

# Hamptons

INTERNATIONAL



**347 Hampton Park Dr, Athens, GA 30606**

4  3 

**£370,000**

**(\$498,500)**

## Property details

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### Key features

- **Garage Count: 2 Car Garage**
- **Basement: Other Basement**
- **Garage Description: Garage**

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4 🏠 3 📄

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## Description

This beautifully one owner refreshed 4-sided brick home offers 4 bedrooms, 2.5 full baths. This home is located in one of Athens' most desirable neighborhoods. It's truly move-in ready, making it a perfect fit for both homebuyers and investors. The home features 2,412 square feet of finished living space, highlighted by hardwood floors and vaulted ceilings. The granite kitchen is outfitted with stainless steel appliances and custom maple cabinetry. A bright sunroom opens onto a large deck and a fully landscaped back that features blueberry, Japanese maple, pine, holly, bay, cherry, pecan tree, and an Ornamental Cherry Tree. The owner's suite provides a relaxing retreat with a soaking tub, tiled shower, water closet, and walk-in closet, complemented by three additional bedrooms and a full bath on the opposite side of home. Did I mention that this home has a gas fireplace encased between two bookcase built by the owner. In the unfinished basement, it is already stubbed for a bathroom, offers outstanding potential for future living space, rental income, or increased resale value. HVAC system serviced annually and situated on a quiet .41 acre lot inside the Athens Perimeter, the home is part of a welcoming neighborhood where the neighbors are friendly and supportive. Its location is just minutes from the University of Georgia, the new UGA Medical School, Normaltown, Piedmont Athens Regional Hospital, St. Mary's, and a variety of shopping and dining options. Whether you're looking for everyday comfort, long-term potential, or a strong investment opportunity, this home checks all the boxes.





















































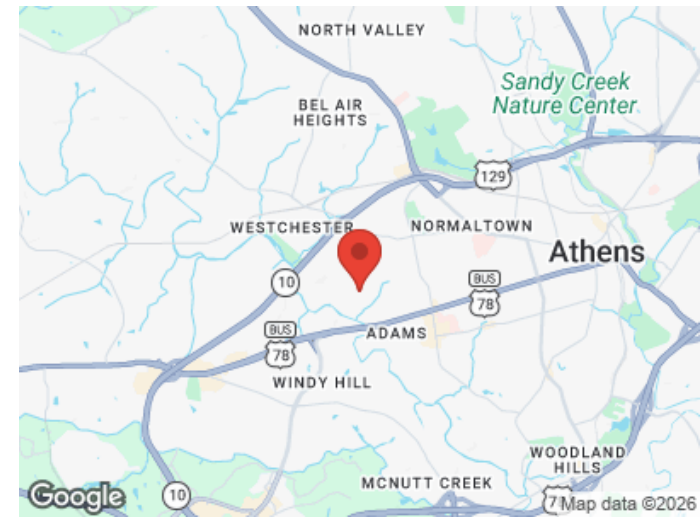
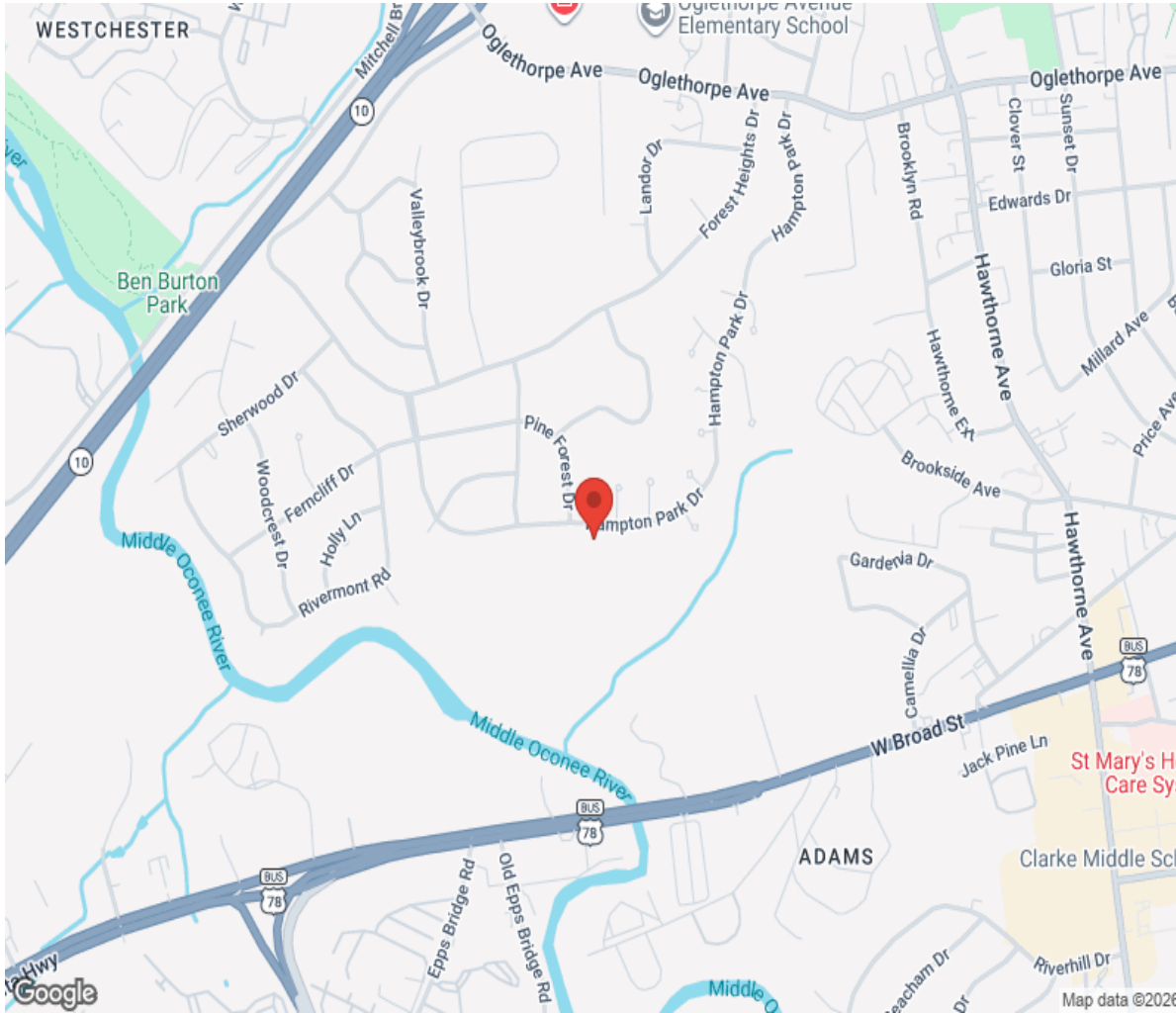








# Location



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