

**1/99 Cairns Rd, Hampton Park, VIC, 3976**



**Unit For Sale**

Wednesday, 14 August 2024

1/99 Cairns Rd, Hampton Park, VIC, 3976

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Charming and Convenient Hampton Park Unit

This charming unit offers an exceptional opportunity for first-time homebuyers, savvy investors, or those looking to downsize. Located just moments from the heart of Hampton Park and Lynbrook, this home boasts close proximity to all amenities needed to ensure a comfortable lifestyle.

As you enter inside, you're greeted by a spacious living room on your left, filled with beautiful natural light. To your right, the open-plan kitchen and dining area awaits, offering a welcoming space for meals and gatherings. The kitchen is well-appointed with ample bench space and is equipped with quality appliances, including a gas cooktop and electric oven.

Continuing down the hallway, you'll find two generously sized bedrooms, each fitted with built-in robes along with the main bathroom, which services the entire home, and features a stunning skylight that fills the space with warm, inviting light.

Outside, is a sizable backyard that perfectly complements the home and offers plenty of room for relaxation. Additional features include a laundry, three wall AC units (kitchen, bed and living), wall heater in living, carpet and tiles and a single car garage.

### Features:

- 2 Bedrooms with Built-in Robes
- 1 Bathroom with Separate Toilet
- Open Plan Kitchen and Meals
- Gas Cooktop
- Electric Oven
- Living
- Laundry
- Wall AC Units x3 (Living, Main Bed, Kitchen)
- Wall Heater in Living
- Ceiling Fan in Main Bedroom
- Carpet and Tiles
- Courtyard
- Single Car Garage

### Location:

Ideally situated near all amenities, education is easily accessible with Hampton Park Primary School, Coral Park Primary School, and River Gum Primary School, Hampton Park Secondary College, Narre Warren South P-12 College, and Lyndhurst Secondary College all providing strong education options. Shopping needs can be met at Hampton Park Shopping Centre is just a short drive away, while the larger Fountain Gate Shopping Centre and Casey Central Shopping Centre offer an extensive range of retail stores, dining options, and entertainment facilities. The closest train station is Hallam Station, providing easy access to Melbourne CBD. For outdoor recreation, owners will appreciate the nearby River Gum Creek Reserve and Cairns Road Reserve.