



\* for illustrative purposes only

## **A perfectly positioned family lifestyle Just 4 Min away from Hoppers crossing Station!!!**

Sold \$508,000

The Elegance and luxuries are sprawling over this beautiful single dwelling with an abundance of natural sunlight, this magnificent home is immaculately presented and offers the owner both huge space, comfort, and convenience for your family entertainment and the best quality! Situated in a highly desired 561sqm (approx.) land allotment and set in Hoppers Crossing most prestigious Woodville Park Estate.

Facilitating a remarkable measure of natural light, this home offers three great sized bedrooms; Upon entry, you are greeted by a formal lounge room with the master bedroom fully floor boarded sits close to the front entry, all other two bedrooms are adorned with the floor boards too, all are generously sized and served by a family bathroom with private toilet and separate laundry. While near to new floorboard floors flow through to the adjoining dining zone and family living area. Also a true chef's delight of this designer solid timber kitchen with quality appliances, laminex bench tops.

The premium inclusions do not stop there you will also get Air-con system in the living area, quality window, and security doors. As you venture outside; sliding entryways open onto your outside it has got huge back entertaining area. Also you will surely be impressed by the low maintenance front yards and has massive car parking space plus spacious driveway where you can you're your caravan or Trailer.

All the amenities are within close proximity:

- 2 minutes drive to Woodville Primary School
- 4 minutes drive to Hoppers Crossing Railway Station
- 4 minutes drive to Freeway access
- 6 minutes drive to Pacific Werribee Shopping Centre
- 6 minutes drive to Werribee Mercy Hospital
- 6 minutes drive to St Vincent Private Hospital
- 8 minutes drive to Victoria University Werribee Campus
- 8 minutes drive to Suzanne Cory High School

Grab this golden opportunity now and call Divyesh Waghela 0451 367 400 or Pratik Shah 0430 437 402 to arrange an inspection at your



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convenience before it's too late.

Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligence>

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.