

# 9 Cottage Court, Hampton Park, Vic 3976



## House For Sale

Wednesday, 8 January 2025

9 Cottage Court, Hampton Park, Vic 3976

Bedrooms: 3

Bathrooms: 1

Area: 649 m2

Type: House



Chaminda Gunasekara  
0359909536

**\$570,000 - \$620,000**

**HAMPTON PARK:** Nestled in a sought-after court location, this property offers convenience and lifestyle in one perfect package. Whether you're a first homebuyer or an astute investor, this home ticks all the boxes! **Key Features:**

- **Prime Location:** Situated in a quiet court, close to shops, public transport, and schools.
- **Convenient Access:** Side gate access to the backyard provides extra secure parking options.
- **Unbeatable Walkability:** • 4-minute walk to the bus stop. • 5-minute walk to Hampton Park Shopping Centre and restaurants. • 7-minute walk to the library. • 12-minute walk to River Gum Primary School and Hampton Park Secondary College. • 16-minute walk to Hampton Park Primary School, Hampton Park Tennis Club, and Robert Booth Reserve.
- **Excellent Connectivity:** • 3-minute drive to Monash Freeway access. • 5-minute drive to Hallam Station.

With its unbeatable location and easy access to amenities, this property presents a golden opportunity to enter the market or expand your investment portfolio. Don't miss out-secure your future today! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT ALL**

**INSPECTIONS! DISCLAIMERS:** Every precaution has been taken to establish the accuracy of the above information, however it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.