



## 11 Nitaya Street HOPPERS CROSSING VIC

4 2 2

Style, Class, and Character, this home offers it all. Proudly positioned in the Cambridge Estate, walking distance to the Cambridge Primary school and a short stroll to the Werribee Plaza. This 2 storey home has been beautifully renovated, comprising of four bedrooms, formal lounge, open kitchen/ meals area and a separate rumpus room. Upstairs the master bedroom with ensuite and WIR robe and a small retreat area. There are 3 other bedrooms and a small study nook along with the main bathroom. Downstairs there is a gas coonara heater in the formal lounge along with ornamental fire place in family area. In the kitchen/meals area there is also a split system. There are timber French doors leading to the beautiful established garden. Ducted heating and evaporative cooling, double garage and low maintenance garden along with side access for a boat or caravan. All of this on approximately 671m2 block. The elegance and warmth this house offers

**Building Size** : 30 sqm

**Land Size** : 671 sqm

**View** : <https://www.ypa.com.au/7360111>