

14 Yard St, Mambourin, VIC 3024

\$720,000 to \$765,000

House 4  2  2 

Modern 4 bedroom House on 534sqm with Huge Backyard – Granny

- Spacious 4-bedroom, 2-bathroom, double garage home on 534sqm land
- Only 5 years old, still under building warranty
- Large backyard with potential to add a granny flat or container home (STCA)
- Vacant possession now
- Stable bank valuation supported by Cotality – offering purchase confidence
- Walk to Mambourin Marketplace with Coles, local cafés & restaurants, barber, nail shop, pharmacy, and a bulk-billed medical centre
- Close to Good News Lutheran College, Aspire Early Learning, and the new Laa Yulta Primary School & Kindergarten
- Enjoy exclusive access to Mambourin Residents' Club – with pool, gym, sports courts & function space
- Just 40 minutes to Melbourne CBD via Wyndham Vale train station
- Perfect for family living or long-term investment in a fast-growing community
- Low site coverage (~34%) with a deep backyard and rear fencing already in place
- Ideal for multi-generational living or future rental income

Open for Inspection

By Appointment.

?? Outgoings:

- Owners Corporation / Body Corporate: \$1,200 p.a.
- Water rates: \$828 p.a.
- Council rates: \$1,944 p.a.

?? Mambourin Estate Amenities:

- Clubhouse with resident access
- Swimming pool, gym, and function room
- Tennis, basketball, and netball sports court
- Wetland gardens and reserved parklands
- Discover full amenity details: frasersproperty.com.au/VIC/Mambourin/Imagine/Wellbeing/Residents-Club

?? Additional Info:

- South-facing orientation
- All essential services connected (sewer, power, water)

Listed By

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