

SOLD



134 Ludstone St, Hampton



PRIVATE SALE

Family Oasis with So Much Living Space

A supersized showcase of next-level luxury, this captivating 4-5 bedroom, 3.5 bathroom entertainer thoughtfully combines far-reaching family space and lush landscaped outdoor areas over an impressive 795sqm (approx.). Neatly nestled between Castlefield Reserve and the off-leash dog haven of RJ Sillitoe Reserve, stroll to elite South Road schools, the local Southland-bound bus and Hampton Street's rail, retail and restaurants in the coveted Hampton Primary School zone.

Families of all sizes will love the additional living zones including a formal lounge room and an inviting upstairs retreat plus second ensuite upstairs. There is also a versatile home cinema or study that could double as a fifth bedroom, ideal for overnight guests. The home opens up in spectacular style with vast living and dining zones underscored by a sleek kitchen and butler's pantry boasting stone surfaces, a welcoming island bench, quality stainless-steel appliances and extra storage and concealment.

Graced with a seamless indoor/outdoor transition, floor-to-ceiling glass sides open at three access points to connect with an alfresco timber deck. Relax, indulge and privately entertain in an outdoor

4 3 2

Price	SOLD
Property Type	Residential
Property ID	2111

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oasis, framed by a lush irrigated garden overflowing with colourful roses, magnificent magnolias and manicured hedges.

The light-filled layout offers privacy, rest and retreat for the whole family with a luxurious main bedroom showcasing concealed walk-in robes, a commanding north-facing balcony and a twin-vanity ensuite featuring a fully tiled shower and a separate WC. Another first-floor bedroom is also graced with walk-in robes and a private ensuite, while a two-way bathroom comes complete with a sumptuous bath and separate walk-in shower.

The list of special features is extensive. Enjoy a large laundry, a ground-floor powder room, security measures, storage solutions, hydronic heating, split-system air conditioners, timber flooring, north-facing front deck and auto-gated entry to a remote-controlled double garage. Exceeding every functional demand of modern family living, inspect this style-focused sensation today!

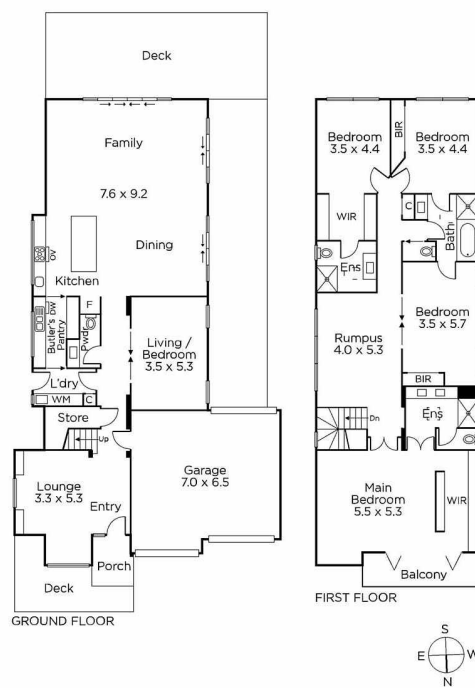
At a glance...

- * 4 large, robed and sunlit bedrooms, 2 with walk-in robes and ensuites, main with a north-facing balcony
- * Wide-reaching open-plan living and dining
- * Stone-topped kitchen with a waterfall-edged island bench
- * Miele Dishwasher
- * Butler's pantry
- * Formal living room with custom-crafted bookshelves
- * Versatile home cinema or fifth bedroom if required
- * Wide-reaching upstairs retreat
- * Fully tiled two-way bathroom with a sumptuous bath and a walk-in shower
- * Ground-floor powder room
- * Large laundry
- * Elevated timber decks front and back
- * Vast backyard with a lush garden featuring roses, magnolia trees, English box hedges and the privacy of pittosporum hedges
- * Irrigation system
- * Auto-gated entry to a remote-controlled 2-car garage with internal and rear roller-door access
- * Additional driveway parking

- * Storage under stairs
- * Hydronic heating, split-system heating/cooling and ceiling fans
- * Recessed down-lighting
- * Secure video intercom entry plus an alarm system
- * Character-rich timber flooring
- * Moments from schools, transport, shopping, parkland, restaurants, cafes and the beach
- * Approx. 795 sqm

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Every care has been taken to verify the accuracy of details in this brochure. All measurements are approximate and prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters. Not to scale