

# 10 Ivan Crescent, Hampton Park, Vic 3976

AREA SPECIALIST

## Sold House

Friday, 10 November 2023

10 Ivan Crescent, Hampton Park, Vic 3976

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Jaymee Hanh Le  
0416336902



Calvin Pais  
0481166522

**\$720,000**

Its Addressed: This spacious brick-veneer family home occupies a generous 661sqm block with a North-facing orientation for ample natural light. Location is key, and this home places you within walking distance to River Gum Primary School and Hampton Park Secondary College. St. Kevin's Primary School is a mere 2-minute stroll away, while Hampton Park Shopping Centre, with its surrounding dining and cafe precinct, is just a short walk from your doorstep. Exceptional public transport connectivity is at your convenience, with a bus stop servicing the 863, 891, 892, 893, 894, 895, and 982 bus routes is just meters from your front door. The home boasts a wide frontage and full-height muntin windows, inviting an abundance of natural light into the living spaces. A long concrete driveway adjoins a neat lawn and easy-maintenance landscaping, while a covered carport and vehicle access gates to the backyard provide ample parking space. A rooftop solar panel array ensures reduced energy bills. The home is designed to include two open-plan living and dining spaces that offer versatility. Ducted heating and evaporative cooling keep you comfortable year-round. NBN connectivity ensures you stay connected to the digital world. Modern downlights and pendants add elegance, and roller blinds offer privacy and style. Polished porcelain floor tiles and archway thoroughfares connect between rooms seamlessly. The kitchen presents with a monochromatic palette, with white laminate countertops and charcoal cabinets and drawers. It's equipped with a wall-mounted electric oven and a 900mm gas burner cooktop, making meal prep a breeze. This family home boasts four well-sized bedrooms, each featuring timber hardwood flooring and built-in robe storage. The master bedroom adds a walk-in robe and a private ensuite. Both bathrooms are well-presented in their original finish, with 2000mm high wall tiles and mixer tapware. The main bathroom includes a tiled hob bathtub, perfect for the little ones. Outdoors, a huge covered outdoor entertaining area doubles as secure parking for a boat or caravan. The expansive child-friendly backyard provides plenty of space to run around. Contact us today to schedule a viewing and experience the potential of this wonderful home. Property specifications: • Three bedrooms, two open living spaces, plenty of covered outdoor entertaining area • Easy-maintenance front and rear gardens • Ducted heating, evaporative cooling, solar panels, NBN • Plenty of secure off-street parking • Supreme location For more Real Estate in Hampton Park, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters