

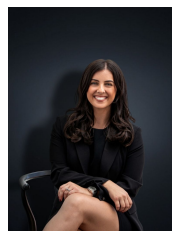
## 54 Virgilia Drive Hoppers Crossing VIC

4 1 2

For any astute buyer, the possibilities here are endless. This versatile opportunity is sure to impress investors and owner occupiers alike. Offering a blank canvas ready for one lucky buyer to make their own! Ideally located within walking distance to Hogans Corner Shopping Centre, Bus Stops, Parks & reputable schools including St James Primary School you are also positioned a short distance to Freeway Access and approximately a five-minute drive to Pacific Werribee. Sitting on approximately 664m<sup>2</sup> of land this property offers.

- ? Four spacious bedrooms all equipped with built in robes
- ? Central bathroom with 2-way access from the main bedroom
- ? Formal living room upon entry
- ? Kitchen with plenty of storage space overlooking the meals area

**Price** : \$ 527,500  
**Land Size** : 664 sqm  
**View** : <https://www.ypa.com.au/8067970>



**Kirsty Cunningham**  
 0414 344 475



**Mitch Smit**  
 0450 913 513

This floor plan illustrates a 4-bedroom apartment. The layout includes a central living area (4.0 x 5.2m) with an air conditioner (A/C), a dining area (4.3 x 3.8m), and a kitchen (3.5 x 2.7m) featuring a refrigerator (F), oven (Ov), and sink (P). An alfresco area is accessible from the kitchen. The bedroom wing consists of four bedrooms: Bedroom 1 (3.5 x 3.1m), Bedroom 2 (3.2 x 2.6m), Bedroom 3 (3.2 x 2.5m), and Bedroom 4 (3.7 x 3.1m). A bathroom (2.6 x 2.3m) and a laundry room (L'dry, 2.6 x 1.3m) with a washing machine (WM) and linen closet (LIN) are also present. The plan shows multiple built-in robes (BIR) and a central linen closet (LIN). The apartment is surrounded by an alfresco area and a large outdoor space.

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.