

## Hoppers Crossing, 11 Marlborough Crescent

Dream Home in a Fantastic Location, Ready for You to Enjoy

### The Property

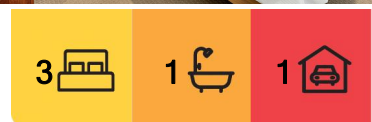
Welcome to 11 Marlborough Crescent, Hoppers Crossing. Brimming with character and warmth, this charming home seamlessly blends space, comfort, and style. It features three well-sized bedrooms, a beautifully designed central bathroom, and a kitchen with premium appliances, plus a single-car garage. Ideally located just moments from Pacific Werribee, Hoppers Crossing Train Station, local schools, and parklands, this home promises a lifestyle of convenience in a highly desirable location.

### The Point of Difference

- Upon entry, you're greeted by a stunning sunken lounge with cathedral ceilings, flowing into the dining area. Large windows fill the space with natural light, creating a bright and inviting ambience.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$545,000 - \$595,000

**View**  
[ljhooker.com.au/2G2ZHG](https://ljhooker.com.au/2G2ZHG)

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- Three well-sized bedrooms provide comfort for the whole family. The master suite boasts wall-to-wall built-in robes, ensuring ample storage, while one of the remaining bedrooms also includes built-in storage for added convenience.
- The central bathroom provides easy access to all bedrooms and features modern finishes, including a sleek vanity, floor-to-ceiling tiles, and contemporary fixtures.
- The exceptional kitchen is a true haven for cooking enthusiasts, featuring quality stainless-steel appliances, including a gas cooktop, oven, and dishwasher. A sleek white subway tiled splashback enhances the modern design, while abundant storage and generous meal preparation space offer the perfect setting to elevate your cooking experience.
- Set on a 575m2 (approx.) allotment, this backyard is an outdoor oasis. With beautifully manicured landscaping, an outdoor shed, and a water tank, it offers an exceptional space for entertaining or enjoying the outdoors. The expansive area provides the perfect environment for family gatherings, gardening, or unwinding in a serene retreat.
- Additional highlights include a single car garage, ducted heating, cooling, floorboards, separate laundry and beautifully landscaped front and back gardens.

#### The Point of Interest

A perfectly positioned home that embraces a connected lifestyle, close to Pacific Werribee Shopping Centre and Hoppers Crossing Train Station, making shopping, dining, and commuting effortless. Zoned for Woodville Primary School and Hoppers Crossing Secondary College, with parklands and recreational facilities nearby, it's an ideal location for families seeking both accessibility and convenience. Easy freeway access further enhances the convenience of this prime location, ensuring seamless travel to Melbourne's CBD and surrounding areas.

Note. 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. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 24/02/2025.

## More About this Property

<b>Property ID</b>	2G2ZHGH
<b>Property Type</b>	House
<b>Land Area</b>	575 m2

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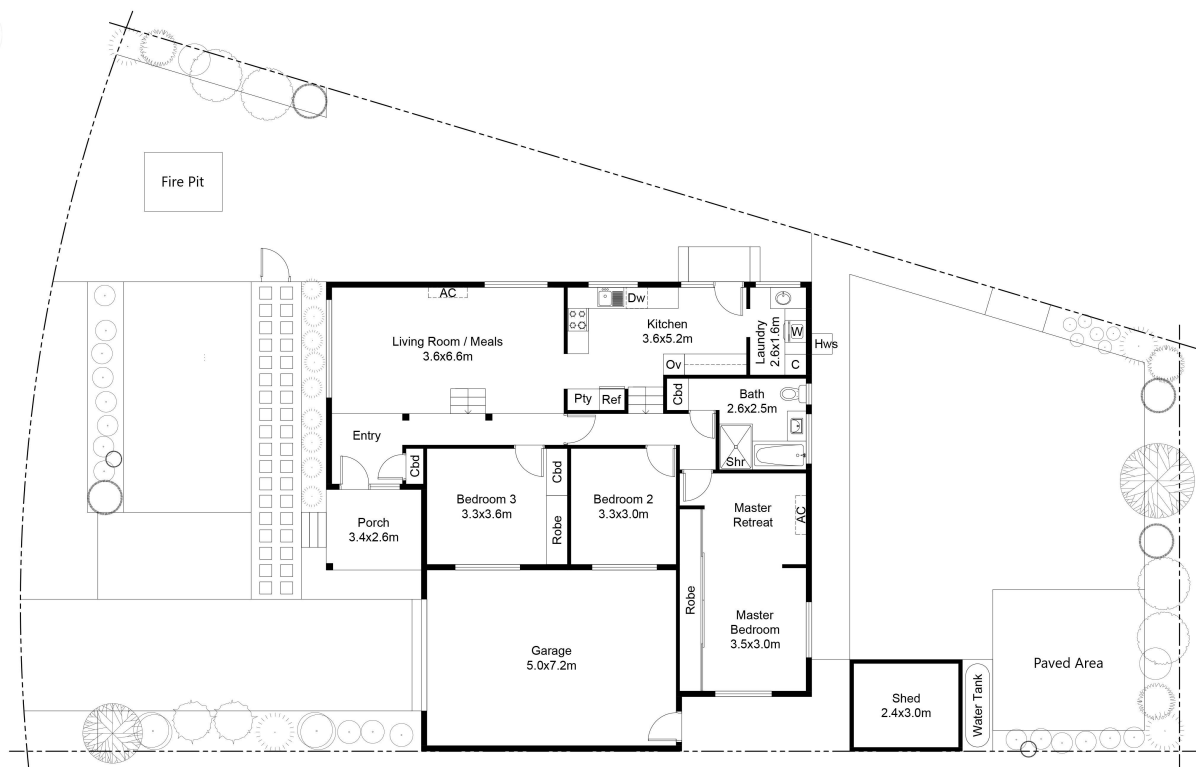
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FLOOR PLAN ON SITE

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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