



#### 4 Gabo Street HOPPERS CROSSING VIC

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Complete with an active town planning permit for a single storey unit, this is the perfect opportunity for any builder/investor to expand their own portfolio or construct for re sale purposes. The existing home is wonderfully presented inside and out, this central Hoppers Crossing home comes with plenty of lifestyle advantages with the added scope for investors. On a generous 530m<sup>2</sup> block, it's superbly positioned for an easy stroll across the road to parklands, Werribee Plaza and Hogan's Corner. Smart planning entails 3 bedrooms, a bathroom, plus a beautifully updated kitchen with wine rack, white appliance oven cooktop and sleek gloss cabinetry. A lovely family-meals/living area is brimming with natural light offering outlooks across its double street frontage and is rounded-out with polished floorboards and tasteful feature walls. The front and back yards have been commendably maintained and are bordered by private steel fencing at the

**Building Size** : 10 sqm

**Land Size** : 530 sqm

**View** : <https://www.ypa.com.au/7359809>