



25 Cropley Crescent, Laverton

3  1  1 

## Timeless Charm and Lifestyle Convenience Combined

**FOR SALE**  
\$560,000 - \$610,000

### AGENTS

Paul Caine  
0421 551 051  
paul.caine@ljhooker.com.au

Mary Jamal  
0451 145 598  
mary.jamal@ljhooker.com.au

### AGENCY

LJ Hooker Point Cook  
(03) 9975 7080

### The Property

Welcome to 25 Cropley Crescent, Laverton. A charming family home offering space, comfort, and classic character in a conveniently connected pocket of the suburb. Just moments from public transport, freeway access, and local shopping, this well-designed residence features three generous bedrooms, a central bathroom, and an inviting light-filled lounge that instantly feels like home. Polished hardwood floors add warmth and charm, while the flowing layout connects seamlessly to the kitchen and adjoining dining area, leading to a superb outdoor entertaining space - perfect for relaxed, easy living.

### The Point of Difference

- Welcoming lounge bathed in natural light, enhanced by large picture windows, polished hardwood flooring, and split-system heating and cooling for year-round comfort.
- Three well-sized bedrooms serviced by a central bathroom and separate toilet for family convenience.
- A well-appointed kitchen offering ample bench and cupboard space, gas cooktop, tiled splashback, and an adjoining meals area perfectly suited for everyday dining.

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.



- Expansive outdoor area with a generous undercover pergola ideal for entertaining or weekend barbecues, complemented by a large lawn area, mature trees, a garden shed/workshop, and a secure gated driveway. Set on a substantial 568m2 (approx.) allotment providing plenty of room for children and pets to play.
- Additional highlights include a separate laundry, single carport, additional parking in the driveway, established gardens, and a fully fenced backyard ensuring privacy and security.

#### The Point of Interest

Perfectly positioned for convenience and connection, this home enjoys a quiet, family-friendly setting within the sought-after Laverton P-12 College zone. Residents will appreciate the short distance to Laverton Train Station, bus routes, and major freeways for an effortless city commute. Families are surrounded by quality schools, early learning centres, and lush local parks ideal for weekend outings. With Laverton Square and Central Square Altona Meadows nearby for everyday essentials, this location delivers the best of comfort, lifestyle, and accessibility in one well-connected address.

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 22/10/25.

#### MORE DETAILS

Property ID                    2HEFHGH  
Property Type                House

#### Paul Caine 0421 551 051

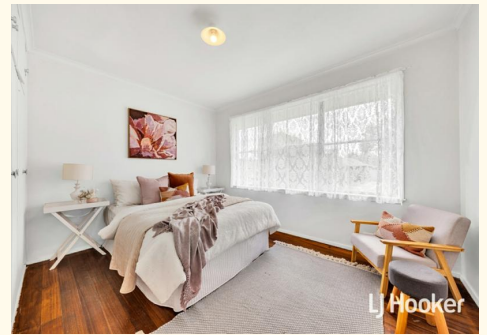
Director | Licensed Estate Agent | Auctioneer |  
paul.caine@ljhooker.com.au

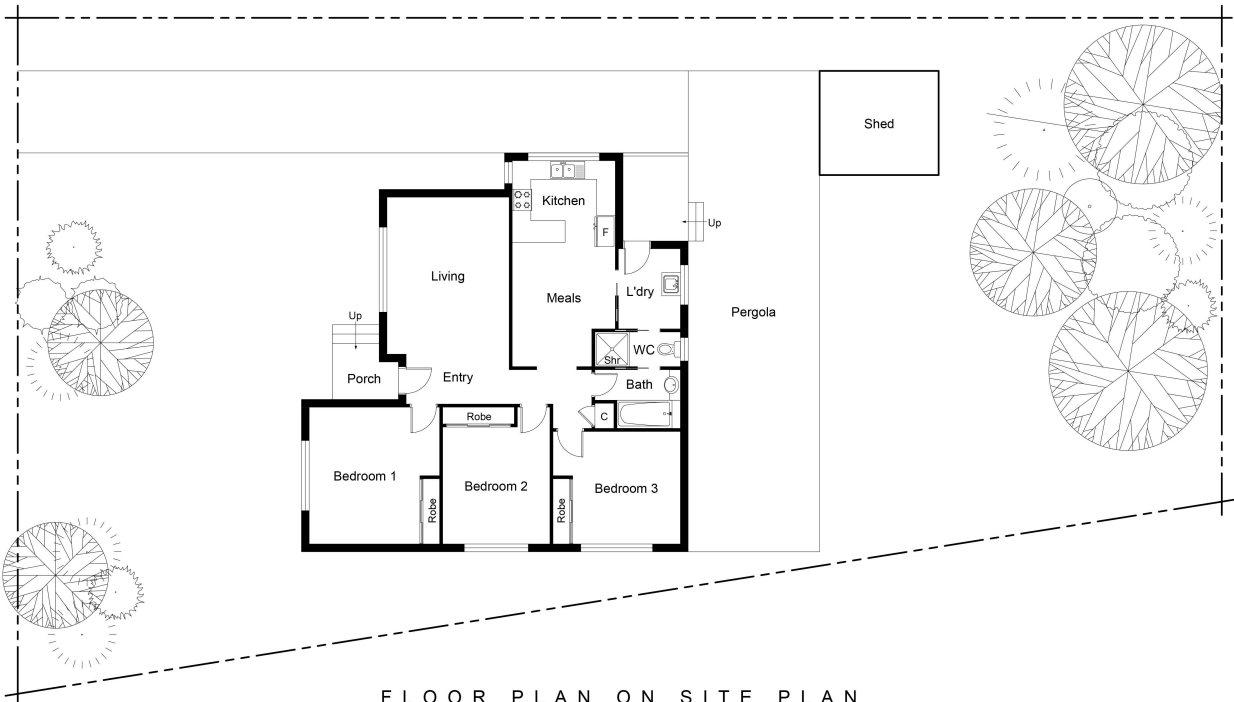
#### Mary Jamal 0451 145 598

Sales Associate | mary.jamal@ljhooker.com.au

#### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030  
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au





FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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.



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.

