



## 13 Patterson Avenue HOPPERS CROSSING VIC

3 1 2

A lovely solid three bedroom home perfectly positioned within walking distance to Werribee Plaza shopping centre, schools, public transport, just a few minutes down the road Hoppers Crossing station and 'The Golden mile' old Geelong road superstores.

**Building Size** : 14 sqm  
**Land Size** : 565 sqm  
**View** : <https://www.ypa.com.au/7360050>

Presenting open plan living comprising of; a lounge room leading through to a sensational contemporary kitchen with stone benches, stone splashbacks and a 900mm stainless steel upright cooker, separate meals area, a good sized rumpus with a bar area and wood fired heater, and a spa bathroom. Other appointments include; gas heating, air conditioning and a double oversized garage.

A smart investment opportunity or first home in the most convenient location!  
 ( PHOTO ID REQUIRED AT OPEN FOR INSPECTION)