

**14 Cation Ave, Hoppers Crossing, VIC, 3029**



**Sold House**

Saturday, 22 July 2023

14 Cation Ave, Hoppers Crossing, VIC, 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Pratik Shah  
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Jalpa Patel

## **Elegant Garden Block Home Perfect for Families and Investors!**

This fantastic family home is located in the highly desirable Mossfiel Estate, positioned on a 571m<sup>2</sup> (approx.) block of land. The home is complete with four great sized bedrooms; the master bedroom includes an en suite with an oversized shower and a large mirrored built-in-robe whilst the remaining three bedrooms are all fitted with built-in-robos and conveniently surround the central bathroom.

You can enjoy the ample amount of space throughout the home with a spacious lounge room upon entry. Further into the home, you are led into the kitchen that supplies plenty of cupboard and bench space all while overlooking the open plan meals/dining area and the second living zone. Take a step out into the tranquil backyard and you will be greeted by an undercover entertainment area whilst having the advantage of landscaped gardens and a blank canvas for those with a green thumb. This residence has plenty of other great features to offer such as evaporative cooling, heating, drive-through access from the oversized one car garage, a built-in bar, multiple living zones throughout and much more.

Talk about location it is only a short 1.6km (approx.) to the recently renovated Pacific Werribee, 700m (approx.) to the Goodlife Health Club, 800m (approx.) to the local shops, 2.8km (approx.) to Hoppers Crossing Train Station and with parks and public transport close by, this home is set in a premium and popular location. Inspections are a must!

Overall, this stunning 4-bed, 2-bath, 2-car home is perfect for families or professionals looking for a combination of style, functionality, and convenience. With its unbeatable location, modern amenities, and generous room sizes, this property is sure to impress. Don't miss out on the opportunity to make this beautiful house your dream home today, call Pratik Shah on 0430 437 402 or Jalpa Patel on 0477 086 847 for further details!

Please refer to the Statement of Information for Indicative selling price range.

Photo ID is a must on inspection.

**DISCLAIMER:** 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. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>