

14 Yard St, Mambourin, VIC 3024

\$699,000 to \$765,000

House 4 2 2



4-Bed Home + Second Dwelling Potential (STCA) — Rare Investm

*** Subject to tenancy. ***

Sitting on one of the largest blocks in the estate, 14 Yard Street offers something most Mambourin listings can't: genuine scope to add a second dwelling or granny flat (STCA) — without touching the existing home.

Open for Inspection

By Appointment.

Build your own income stream: A local builder has already assessed the site and confirmed a granny flat is achievable, with 2-bed and 3-bed floorplan options available. Once built, the property could operate as two separate income-producing dwellings on the one title — a genuine dual-income opportunity for investors, or a private living space for extended family.

Ideal for:

- Multi-generational families wanting separate living for parents or adult children
- Investors seeking dual-income potential
- Buyers who want land now and flexibility to build later

The existing 4-bedroom, 2-bathroom home is only 5 years old and still under building warranty. Vacant possession now — subject to tenancy after 10 August. Low site coverage (~34%) leaves a large, usable backyard with rear fencing already in place — ready for your next stage.

- Stable bank valuation supported by Cotality — offering purchase confidence
- Walk to Mambourin Marketplace (Coles, cafés, pharmacy, bulk-billed medical centre)
- Close to Good News Lutheran College, Aspire Early Learning & Laa Yulta Primary
- Exclusive access to Mambourin Residents' Club — pool, gym, sports courts, function space
- 40 minutes to Melbourne CBD via Wyndham Vale train station
- South-facing, all services connected

?? Outgoings:

Owners Corporation: \$1,200 p.a.

Water rates: \$828 p.a.

Council rates: \$1,844 p.a.

Listed By

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