# 50 NARELLAN DRIVE, HAMPTON PARK, VIC, 3976









# SOLD

## AUCTION! UNLESS SOLD PRIOR!

Auction Saturday 15/10/2022 at 1pm! Deposit payable by Electronic Funds Transfer! Settlement 60/90 days negotiable!

This much-loved, neat, clean, well-maintained brick veneer home is in a quiet court and set on approx. 827m2. This home is perfect to accommodate a granny flat, large garage and/or shedding (STCA) or simply use the room for your vegetable garden and/or the children and pets to play.

Situated only minutes from Hallam train station, bus stops, primary and secondary schools, shopping precinct, parks, gardens, medical facilities, freeway and all the amenities Hampton Park can offer.

Comprising: Kitchen with meals / dining area, open plan to the separate lounge room with easy access to a magnificent outdoor entertaining area. 3 generous bedrooms, master with full ensuite, plus separate family bathroom, laundry and toilet.

Other features include; Solar panels and battery, gas & electric appliances, gas ducted heating, cooling, tiled & timber floors, built in robes, double garage, workshop / shed, a very spacious side and rear yard with double gated access, established gardens, fully fence and so much more.
Hurry! An inspection will delight!

Thinking of selling now or in the future? For a free-market appraisal Call
Lou 0417-166-668 / Leeanne 0404-261 469 or email lou@atrealty.com.au
Statement of information will be available upon request.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

## 3 BED | 2 BATH | 2 CAR

PRICE:
$680,000

OPEN FOR INSPECTION:
N/A



**Lou Rinnovasi**
**0417166668**
lou@atrealty.com.au
lourinnovasi.com




Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

| | |
|---|---|
| Residence | - 114 m² |
| Garage | - 22 m² |
| Porch | - 2 m² |
| Pergola | - 50 m² |
| Shed | - 18 m² |
| Total | - 206 m² |

# 50 Narellan Drive, Hampton Park

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.

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