

**18 Perceval Place, Mambourin, Vic 3024**

**RAM INTÉRNATIONAL**

**House For Sale**

Wednesday, 24 April 2024

**18 Perceval Place, Mambourin, Vic 3024**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 336 m2**

**Type: House**



Hema Ramoo

**\$550,000 - \$600,000**

Presenting an elegant Metricon home in Mambourin Estate a master-planned estate to suit your lifestyle. Build in 2022 , this property sits eloquently on a perfect rectangular shaped 336m<sup>2</sup> block of land, this home is very ideal for first home buyers or investors (has a rental value of \$480 per week)Property Highlights 1. Contemporary and modern open plan living concept with cleverly planned layout. 2. 6 Star Energy Efficient ratings with excellent build quality. Property is still covered under Metricon structural warranty. Property Features 1. Master bedroom with ensuite, walk in robe and 3 other good size bedrooms.2. Mix of excellent internal flooring throughout. Quality carpet, porcelain tiles and laminated flooring. 3. Ducted heating and evaporative cooling (still under warranty)4. Fly screens to all openable windows and sliding doors with roller blind fittings. 5. High ceiling and neutral wall paints with ample natural lights throughout 6. Sleek modern kitchen wih 900mm European stainless steel oven/cooker, canopy rangehood, dishwasher and a walk in pantry. 7. Semi frameless shower screen in ensuite and central bathroom, splash back tiles, single vanity and mixer tapware 8. Laundry with excellent space for storage 9. Decent backyard and covered alfresco for some outdoor entertainment10. State of art Mambourin Club facilities - indoor swimming pool, gym, function room , multisports court, bbq area and cafe<https://www.frasersproperty.com.au/VIC/MambourinLocation>Super easy access to freeway and the following : -

- Close distance to Good News Lutheran College
- Approx 6 min to Wyndham Vale Train Station
- Approx 5 mins to Town Centre

Call us today for inspection.