**Gibson Land**
Collins Square Tower 5Level 23, 727 Collins Street,
Docklands VIC 3008

## 14 Yard St, Mambourin, VIC 3024

**$705,000 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: $1,944 p.a.

**Listed By**

Mandy Loh

Mobile: 0412 385 936

Abby Loh

Mobile: 0498 259 267

Listing Number: 3543024

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.