



SOLD

ANOTHER GREAT RESULT DELIVERED BY YOUR LOCAL PROPERTY EXPERTS ASHISH ! IF YOU'RE THINKING OF SELLING, CALL ON 0404 213 258.

Presenting an exceptional opportunity to secure North Facing a titled 508sqm (approx.) block of land in the vibrant and rapidly growing community of Mambourin. Whether you're a homebuyer ready to build your dream home or an investor looking to capitalise on strong growth potential, this block offers everything you need.

Perfectly situated in a quiet, family-friendly neighbourhood, this block provides the ideal combination of space, lifestyle, and convenience. Surrounded by modern homes, lush green open spaces, and exciting new infrastructure, it's a location designed with the future in mind.

Why This Property Stands Out:

- Titled and ready to build – start planning your home without delay
- Generous 508sqm (approx.) allotment – perfect for a variety of home designs
- Located within a well-established, welcoming community
- Peaceful surroundings with all essentials close by

Prime Location Features:

- Laa Yulta Primary School & Kindergarten – just around the corner, opened in 2024
- Good News Lutheran College (Mambourin Campus) – only a 3-minute walk, opening in 2025, offering Prep to Year 12
- Wyndham Vale Train Station – a short drive away, ideal for commuters
- Manor Lakes Central & Wyndham Vale Square – close by for shopping, dining, and daily needs
- Parks, wetlands, and playgrounds – all nearby for an active, healthy lifestyle

Future Mambourin Major Retail Precinct (Opening Sept 2025), featuring:

- Coles Supermarket
- Health & Services: Plus Fitness, Choice Pharmacy, Doctors & Co Medical Centre, salons & barbers

0 BED | 0 BATH | 0 CAR

PRICE:
\$440,000

OPEN FOR INSPECTION:
N/A



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