

**23 Webb Street, Mambourin, Vic 3024**



**House For Sale**

Sunday, 26 May 2024

23 Webb Street, Mambourin, Vic 3024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Gurpreet Saini  
0430358353

**\$549,000-\$589,000**

23 Webb Street, MAMBOURIN VIC 3024 Park Facing Family Home!!! Team One Real Estate proudly presents a near-new, east-facing family home in the heart of Mambourin. This luxury property features 3 bedrooms, 2 bathrooms, and a single garage, complemented by an open-plan kitchen and family area. The prime location offers proximity to essential amenities such as Wyndham Vale Train Station, parklands, childcare facilities, medical centers, schools, Wyndham Vale Shopping Centre, and public transport with access to the Princes Freeway.

**Key Features:**

- High Ceiling: Adds a sense of space and luxury.
- Modern Façade: Stylish and contemporary exterior design.
- Wide Main Entry Door: Welcoming and grand entrance.
- Master Bedroom with En-suite: Includes a private bathroom for comfort.
- Designer Doors: High-quality and aesthetically pleasing.
- LED Downlights: Energy-efficient and modern lighting throughout.
- 900mm Top-of-the-Range Appliances: High-end kitchen appliances for culinary enthusiasts.
- 40mm Stone Bench in the Kitchen: Durable and elegant countertop.
- Overhead Cabinets in the Kitchen: Extra storage space for convenience.
- Dishwasher: Included for ease of kitchen cleanup.
- Extended Shower: Spacious and luxurious bathing experience.
- Laundry with Storage: Practical and organized laundry space.
- Quality Floorboards: Attractive and durable flooring throughout the home.
- Heating: Ensures comfort during colder months.
- Side Access: Easy entry to the backyard or side of the house.
- Fully Fenced: Ensures privacy and security.
- Artificial Landscaping in Front and Fully Concrete Backyard: Low-maintenance outdoor areas for relaxation and entertainment.

**Prime Location Benefits:**

- Wyndham Vale Shopping Centre
- Manor Lakes Shopping Centre
- Little Growling Café
- Local Schools:
  - Upcoming Good News Lutheran Private School
  - Wyndham Vale Primary School
  - Manor Lakes P-12 College
- Nearby Parklands:
  - Lollipop Creek Reserve
  - Public Transport Access:
    - Wyndham Vale Train Station

This home is ideal for a growing family, providing a perfect blend of communal spaces and private areas, ensuring comfort and functionality for all family members. Don't miss this opportunity to secure a fantastic property in a sought-after location. Contact Team One Real Estate today to arrange a viewing. Please make one call now or visit our website: [www.teamone.au](http://www.teamone.au)

Team One wishes you success in your search for a beautiful home. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

**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 the agent.