

**175 Morris Road, Hoppers Crossing, Vic 3029**



**House For Sale**

Tuesday, 2 April 2024

175 Morris Road, Hoppers Crossing, Vic 3029

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 627 m2**

**Type: House**



Andrew Migliorisi  
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## PRIVATE SALE | \$610,000

Introducing a gem nestled in the heart of convenience, boasting a generous 627m<sup>2</sup> (approx.) allotment, this three-bedroom property offers a lifestyle of accessibility. With the potential to subdivide subject to council approval, this property offers an exciting investment opportunity. Located on the main road, this outstanding location is great for any business venture with large side access allowing multiple different opportunities, all subject to council approval. Features include:

- Three spacious bedrooms with built-in wardrobes
- Front formal lounge
- The kitchen is located perfectly to incorporate the meals area
- Kitchen complete with ample cupboard space, gas cooktop, electric oven, range hood and dishwasher
- Reverse cycle split system unit, heating furnace, alarm system, electric roller shutters, garden shed
- Floating floorboards to bedrooms, tiles to meals area and so much more
- Large side access is available
- The potential rental income is \$23,464.29 per annum or \$450 per week (approximately) with always a strong demand for this desired location

Situated within minutes of a drive or a leisurely stroll to Bus Stops, Hoppers Crossing Train Station, Pacific Werribee Shopping Centre, Schools, Parks, Cafes, and Medical Centres, every essential is virtually at your doorstep. For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.