

# 12 Hemphill Road, Sunshine, Vic 3020



## Sold House

Thursday, 26 October 2023

12 Hemphill Road, Sunshine, Vic 3020

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Brenda Ngan

## Contact agent

Set on an elevated block of approximately 697m<sup>2</sup> in the highly sought after location of Sunshine's Mathews Hill with Mathews Hill Reserve just around the corner this refreshed three bedroom one bathroom family property has several opportunities to select from. Continue to live in as is, renovate and extend, or scope to redevelop, subdivide and build at the rear (STCA). Beyond its weatherboard facade and covered entry patio sits a family residence comprising of a semi-open plan lounge dining kitchen opening out to a large family/sun room, 3 bedrooms (main and second with BIR), central bathroom, study, separate toilet and laundry. The family/sun room opens out to a rear patio catching morning sun providing a wonderful spot to enjoy your morning coffee and breakfast or just sit and watch your children play in the gardens in the rear yard. Special features of the generous living area captures the era with a stone fireplace and an abundance of period detail including picture rails, ceilings with decorative rosettes and period lighting. There is a double carport at the end of the long and 4m wide paved driveway. Sunshine train station (900m) and Hampshire Road Shopping precinct and restaurant strip is just 1.2km (approx.), schools and medical facilities as well as other general living amenities are all close by. The popular walking and playing area of picturesque Mathews Hill Reserve is just around the corner. Easily accessible to larger shopping centers like Central West and Highpoint just a few minutes' drive. The future is bright for property in Sunshine with the new Melbourne Airport Train Hub in the pipe line. This is a rare opportunity to capture a property with massive future opportunity, in a tightly held pocket and premier street position in Sunshine, one of West Melbourne's premier growth suburbs. For further details and to arrange an inspection, please contact Brenda Ngan on 0435152545.