

15 Ellimatta Road, Mambourin, Vic 3024

House For Sale

Friday, 17 May 2024

15 Ellimatta Road, Mambourin, Vic 3024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Florence Law
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George Bornyan
0411352222

\$660,000 - \$726,000

The Avenue Property Co. proudly presents this exquisite new home to be developed in a premium estate - Mambourin, one of Melbourne's most sought-after residential areas. Positioned on a generous 400m² east-facing titled allotment, construction may commence anytime at your convenience, with options of floor plans and colors to choose from. Not to mention, there are over \$17k in stamp duty savings. Turnkey inclusions: • 20mm stone benchtop • 900mm kitchen appliances • Stainless steel dishwasher • Solar hot water • LED downlights throughout • Blinds, letterbox, clothesline • Front & rear landscaping • Coloured concrete driveway. This property is abundant in amenities and conveniences, set in a tranquil environment just a short drive from Wyndham Vale Square Shopping Centre, Manor Lakes Shopping Centre, and Wyndham Vale Train Station. Nearby are the picturesque Manor Lakes reserve and wetlands, with a proposed town centre train station and an existing recreational club boasting a swimming pool, gym, and function centre. Additionally, it's surrounded by various schools, including the upcoming Laa Yulta Primary, Manor Lakes P-12, and Wyndham Vale Primary, making it an ideal choice for first-time homebuyers, growing families, or savvy investors. Please see the below link for an up-to-date copy of the Due Diligence

Check: <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence> Disclaimer: 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.