

# 14 cottage Court, Hampton Park, Vic 3976

BABET BROTHERS

## House For Sale

Wednesday, 17 April 2024

14 cottage Court, Hampton Park, Vic 3976

Bedrooms: 3

Bathrooms: 1

Area: 697 m2

Type: House



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**\$620,000 - \$680,000**

Please follow us on Facebook, YouTube and Instagram for regular fresh content search "Babet Brothers Real Estate". 14 Cottage Court, Hampton Park • Huge 698sqm block in close proximity to schools, parks, shops • Quality updates within the home: move right in or consider redevelopment (STCA) • Quality finishes, plenty of outdoor space for the kids, close to parks Seize the opportunity to purchase this cleverly renovated family home, set on a substantial 698sqm block within a peaceful cul-de-sac. This gem is perfectly placed for families, an easy walk to River Gum Primary School, Hampton Park Secondary College and Noble Park English Language School. With Hampton Park Shopping Centre just five minutes on foot and the 894 bus stop around the corner, the practicalities of daily life are well catered for. The home is surrounded by multiple parks and sporting facilities too. This traditional red brick single-story home exudes timeless appeal, accented with light cream clad highlights. The neatly presented front yard, adorned with lush lawns and well-kept plants, complements the long concrete driveway leading to a secure vehicle access gate to the yard. A welcoming portico, reached by five stone-capped steps, beckons you inside. Step into a light-filled open-plan living space that has been updated and renovated, featuring plush carpets, a timber-look feature wall and modern LED downlights paired with contemporary hanging pendant lighting. Roller blinds furnish the windows, while ducted and split system air conditioning ensures year-round comfort. The stunning timber-look laminate flooring stretches across the dining and kitchen area, which flows effortlessly into a vast backyard complete with a covered entertainer's pergola. The kitchen is modern and boasts gloss-white handleless soft-close cabinetry, 40mm black marble-look laminate countertops and a sparkling white tiled splashback. The matte-black flex pull-down gooseneck mixer and Blanco appliances, including an electric oven and gas burner cooktop, sit alongside an integrated stainless steel dishwasher, offering style and function. Accommodation comprises three generously sized bedrooms, each offering ample storage and soft carpeting. The main bathroom maintains its original charm, complete with mirrored cabinets and a generous vanity unit. Property Specifications: • Large 698sqm block • Move right into the updated home or consider redevelopment (STCA) • Quality flooring, lighting, AC, natural light and blinds • Spacious layout with large entertainers' pergola and massive backyard • Desirable locale – must inspect Needless to say this home will not be on the market for long and is sure to sell very quickly. Do not miss out, act fast! Contact the Babet Brothers today to avoid being bitterly disappointed! Toby Mei: 0499 688 080 Matt Babet: 0401 861 185 Web: [www.babetbrothers.com.au](http://www.babetbrothers.com.au) Note: Although all care has been taken in preparing this advertisement some information has been provided by third parties, therefore no responsibility is accepted for any inaccuracies.