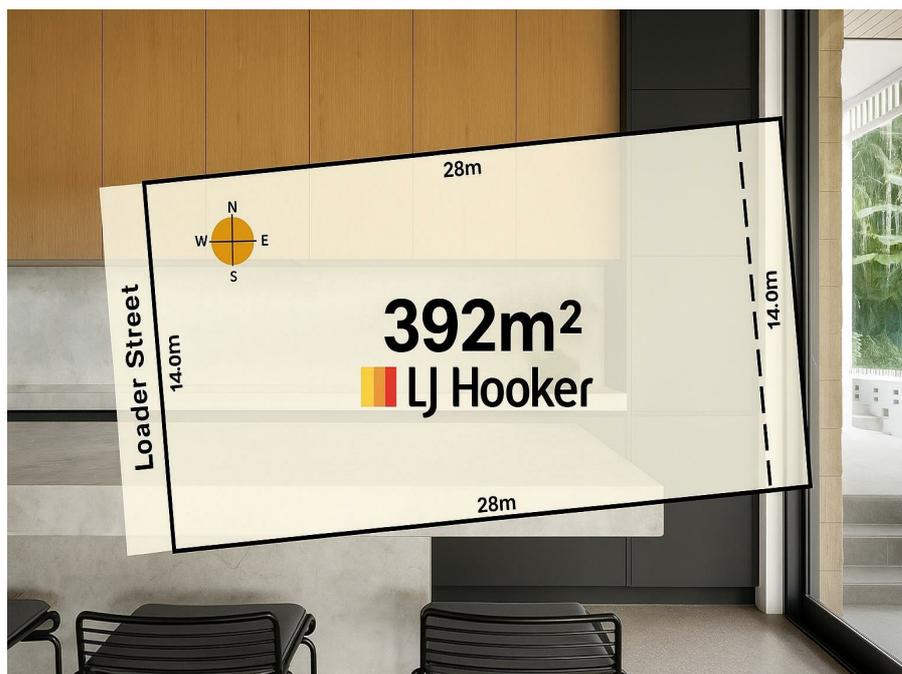


Lot 2513, Loader St, Mambourin, VIC 3024

Sold - 4/12/2025

Residential Land



Urgent Nomination Sale

The Property

Welcome to 5 Loader Street, Mambourin. A premium parcel of land in one of the area's most sought-after estates. This block offers an incredible opportunity to build the home you've always dreamed of. Perfectly positioned within walking distance to parklands and future amenities, you'll enjoy a peaceful and well-connected lifestyle. With proximity to schools, shopping precincts, transport, and recreational facilities, this address combines convenience and community charm in equal measure.

Open for Inspection

By Appointment.

The Point of Difference

- 392m² (approx.) of titled land
- 14m frontage and 28m depth (approx.)
- A fantastic opportunity to build your dream home on a versatile rectangular block suitable for a wide range of designs
- Peaceful location within walking distance to scenic wetlands and green open spaces
- Situated in the desirable Windermere Estate
- Over 6 hectares of open space with 7km of walking and cycling trails throughout the community
- The upcoming Mambourin Marketplace, featuring Coles, cafés, dining options, and a medical precinct (scheduled for completion Q4 this year), will bring daily convenience right to your doorstep

The Point of Interest

Positioned in the heart of the growing Windermere Estate, this vacant block offers the perfect blank canvas to create your dream lifestyle. Surrounded by lush parklands and tranquil wetlands, it provides a harmonious balance of nature and modern living. The area is thoughtfully designed with family-friendly playgrounds, walking trails, and cycling paths that encourage an active, outdoor lifestyle. Just minutes from Wyndham Vale Shopping Centre, Pacific Werribee, and Werribee City Centre, everything you need is within easy reach. Commuting is effortless with Wyndham Vale Train Station providing direct links to Melbourne's CBD, while the proposed Mambourin Train Station ? within walking or cycling distance will further enhance connectivity to both Melbourne and Geelong. With a strong sense of community, abundant green spaces, and every convenience nearby, 5 Loader Street, Mambourin offers the perfect opportunity to build your future in a location that truly delivers lifestyle, accessibility, and value.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 07/11/2025

Listed By

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Listing Number: 3507464