



**SOLD**

## COSY COMFORT MEETS LOW-MAINTENANCE LIVING IN PRIME MOSSFIEL LOCATION!

If you've been searching for a move-in ready, low-maintenance home in a location that truly has it all, your search ends here.

Positioned in the ever-popular Mossfiel pocket of Hoppers Crossing, this well-presented residence offers comfort, convenience, and effortless living. The home features two generously sized bedrooms, both fitted with built-in robes and serviced by a light-filled central bathroom.

The well-appointed kitchen provides an abundance of bench and cupboard space, complete with quality appliances, and seamlessly overlooks the open meals and study area—perfect for everyday living. At the front of the home, a spacious and inviting living zone offers the ideal place to relax and unwind, complete with a charming Coonara fireplace—perfect for creating a warm and cosy atmosphere during the cooler months.

Step outside to a low-maintenance yard, ideal for those seeking easy-care living without compromising on outdoor space.

Additional features include a secure lock-up garage, electric security shutters, heating, cooling, and more to ensure year-round comfort.

Conveniently located just moments from Pacific Werribee Shopping Centre, Hoppers Crossing Train Station, Hoppers Crossing Secondary College, Mossfiel Primary School, local kindergartens, public transport, and parklands, this home places everything you need right at your doorstep.

Whether you're a first home buyer, downsizer, or investor, this is an opportunity not to be missed.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this

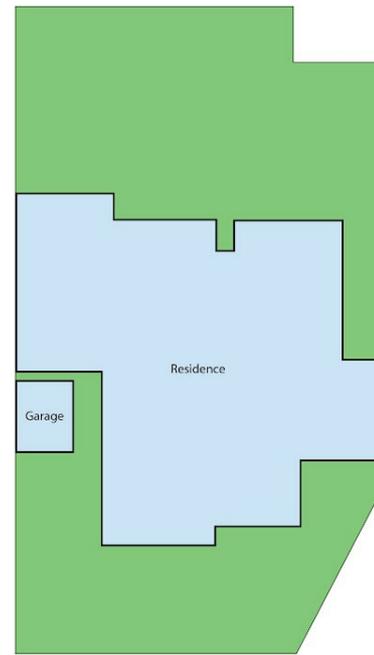
**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$980,000

**OPEN FOR INSPECTION:**  
N/A



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### 24a Cation Ave, 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.