



12 Nathan Close, Hoppers Crossing

## Great Location, Even Better Lifestyle Opportunity

### The Property

Welcome to 12 Nathan Close, Hoppers Crossing. Nestled in the heart of the serene Wilmington Estate, this superb residence offers a harmonious blend of space, style, and comfort. Tucked away in a quiet cul-de-sac, it features four generously sized bedrooms, two modern bathrooms, multiple light-filled living areas, and a double garage. With a wide frontage and desirable north-facing orientation, the home is beautifully designed to capture natural light and provide a spacious layout throughout. Ideally positioned close to quality schools, shopping centres, parklands, and public transport, this remarkable property presents an outstanding lifestyle opportunity in a superb location.

### The Point of Difference

- Multiple living areas deliver a warm and welcoming ambience, with abundant natural light, soft tones, and comfortable zones ideal for relaxing or entertaining guests.
- The centrally positioned kitchen features premium appliances, excellent bench space, and ample cabinetry, perfectly placed to overlook the meals area and support effortless daily living.
- Boasting four spacious bedrooms, the main features a walk-in

4 2 2

### FOR SALE

\$710,000 - \$760,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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robe and private ensuite, while two of the remaining bedrooms include built-in robes. A central bathroom and separate toilet add to the overall convenience.

- " Enjoy outdoor living with a large backyard, paved alfresco area, and a handy outdoor shed, all set on a 536m<sup>2</sup> (approx.) block providing plenty of space for family activities.
- Additional highlights include floating flooring, a double car garage, separate laundry, ducted heating, an alarm system for peace of mind, and a family-friendly layout that supports relaxed, modern living.

#### The Point of Interest

Positioned in a desirable location, this home offers effortless access to quality childcare centres, vibrant shopping precincts, and all the essentials for modern living. Just moments away, the expansive Grange Reserve provides abundant space for outdoor activities, with playgrounds, sporting fields, and a thriving community hub. Healthcare needs are well catered for, with Werribee Mercy Hospital less than 15 minutes away. Excellent public transport options, including nearby bus stops and Tarneit Train Station, make commuting easy and convenient. Whether you're a savvy investor or looking for a long-term family home, this location combines lifestyle, convenience, and strong growth potential.

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 14/07/25.

#### MORE DETAILS

Property ID	2GW5HGH
Property Type	House
Land Area	536 m2

#### Natalie Newdick 0451 992 994

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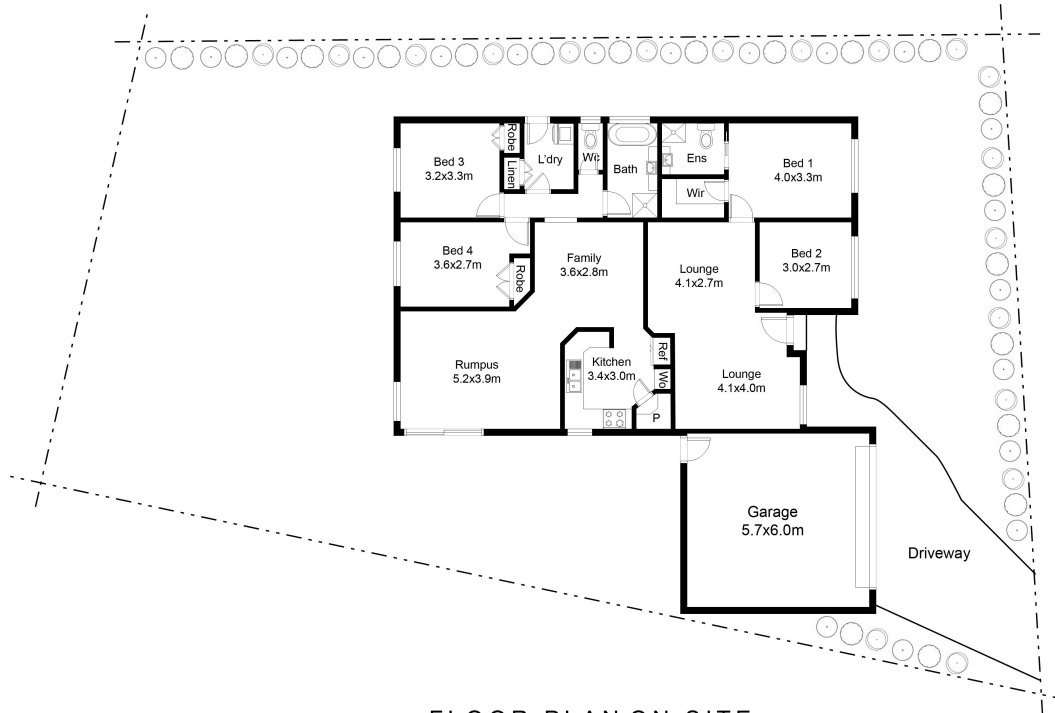
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FLOOR PLAN ON SITE

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