

**4 Nicol Street, Hampton, VIC, 3188**

**JellisCraig**

**Sold House**

Saturday, 10 June 2023

4 Nicol Street, Hampton, VIC, 3188

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## **Superb Proportions with Parkside Envy**

On the edge of popular Thomas Street South Reserve, this elegant four bedroom plus home office, two bathroom Californian Bungalow has the hallmarks of being a true 'forever family home'. First time offered in 36 years, this beautiful classic was harmoniously renovated a generation ago with sympathy to the Californian charm maintaining the ceiling heights, cornice decoration and Baltic pine floors. The home is superbly proportioned featuring a vast entry hall, gorgeous music room/lounge with double doors into the garden, impressive family living and dining area with quality granite/timber entertainer's kitchen (stainless steel appliances), cheery upstairs retreat, two generous robed bedrooms on each level, a timeless bathroom on each level, a genuine home office and a well equipped laundry. Step out to the substantial rear garden to feel the morning sunshine and enjoy the extensive paved alfresco setting, lush open lawn and a fabulous sense of leafy seclusion, while also enjoying the amazing park literally metres from your door. On a sizeable allotment, this family favourite is complete with ducted heating, reverse cycle air conditioning, ceiling fans, good storage, rainwater tanks, an oversized garage, a carport and secure driveway parking. A sought after address in this tightly held pocket, wander through the park to Sandringham Athletics Track, stroll across to the Bluff Road corner shops and Sandringham College Junior campus, or head on down towards Hampton Street's flourishing café and shopping strip, Hampton train station, Thomas Street Café, beautiful Hampton Beach and the elite campuses of Haileybury and St Leonard's Colleges.