



244 Hogans Road Hoppers Crossing VIC

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Welcome to 244 Hogans Rd, Hoppers Crossing, where convenience, comfort, and contemporary elegance converge. Nestled on an expansive 645m² corner allotment at the bustling intersection of Hogans Rd and Bethany Rd, this residence offers an unmatched opportunity for future development, superior visibility, and exceptional accessibility.

Boasting an unbeatable location, this property is situated just 450m from both the local mosque and church, catering to a variety of spiritual needs. Within a quick 5-minute drive, you'll find a wealth of amenities, including the dynamic Pacific Plaza, tranquil Hogans Rd Reserve, Wyndham Village Shopping Centre, and renowned educational institutions such as Hoppers Secondary College. Primary and secondary schools, sports facilities, and the delightful Hogans Rd Reserve playground are all

Price : \$ 740,000
Land Size : 645 sqm
View : <https://www.ypa.com.au/8022985>



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This floor plan shows a 4-bedroom house with a garage and a large outdoor entertaining area. The house features a central living area with a fireplace and a large window, a kitchen/dining area with a cupboard and a window, and a bathroom with a bathtub. The bedrooms are located on the left side of the house, and the garage is at the top. The outdoor entertaining area is located to the right of the house.

Rooms and Dimensions:

- Bedroom 1: 3.6 x 3.9
- Bedroom 2: 3.6 x 3.0
- Bedroom 3: 3.0 x 3.5
- Bedroom 4: 3.1 x 3.0
- Living: 6.3 x 7.2
- Living 2: 6.0 x 4.9
- Kitchen/Dining: 3.0 x 6.0
- Bath: 3.0 x 3.0
- Wc: 3.0 x 3.0
- L'dry: 3.0 x 3.0
- Shed: 3.0 x 3.0
- Garage: 3.0 x 3.0
- Outdoor Entertaining Area: 3.0 x 3.0

Other Features:

- Entry
- W/t (Water Treatment)
- Wip (Water Inlet)
- Cup'd (Cupboard)
- Wc (Water Closet)
- Bir (Bathroom)
- Ens (Ensuite)
- Wir (Wardrobe)

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.