



## 13 Elmes Court HOPPERS CROSSING VIC

4 2 2

Nestled in a quiet court in the Cambridge Estate, on one of the biggest blocks in the street and only a short walk to the newly refurbished Pacific Werribee. This large, quality built family home features upstairs master with walk-in robe and full ensuite, three additional bedrooms one being located downstairs and a central bathroom with separate toilet. The extensive, flowing lower level floor plan includes multiple living zones; formal lounge and dining, meals/living area and separate rumpus room, plus a well-appointed galley style kitchen adjoining the meals area. A large, covered outdoor area provides the perfect place to entertain guests while overlooking established gardens and a great-sized backyard. Completing the package is the added leisure of ducted heating and a double garage, along with the huge allotment of 894sqm (approx.), not to mention being within close proximity to schools, public transport and parks. This is a rare opportunity to own a

**Building Size** : 30 sqm  
**Land Size** : 894 sqm  
**View** : <https://www.ypa.com.au/7360587>