



## FOR SALE

### TICKING ALL THE BOXES IN THE PERFECT LOCATION!

An ideal match for first home buyers, families, downsizers and investors; act quickly and be the first to live in or rent out this pristine home.

This beautiful home comprises of the following

- 3 Comfortable Bedrooms with BIRs
- Formal Lounge
- Central Bathroom
- Separate Toilet
- Beautiful open plan kitchen overlooking meals & family area equipped with heating/ cooling throughout
- Separate Laundry
- Low maintenance front and backyard
- Ample Storage Space
- Single car Garage & Carport

With its central location and every spice of life at your doorstep, this ideal home is ready for your touch. Look no further than this great property that has all of the features a family or an investor could want. This bright, sunny and spacious house nestled in a exceptional location will be sure to please all who inspect it.

Superbly located nearby the lovely walking trails of River Gum Reserve, Coral Park Primary School, St Kevin's Primary School, Amber Drive Reserve and playground as well as only minutes to Hampton Park Shopping Centre, the South Gippsland Highway and the Monash Freeway.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact Nik Sharma on 0411 790 745 today to enquire further

#### DISCLAIMER:

The measurements provided of the land and/or property may not be 100% accurate. In order to

3 BED | 1 BATH | 2 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



**Nik Sharma**

**0411790745**

[nsharma@atrealty.com.au](mailto:nsharma@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.