

**26 Thrums road, Mambourin, Vic 3024**

AREA SPECIALIST

**Residential Land For Sale**

Tuesday, 28 May 2024

26 Thrums road, Mambourin, Vic 3024

Area: 312 m2

Type: Residential Land



Jake Wang  
0488889158



Wendy Khunwuthinun  
0411038508

**\$350,000**

ITS ADDRESSED This east-facing block offers a prime chance to build your dream home. Set on approximately 312m<sup>2</sup> of land with no easement, the property features a generous 14.5m frontage and a 21.81m depth, providing ample space for your ideal home design. Conveniently located just a short drive from Woolworths Wyndham Vale and Wyndham Vale train station, with the future Mambourin Train Station in development, this new area promises a lifestyle of ease and accessibility. Located approximately 40km from Melbourne's CBD, you'll be just a short approx. 40 minutes' drive from the city centre. This flawless location offers proximity to thriving Werribee and Wyndham Vale, with easy access to the Princes Freeway. You'll enjoy close proximity to essential amenities, including zoned schools right at your doorstep: Walcom Ngarrwa Secondary College, Laa Yulta Primary School, and Wyndham Vale Primary School. Additionally, a performing arts centre, parks, and playgrounds such as Heidelberg Ave Park and the Barrabool Boulevard Playground are just steps away. This inspiring estate is perfect for young and growing families. Embrace the opportunity to build a great community lifestyle in a vibrant and welcoming environment. Don't miss out on this fresh start! Contact your local area specialist Jake 0488 889 158 or Wendy 0411 038 508 to secure this land. Our signs are everywhere... For more Real Estate in MAMBOURIN contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.