



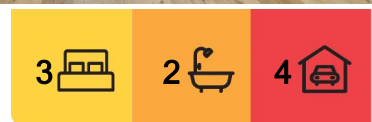
Hoppers Crossing, 13 Branton Road

Renovated Delight in the Heart of Hoppers Crossing

LJ Hooker Point Cook presents 13 Branton Road, Hoppers Crossing. Nestled in the vibrant neighborhood of Hoppers Crossing, this exquisitely renovated home seamlessly blends modern elegance with timeless charm. Boasting three bedrooms, two bathrooms, three separate toilets and space for up to four cars, this home is perfectly suited to meet the needs of families. Conveniently situated within walking distance of top-rated schools, bustling shopping complexes, public transport options, scenic walking tracks, and lush reserves, this property offers an exceptional chance for both first-time home buyers and savvy investors.

-Throughout the home, every detail has been meticulously designed to create a cohesive and inviting atmosphere. From the sleek floors to the tasteful color palette, every element works together to enhance the overall sense of style and comfort.

-The open-plan design seamlessly merges the kitchen with the family/dining area, creating a harmonious flow throughout. Enhanced by the spacious L-shaped living area, this



For Sale
\$645,000 - \$695,000

View
ljhooker.com.au/2EXPHGH

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versatile space presents the potential for conversion into a fourth bedroom.

-Experience culinary bliss in this kitchen, equipped with premium appliances, including a super-sized oven and Bosch dishwasher, ample storage space and a breakfast bench. Whether you're preparing a quick breakfast or hosting a gourmet dinner party, this kitchen is sure to inspire your culinary creativity.

-Accommodation includes three spacious bedrooms each fitted with built-in robes, the master suite boasts a modern ensuite, while the remaining bedrooms are serviced by the beautifully renovated family bathroom complete with modern fixtures, a sleek dual vanity sink, and luxurious finishes. Additionally, the home features three separate toilets, for added convenience.

-Nestled on a generous 614m2 (approx.) allotment, this property features a beautifully landscaped backyard perfect for outdoor entertaining and enjoying nature's serenity. Features include a vegetable patch and six different fruit trees gracing both the front and back gardens. With plenty of space, this outdoor oasis is a true haven for all.

-Further highlights include a tandem carport/garage for accommodation up to four cars, a separate laundry with linen storage, security screen doors, skylight in family bathroom and kitchen area for natural light, LED downlights, split system air conditioning, ducted heating, external cloth roller blinds, new internal blinds provide quality window furnishings throughout.

Located within a sought-after location, this property offers unparalleled convenience for families. It's just a stone's throw from Pacific Werribee Shopping Centre and a heartbeat away from the bustling Old Geelong Road shopping precinct. Catering to local students, it falls within the coveted zones of Mossfiel Primary School and Hoppers Crossing Secondary College, with the Mossfiel Children's Centre also nearby. Commuters will appreciate the seamless access to public transport, including Hoppers Crossing Station only 1km away and a well-connected bus network.

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 as of 29/05/2024.

More About this Property

Property ID	2EXPHGH
Property Type	House
Land Area	614 m ²
Including	Air Conditioning Ducted Heating Toilets (3) Dishwasher Floorboards Built-in-Robes

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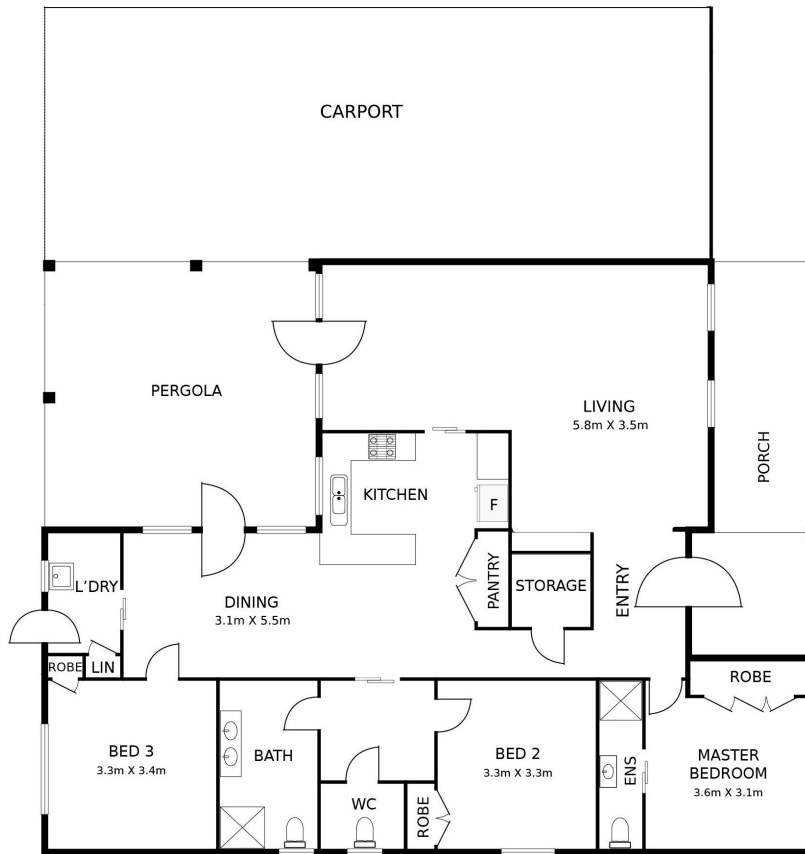
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