

**31 Smith Street, Hampton, Vic 3188**



**House For Sale**

Friday, 24 May 2024

**31 Smith Street, Hampton, Vic 3188**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Marc Stafford  
0395988222



Misty White  
0395988222

**\$1,300,000 - \$1,400,000**

Nestled behind a high picket fence, this charming three-bedroom residence provides relaxed, low maintenance living in a peaceful pocket close to excellent shopping, dining, schools, and transport. Surrounded by mature gardens, a welcoming veranda introduces a comfortable single level layout bathed in natural light. The expansive living room enjoys picturesque views of the leafy front gardens, creating a serene and inviting atmosphere, while French doors lead out to a north-facing al fresco terrace. Overlooking the spacious dining room, a stylish kitchen is equipped with Fisher and Paykel appliances, a Miele dishwasher, a breakfast bar and ample storage. At the rear, conveniently positioned near the kitchen and dining room, a sitting room offers the additional space families need. Glass sliders provide seamless transition between indoor and outdoor living, connecting effortlessly to the covered north facing entertainment deck, perfect for year-round enjoyment. Light streams through the three bedrooms, each featuring mirrored built in robes and sharing a bright central bathroom. Presenting potential for future enhancement, if desired, the home also includes a powder room, concealed Euro laundry, ducted heating and evaporative cooling, an auto garage with rear roller door and secure off-street parking behind remote controlled gates. A fabulous lifestyle location with R.J. Sillitoe Reserve just around the corner, and Dendy Park, Brighton Golf Course, bus services, Hampton Street shops, cafes and transport all nearby. Additionally, zoning for Hampton Primary School, as well as easy proximity to St Leonard's College and Haileybury College, further underscores the family friendly appeal of this secluded sanctuary. For more information about this inviting single level haven contact Marc Stafford or Misty White at Buxton Sandringham.