

**2 Tillbush Close, Hoppers Crossing, VIC, 3029**



**House For Sale**

Saturday, 30 November 2024

2 Tillbush Close, Hoppers Crossing, VIC, 3029

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## North-Facing Gem on 1,263m<sup>2</sup> in Derrimut Heath Estate!

Welcome to 2 Tillbush Close, Hoppers Crossing  
Presented by Shahid Khan

Discover this north-facing beauty located in the highly sought-after Derrimut Heath Estate. Nestled in a quiet, leafy neighborhood within one of Hoppers Crossing's fastest-growing corridors, this property offers the perfect blend of comfort and potential.

Set on an expansive 1,263m<sup>2</sup> (approx.) allotment, this home is privately enclosed by a brick fence, offering both space and privacy for family living.

### A Home Designed for Family Living

Up on entry, you'll be welcomed by high ceilings and a bright formal lounge, setting the tone for the home's spacious design.

The heart of the home is the well-appointed kitchen, featuring:

- Quality appliances
- Ample bench space
- Generous storage

It seamlessly overlooks the open-plan meals and family area, making it ideal for everyday living and entertaining.

This custom-built residence boasts five generously sized bedrooms, ensuring plenty of room for the entire family:

Master suite: Includes a walk-in robe (WIR) for added convenience.

Four additional bedrooms: Fitted with built-in robes (BIR) and serviced by a central bathroom filled with natural light. For added versatility, a second lounge offers the perfect space for entertainment, a rumpus, or a home theatre. This area flows effortlessly into a pergola with a charming sitting area, extending into the garden, creating an idyllic setting for hosting gatherings or relaxing amidst nature.

### Property Features:

- Master with WIR
- Four bedrooms with BIR
- Central bathroom
- Kitchen with stainless steel appliances, ample bench space, and generous storage
- Separate laundry
- Double garage
- Ducted heating
- Evaporative cooling
- Pergola
- Garden area

- Photo ID required at every open inspection

### Prime Location

Conveniently located near a range of amenities, this home offers unparalleled access to:

Schools: Baden Powell Primary, Derrimut Heath Campus, Thomas Carr College, Mossfiel Primary, and Hoppers Crossing

## Secondary

Shopping: Hogan's Corner, Wyndham Village, Tarneit Central, Werribee Plaza, and Hoppers Crossing Shopping Centre

Healthcare: Werribee Mercy Hospital

Public Transport: Bus stops and Hoppers Crossing Train Station

Contact Us Today!

Call Shahid Khan at 0466 481 118 or Fatima Zahra at 0461 430 267 for further details.

## Disclaimer:

We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document.

Important Note: for illustrative purposes only front grass and backyard

Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs.

Click on the link for a copy of the due diligence check-list from Consumer Affairs.

<http://www.consumer.vic.gov.au/duediligencechecklist>