



9 Patterson Avenue, Hoppers Crossing




SOLD BEFORE AUCTION

The Property

Welcome to 9 Patterson Avenue, Hoppers Crossing. A warm and inviting residence that blends charm, comfort, and lifestyle convenience, this three-bedroom residence combines low-maintenance living with genuine warmth and charm. Ideally suited to first-home buyers, downsizers, or investors, the home features polished timber floors, generous proportions, and a fantastic location just a short stroll from Pacific Werribee, schools, restaurants, and key amenities, offering the perfect balance of relaxed living and day-to-day convenience.

The Point of Difference

- From the moment you step inside, the bright living area embraces you with warmth and charm, creating a welcoming space perfectly suited for everyday living.
- The open-plan kitchen and dining zone flows effortlessly from the living area, creating a natural space for daily living.
- Designed with style in mind, the kitchen features generous bench space, a pantry, overhead cupboards, ample storage, and plenty of room for meal preparation.
- Boasting three spacious bedrooms, this home offers comfortable retreats with easy access to the main bathroom and a separate toilet for added convenience.

3  1  1 

FOR SALE

\$560,000 to \$590,000

AGENTS

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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.



- Nestled on a 577m2 (approx.) allotment, the expansive backyard offers plenty of space for children to play and pets to roam freely, complemented by a garden shed for practical storage of tools, bikes, or hobby equipment.
- Additional highlights include a single car garage, a split system air conditioning unit for year-round comfort, hardwood floors throughout, a separate laundry with external access, and additional parking in the driveway.

The Point of Interest

Situated in one of Hoppers Crossing's most sought-after pockets, this home offers unparalleled access to Pacific Werribee Shopping Centre, which is just under a kilometre away, along with vibrant cafes and restaurants, quality schools, medical centres, and convenient public transport all within easy walking distance. Experience the ease of having everything you need at your fingertips, allowing you to embrace a lifestyle of true convenience and connection. Whether you are a first-time buyer, savvy investor, or looking for a perfectly positioned family home, this exceptional opportunity promises both comfort and long-term value in a thriving community.

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 is on www.findmyschool.vic.gov.au as of 23/07/25.

MORE DETAILS

Property ID	2GY5HGH
Property Type	House
Land Area	577 m2

Natalie Newdick 0451 992 994

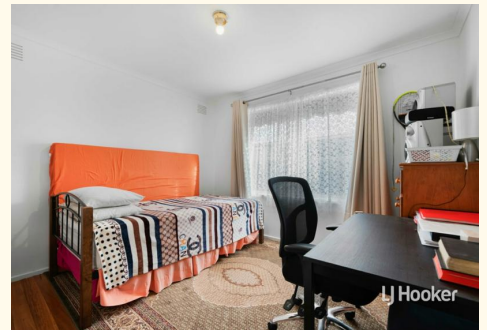
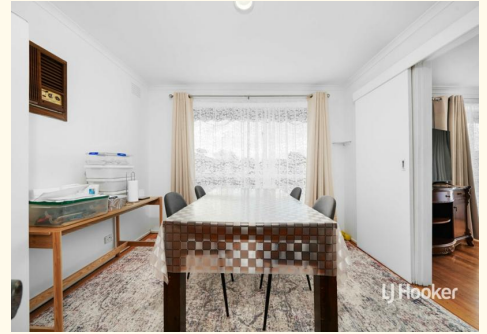
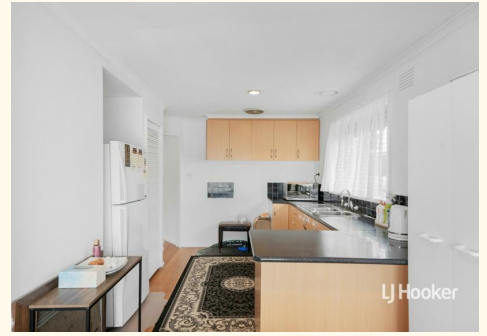
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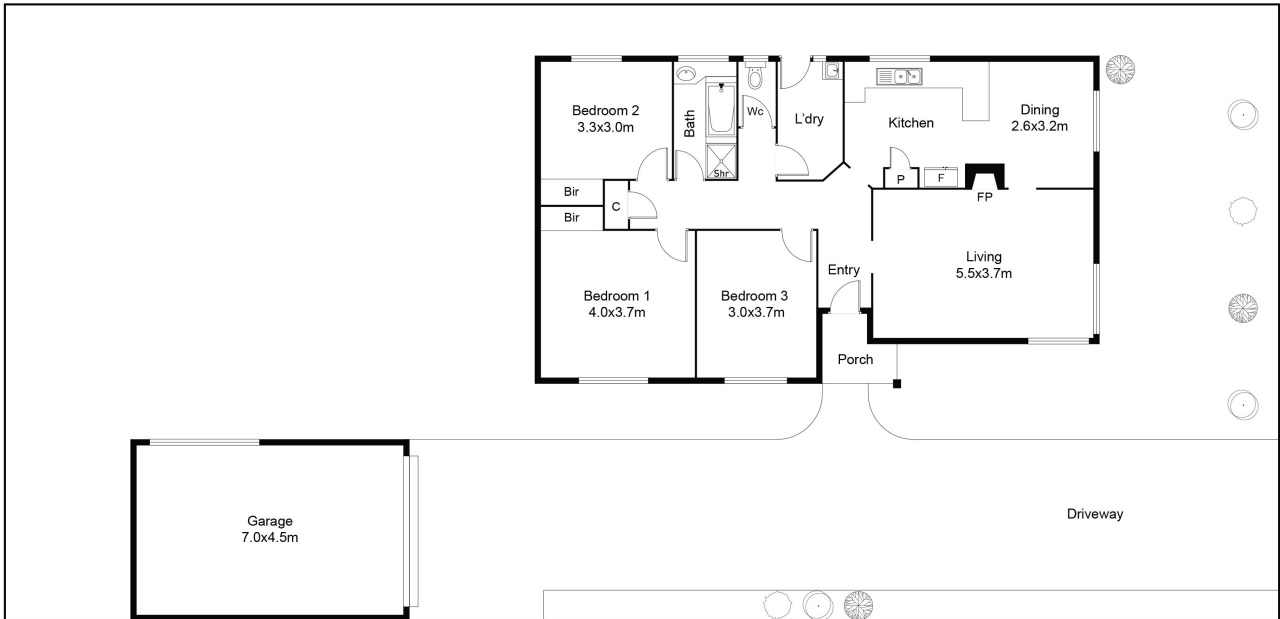
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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

