

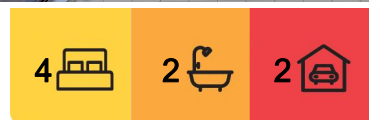
Hoppers Crossing, 46 Marlborough Crescent

Sublime Location! Expansive Family Home Surrounded by Amenity

LJ Hooker Point Cook proudly presents 46 Marlborough Crescent, Hoppers Crossing. Architecturally designed and set apart from the crowd, this expansive family home offers enormous appeal. Comprising two separate living areas, a generous kitchen with spacious dining and a covered patio, this home will delight the entertainer, while four bedrooms and two bathrooms accommodate families with ease. Offering superb lifestyle convenience, this property is within walking distance of Woodville Park Shopping Centre and Aquapulse Recreation Centre and is moments from schools, parks and transport options.

-This home begins with its piece de resistance, a light-filled living/family room with soaring vaulted ceilings and feature timber beams. Ensuring easy living, the floorplan includes a separate meals area and an additional rumpus/games room with direct garden access.

-The quality kitchen offers ample preparation and storage space, with wrap-around



For Sale
\$575,000 - \$625,000

View
l.jhooker.com.au/2FBCHGH

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countertops and a separate pantry. Appliances include a gas cooktop and wall-mounted oven/griller, while the breakfast bar facilitates casual meals.

-Accommodation includes four bedrooms, the primary suite boasting a dual-access walk-in-robe and a private ensuite. Two additional bedrooms offer built-in robes, while the remaining bedroom offers excellent versatility, suitable as a home office or childrens playroom. The family bathroom is centrally positioned and includes a bathtub and separate WC.

-Offering a fully fenced 638sqm (approx.) allotment, this low maintenance residence includes an outdoor entertaining patio, an outdoor shed, landscaped gardens and grassy lawn space, perfect for children and pets to enjoy.

-Comprehensive appointments include a double remote-control garage with drive-through access, a separate laundry with linen storage, security screen doors, roller shutters, solar power, ducted heating, ducted cooling and ceiling fans.

Positioned within a quiet and family-friendly enclave, this property is moments from Pacific Werribee Shopping Centre, Werribee Mercy Hospital, Wyndham Park Community Centre and the Heathdale Glen Orden Wetlands. For families, this property is within catchment of Wyndham Park Primary School and Hoppers Crossing Secondary College, while commuters are just 32kms from Melbourne CBD, enjoying easy access to Hoppers Crossing Station and the M1 Princes Highway.

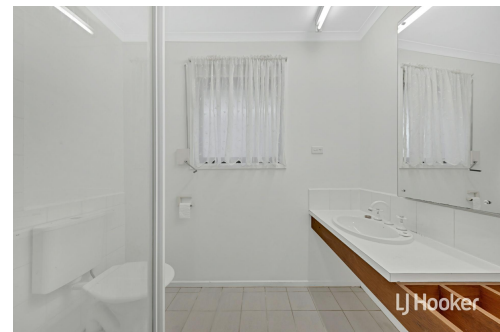
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 2/9/24.

More About this Property

Property ID	2FBCHGH
Property Type	House
Including	Ensuite Remote Garage

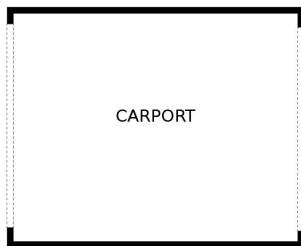
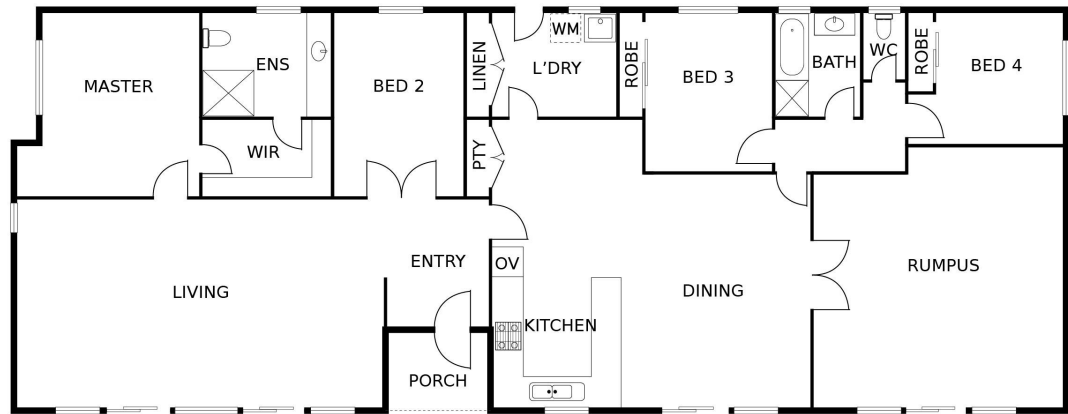
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FLOOR PLAN

DISCLAIMER: ALL DIMENSIONS ARE APPROX AND FOR ILLUSTRATIVE PURPOSES ONLY.



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