

**25 Karoonda Way, Hampton Park, Vic 3976**

**House For Sale**

Tuesday, 2 April 2024



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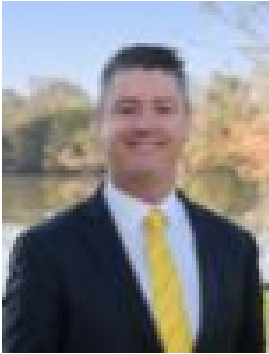
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 551 m2**

**Type: House**



Metin Aziret  
0387850377



Jackson Hellyer  
0438223393

## **AUCTION - \$660,000 - \$720,000**

Located within the catchment area of Coral Park Primary School and Narre Warren South P-12 College, this home offers an enviable modern lifestyle in a tranquil locale. Boasting a desirable North-facing orientation on a generous 550sqm block, you can enjoy an abundance of natural light throughout the day. Bus stops and local parks are within an easy walking distance, while shops and medical centres are only a short drive away. The double-fronted brick-veneer façade with large feature bay windows enhances the street appeal of this home. The wide driveway and double lock-up garage provide ample space for off-street parking, while security cameras and an alarm system add peace of mind. A well-kept front lawn with garden beds accompanies a private front porch and entryway. Inside, a shared kitchen and meals area adjoining the living room present a comfortable place for relaxation. Timber laminate flooring and LED downlights give the space a contemporary ambiance, while ducted heating, ceiling fans and split-system air conditioning ensure year-round comfort. Tinted West-facing windows help control the afternoon temperatures, complemented by blinds and curtains for privacy and light control. An NBN connection ensures modern internet connectivity, while outside, a gable roof screened pergola area, complete with ceiling fans and a fireplace, presents a great space for outdoor dining and entertaining. A solar-heated pool and a low-maintenance backyard with a large, powered storage shed flank the pergola area. The kitchen boasts a breakfast bar, timber laminate benchtops and cabinetry. Meal time is made convenient thanks to quality appliances such as a five-burner gas cooktop, a self-cleaning 600mm electric oven, a dishwasher and a double bowl overmount sink with mixer tapware. Three well-sized carpeted bedrooms offer peaceful retreats, including a master bedroom with walk-in robes and an ensuite. A versatile fourth bedroom can be utilised as a space for a study or home office. The bathrooms feature timber-laminate vanities and fully-framed showers, with the main bathroom enjoying the luxury of a tiled hob bathtub. Property Specifications: • Spacious family home in a great locale • Shared kitchen and meals area adjoining by a comfortable living room • Well-appointed pergola area, solar-heated pool, great for outdoor entertaining • Double-lock up garage, driveway and security cameras for secure off-street parking • Three well-sized bedrooms, master bedroom enjoys walk-in robes and ensuite • Close to schools, parks, shops, public transport and medical centres Contact us to book a priority inspection today! All information contained herein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.