

28 Ruthven Way, Mambourin, Vic 3024

Sold House

Wednesday, 31 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Single Storey, Unparalleled Comfort Step inside this beautiful home situated on a 425sqm (approx) land, located in the heart of Mambourin within easy access of the Melbourne and Geelong CBDs surrounded by amenities that cater to your daily needs, this perfectly designed single storey masterpiece is bound to turn heads with its unique floor plan, age, and features. • 4 bedrooms with a stunning rear located master bedroom coupled by beautiful modern ensuite equipped with luxurious shower, oversized vanity, toilet, adjacent to spacious walk-in-robe. • Central to sizeable secondary bedrooms, is the lavish common bathroom, boasting quality fixtures and fittings incorporating bathtub surrounded by warm neutral coloured tiling. • Multiple living areas including front formal lounge/media room, and rear informal open plan living area overlooking rear garden as backdrop. • Low maintenance fully landscaped back garden featuring retained surrounds, garden bed for the astute gardener, synthetic grass with ample space for family gatherings and year-round outdoor entertainment. • Ducted heating and evaporative cooling. • Modern tiling compliments the home matched with water resistant flooring throughout. • Central to this near new construction, the kitchen comes fully equipped with 900mm cooktop, rangehood and oven featuring generously sized stone bench top, workspace and abundant storage including walk-in pantry. • Seamless open plan dining and living areas connect to a well shaded alfresco that maximises the benefits of an easterly facing façade. Mambourin is a newly established urban city which has gained immense popularity since the production of dwellings in the area, boasting proximity to educational facilities including upcoming Good News Lutheran College, Wyndham Vale Primary School and Manor Lakes P-12 College. Nearby parklands within easy amble and short drive away to the newly upgraded Manor Lakes Shopping Centre, retail, professional services, train station and medical facilities. 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. *Images for illustrative purposes only*