

# 12 Earlsfield Road, Hampton, Vic 3188

 Real Estate

## House For Sale

Wednesday, 17 April 2024

12 Earlsfield Road, Hampton, Vic 3188

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Robin Parker  
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Elizabeth Yeomans  
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**\$2,200,000 - \$2,400,000**

Picture perfect in every way, this warm and welcoming traditional-style home is set in a gorgeous landscaped garden with rose and magnolia borders, neat manicured lawns and plenty of space for everyone to enjoy. Exquisite privacy and serene light-filled living encapsulates the essence of this beautifully positioned home, with its generous land size, 674sqm (approx.) offering great privacy and future potential for extension if desired (STCA). An inviting timber wraparound verandah creates the introduction to a double door entrance, a bright hallway and spacious floorplan. Four good-sized bedrooms share two bathrooms, one with laundry facilities, and the main bedroom features twin sets of built-in robes. Two distinct living zones, both generously sized, make for easy contemporary family living, with the open plan living room connecting to outside through three sets of French doors. A well-equipped kitchen comes with sparkling stone benchtops, while excellent bespoke storage, split-system air conditioning and ample parking complete this attractive opportunity. The location is first class, zoned to Hampton Primary and Brighton Secondary College, an easy walk to Ludstone Street shops and bustling Hampton Street's excellent choice of cafes, dining and shops. Choose to connect via Moorabbin or Hampton stations, enjoy good proximity to major arterials, dog parks, the beach and the Bay Trail.