



## FOR SALE

### PERFECTLY LOCATED FAMILY RETREAT WITH SPACIOUS LIVING

Set in the heart of Hoppers Crossing, this well-maintained brick home offers a fantastic opportunity for first home buyers and families alike. Boasting an impressive high cathedral ceiling upon entry, this home is a move-straight-in proposition. The spacious and flowing floor plan will leave a lasting impression of both quality and comfort.

Inside, the home features two separate living zones, ensuring ample space for everyone. The open-plan kitchen and meals area is at the heart of the home, providing the perfect place for family gatherings. Comprising three generous bedrooms, the master bedroom includes a built-in wardrobe and ensuite. The dwelling is further complemented by additional features including ducted heating, evaporative cooling, roller shutters and ceiling fans for year-round comfort. The updated flooring throughout further enhances the modern feel, and the large laundry adds extra convenience.

Outside, the spacious and landscaped backyard is ideal for entertaining. A large pergola invites you to host outdoor gatherings, while a separate studio space and veggie garden offer additional utility and charm. The low-maintenance yard ensures that you can enjoy the outdoors without the hassle. For added convenience, a double lock-up garage provides secure parking and extra storage.

Conveniently located near Grange P-12 College and a wealth of parklands, this home is just a short drive from Hogan's Corner and Tarneit West Shopping Centres. With easy access to Hoppers Crossing's best amenities, this home offers the perfect combination of lifestyle and location.

Don't miss this exceptional opportunity—schedule your inspection today!

3 BED | 2 BATH | 2 CAR

#### PRICE:

\$630,000 - \$660,000

#### OPEN FOR INSPECTION:

N/A



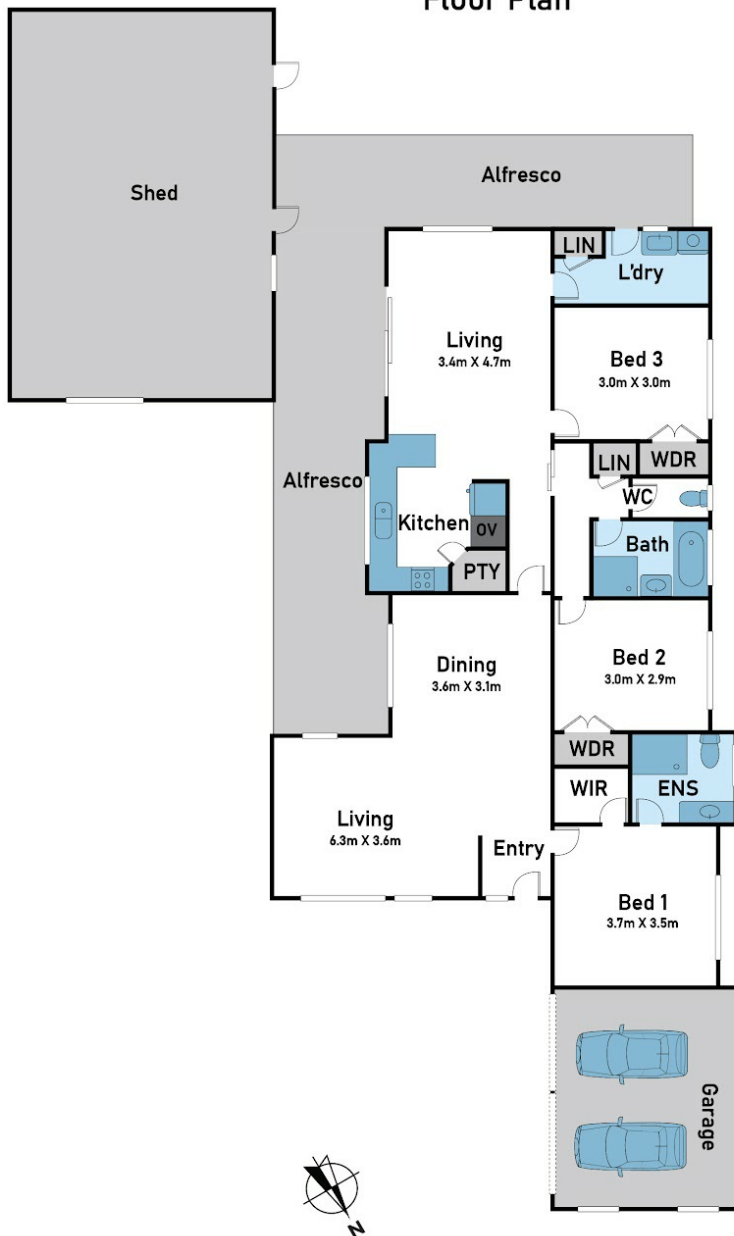
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Floor Plan



Site Plan



97 Virgilia Drive, Hoppers Crossing

\* Dimensions are approximate and for illustrative purposes only

@realty

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.