

7 Oppy Cres, Hoppers Crossing, VIC 3029

Sold - 28/06/2021

House 3  1 



## Enormous Potential for First Home Buyers and Investors

LJ Hooker Point Cook presents 7 Oppy Crescent, Hoppers Crossing. A spectacular opportunity for first home buyers and investors looking to secure a foothold in a highly desired location, this single-story residence offers enormous potential. Perfectly livable as is, the existing floorplan comprises two living zones, three bedrooms and one bathroom, the generous allotment lending itself to extension and renovation. Positioned within minutes of local shops, schools and transport, this property offers exceptional convenience and endless appeal.

### Open for Inspection

By Appointment.

- Expansive living zones include a generous lounge and formal dining area, each with glossy timber floorboards underfoot. Upgraded lighting and exposed brickwork add traditional charm, while a gas fireplace and wall air conditioner add modern comfort.
- The renovated kitchen is well-appointed, offering granite countertops, glossy cabinetry and a full-sized pantry. Stainless-steel appliances include a gas cooktop, under bench oven and dishwasher, while the adjoining meals area offers practicality and convenience.
- Accommodation includes three bedrooms, each with mirrored built-in robes and timber flooring underfoot. The family bathroom is centrally located and offers a bathtub and separate toilet.
- At 41-years-old, this brick veneer residence is in superb condition, the spacious 576m<sup>2</sup> (approx.) allotment fully fenced with established gardens and a covered deck for outdoor entertaining. With plenty of scope to renovate or extend, this property will accommodate a swimming pool, vegetable gardens or a workshop with ease.
- Further highlights include two carports and two outdoor sheds, a separate internal laundry, Hills Hoist clothesline, ducted heating, evaporative cooling, air conditioning and roller blinds throughout.

Situated within popular Hoppers Crossing, this property offers exceptional convenience, just moments from Pacific Werribee, Old Geelong Road and Hoppers Crossing Station. Nearby amenities include Werribee Mercy Hospital and Rhinos Rugby Union Football Club, while green spaces include Geddes Crescent Playground and Hoppers Crossing Skate Park. For families, local schools include St Peter Apostle Primary School, Mossfiel Primary School, Heathdale Christian College and Hoppers Crossing Secondary College.

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.

### Listed By

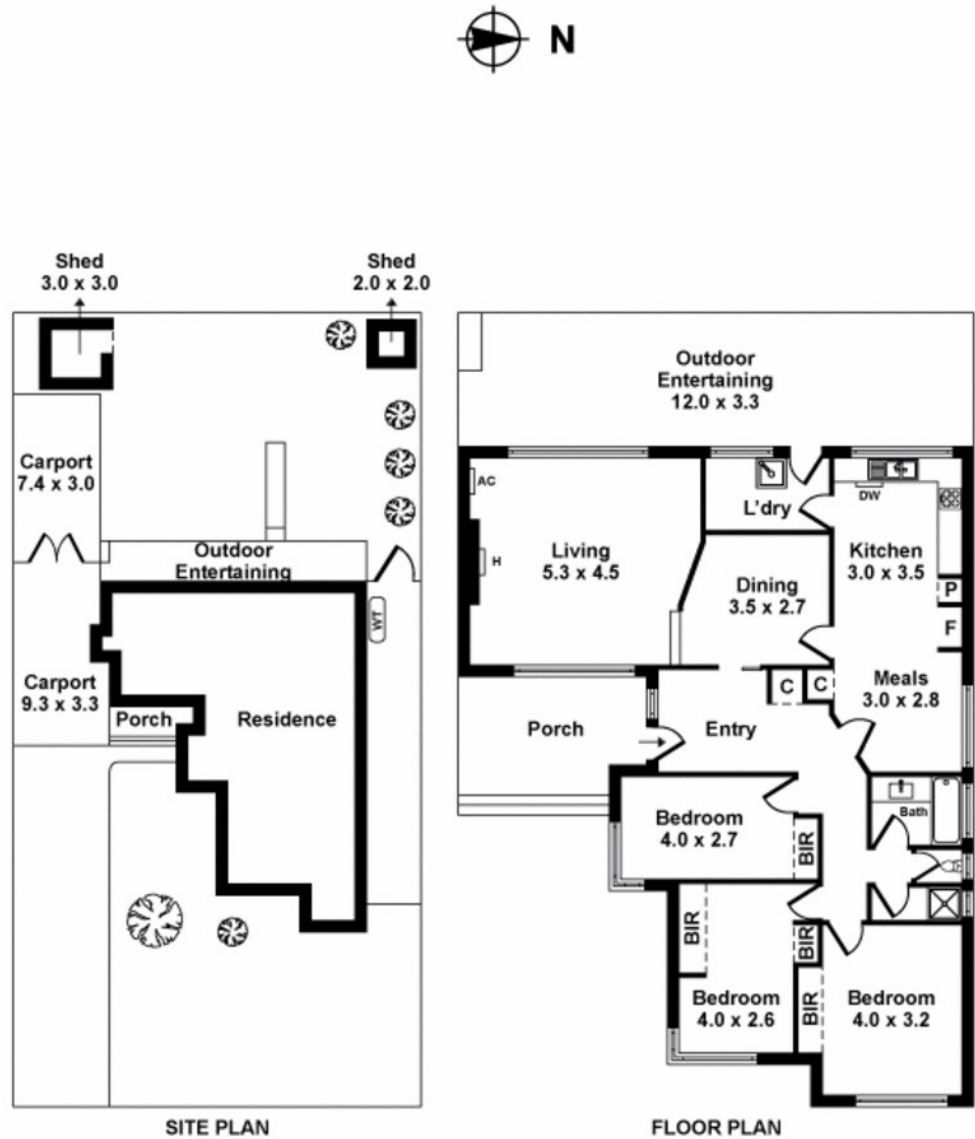
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Floorplan



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.