



## 1 Leatherwood Drive HOPPERS CROSSING VIC

4 3 2

A perfect blend of character and space invite you to this serene split-level custom designed home. Nestled in a quiet street and immaculately landscaped on a prime 4047m2 approx allotment with free flowing living areas fitted with soaring 12ft ceilings, imbued with sunlight and a panoramic private outlook enhancing the warmth of this abode. Upon entering you are greeted by the bright formal lounge and dinning, split-level Canadian style basement, open family Living and large walnut Kitchen with walk in butler's pantry. Totalling 3 bathrooms and 4 well-proportioned Bedrooms, Master with ensuite and WIR, and a spacious guestroom with 2-way ensuite (or 4th bed) at the opposite end of the home and a total of 3 storage rooms and 4 living areas. Located walking distance to popular primary and secondary schools, shops and cafes and enviable access to buses, the Freeway and train stations. Enjoy the added comforts of gas ducted heating,

**Building Size** : 46 sqm  
**Land Size** : 4047 sqm  
**View** : <https://www.ypa.com.au/7359938>



**James Antonio**  
**0401 889 248**