



## FOR SALE

### UNIQUE DOUBLE-STOREY HOME WITH HUGE SHED AND 3 BATHROOMS

Discover a home designed for families, entertainers, and discerning investors—a rare opportunity to secure a 4-bedroom, 3-bathroom residence with exceptional features and a unique appeal.

Step inside to find a thoughtfully renovated interior, blending timeless charm with modern convenience. The open-plan living and dining area offers an inviting space and expansive windows that flood the space with natural light. An antique restored fireplace adds warmth and character, creating a cosy ambience for relaxing evenings.

The modern kitchen is a culinary dream, featuring sleek countertops, elegant cabinetry, high-end appliances, and a central island ideal for meal prep or casual dining. The adjacent dining area is spacious and bright, offering a seamless flow for entertaining or family meals.

You'll find four well-appointed bedrooms, including a cosy master suite with balcony access—a tranquil retreat for parents. The bedrooms are bright and spacious, with charming touches like French doors, garden views, and hardwood flooring. With three well-positioned bathrooms, this home easily accommodates the needs of a busy household.

The outdoor area is a true highlight, featuring lush greenery and a low-maintenance grass lawn. Whether hosting summer barbecues or enjoying quiet evenings with loved ones, the backyard is an entertainer's haven. The landscaped garden offers privacy, while the child-friendly and pet-safe design ensures peace of mind.

In addition to the double garage, this property boasts a massive 4-car shed—a versatile space for car enthusiasts, workshops, or a home gym. With secure side access and a private driveway, the options are endless. This property is ideal for tradies, offering enough off-street, lock-up parking for up to eight vehicles. The large 4-car shed even includes its own powder room, adding convenience and flexibility to the space.

Perfectly positioned, this home is just 5 minutes from Tarneit Station, Pacific Werribee, and the Islamic College of Melbourne. Located in a sought-after pocket of Hoppers Crossing, you'll enjoy proximity to multiple shopping centres, including Tarneit Garden, Tarneit West, and Hogan's

**4 BED | 3 BATH | 8 CAR**

#### PRICE:

**\$760,000 - \$820,000**

#### OPEN FOR INSPECTION:

N/A

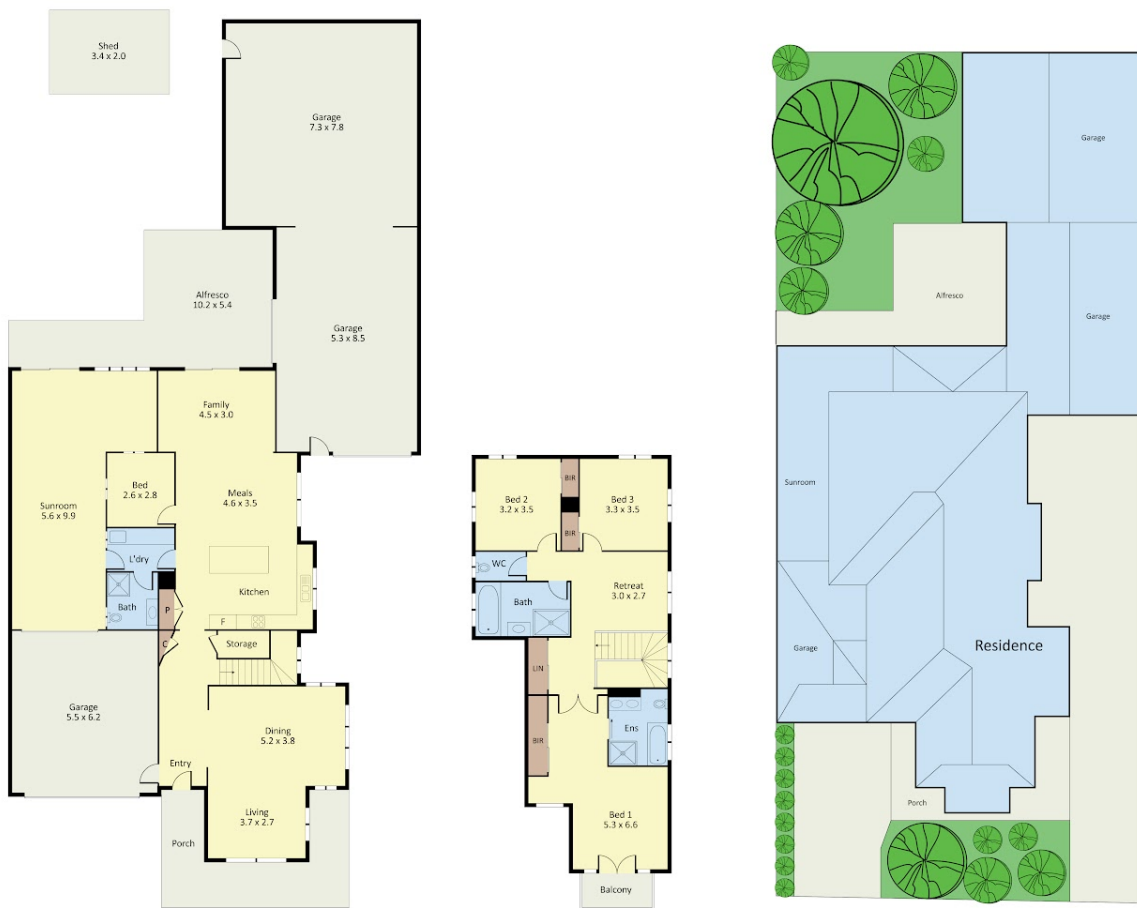


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### 36 Abbotswood Drive, Hoppers Crossing

Dimensions are approximate and for illustrative purposes only



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.