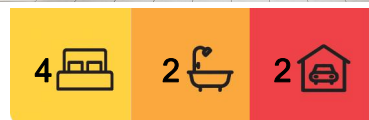


Hoppers Crossing, 249 Hogans Road

Unparalleled Convenience! A Walkable Lifestyle Awaits!

LJ Hooker Property Point proudly presents 249 Hogans Road, Hoppers Crossing. Welcome to a lifestyle of unparalleled convenience, where every amenity is within walking distance! Big and bold, this attractive residence offers an abundance of space throughout, its substantial floorplan accommodating modern families with ease. Boasting three living spaces, four bedrooms, two bathrooms and a study, this home is complete with a double garage and low maintenance grounds.

- Spanning an impressive 32 internal squares, this property showcases elegant formal lounge and dining areas, an inviting open-plan family and meals zone.
- The upper level includes a versatile study space, easily utilised as teenagers' retreat, games room or converted to an additional bedroom.
- Experience culinary excellence in this stunning kitchen, where generous wrap-around countertops and breakfast bar. Enjoy abundant storage with a sleek corner pantry, and cook like a pro with premium appliances, including a gas cooktop, under-bench oven, and



For Sale
\$830,000 - \$870,000

View
ljhooker.com.au/2FBJHGH

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dishwasher.

-Accommodation includes four bedrooms, the luxurious primary suite offering palatial proportions, a walk-in-robe and a private ensuite. Each additional bedroom offers built-in storage and shares access to the stylish family bathroom, complete with a spa bath and separate WC.

-Constructed in the year 2000 by Metricon Homes, this double-storey residence boasts landscaped front gardens and additional off-street parking for a boat, caravan or trailer. The generous 703sqm (approx.) is low maintenance and includes a garden shed and covered pergola for outdoor entertaining.

-Additional appointments include a double garage with internal and drive-through access plus workshop space, a separate laundry, guest powder room, centralised vacuum system, security alarm system, CCTV cameras, intercom system, ducted heating, split system air conditioning and downlights throughout.

This ultra-convenient location is within walking distance of a host of amenities, include Tarneit West Village, Hogans Corner Shopping Centre, The Grange Community Centre, Tarneit Titans Football Club and The Grange P-12 College. Additional conveniences, including Pacific Werribee Shopping Centre, Werribee Mercy Hospital, Heathdale Christian College and St James the Apostle Primary School are just minutes away, while commuters are positioned just 32kms from Melbourne CBD, enjoying easy access to both Hoppers Crossing and Werribee Stations.

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 11/9/24.

More About this Property

Property ID	2FBJHGH
Property Type	House
Land Area	703 m ²

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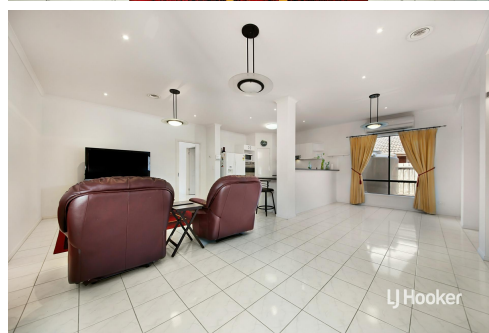
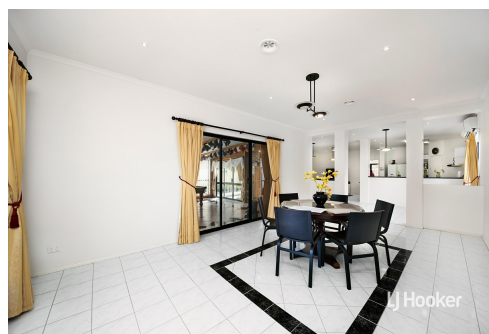
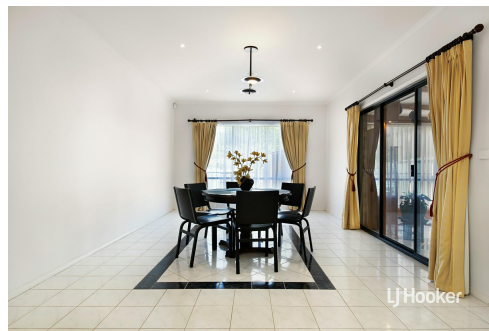
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