



## 12 Germander Court HOPPERS CROSSING VIC

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It's literally a breath of fresh air when you are lucky enough to wake up to such a wonderfully crafted home coupled with rolling parklands upon your doorstep! What a rare combination! However, here is your chance to own exactly that, a chance that is rarely seen! With its own private access, this modern residence greets you with warm lavish solid flooring that extends from the grand formal entrance through the formal lounge and the separate study that could easily double as a formal dining. Trick low voltage down lighting feature throughout the living areas, while an emphasis must be also placed on the wonderfully finished kitchen. Comprising vinyl wrap cabinetry and topped with choice granite bench tops and complimented with stainless steel appliances. An adjacent meals and huge family/rumpus room feature here while ducted heating and cooling feature throughout also. Outdoors, entertain in style from under the combination of custom sail shades and

**Building Size** : 30 sqm  
**Land Size** : 610 sqm  
**View** : <https://www.ypa.com.au/7359736>