

32 Mervyn Way, Mambourin, VIC 3024

Leased - \$400

House 4 2 2



## Near New Home Located in a Family Friendly Zone!

LJ Hooker Point Cook presents 32 Mervyn Way, Mambourin. This beautiful near new home now invites your inspection. This property comprises two living zones, four bedrooms and two bathrooms, with landscaped grounds and accommodation for two vehicles. Situated in the thriving suburb of Mambourin, residents will enjoy a family-oriented community plus easy access to well-established amenities.

**Open for Inspection**

By Appointment.

- This bright and airy residence offers modern interiors with neutral tones and timber flooring throughout. The generous living zones include a formal lounge room and an open plan family and meals area adjacent the kitchen.
- With sleek and stylish appointments, the kitchen boasts stone countertops, a breakfast bar and a tiled splash back. Stainless-steel appliances include an upright gas cooker while an abundance of storage includes overhead cabinetry and a walk-in pantry.
- Accommodation begins with the spacious master suite, located at the front of the home and offering a walk-in-robe and private ensuite. Three additional bedrooms are offered, each with built-in robes, while the family bathroom includes a luxurious bathtub.
- The fully fenced grounds complete with grassy lawns and newly landscaped gardens.
- Additional appointments include a double remote-control garage with internal access, a separate laundry with linen storage and toilet, ducted heating and much more!

The perfect location for peaceful living, the suburb of Mambourin offers excellent proximity to an increasing array of amenities, including Wyndham Vale Shopping Centre, Manor Lakes Shopping Centre and Little Growling Cafe. Local schools include Wyndham Vale Primary School and Manor Lakes P-12 College, while nearby parklands include the popular Lollipop Creek Reserve. For commuters, easy access to public transport awaits, with options including Wyndham Vale Station and a well-served bus network.

### \*IMPORTANT NOTICE REGARDING INSPECTIONS AND APPLICATIONS\*

\* Applications for this property are now open. To fast track your application, please submit your application via 1Form or 2Apply subject to a private inspection of the property. Note that identification is required on entry to all private and public inspections.

\* By registering your details you will be instantly informed of any updates, changes or cancellations to the inspection time. If we do not receive any registrations for an inspection time, please note the inspection may not proceed without notice. To book your inspection, select ?Book An Inspection Time? in the Open For Inspections Times section on this page. If the times provided to not suit, please contact us on 03 9975 7080.

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

### Listed By

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