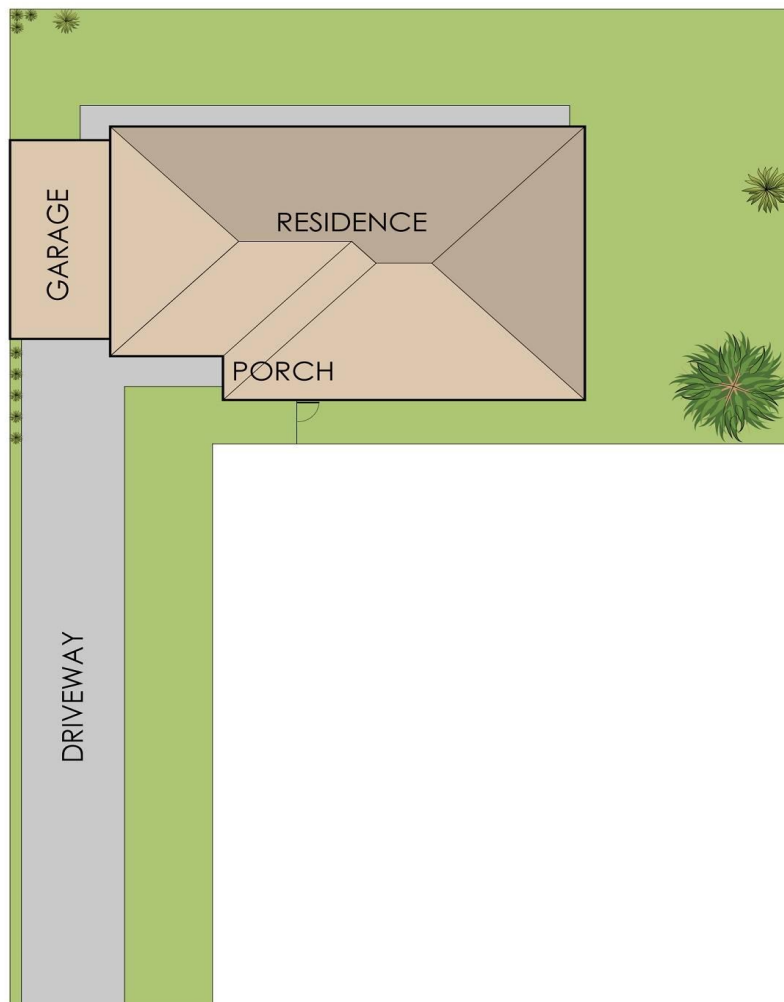
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This floorplan is for illustration purposes only and no warranty is given to its accuracy.  
Purchasers are advised to carry out their own investigations.