

4 Stem Close, Mambourin, Vic 3024



Residential Land For Sale

Saturday, 4 May 2024

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Area: 512 m2

Type: Residential Land



Jarrod Loughlin
0438348997

\$450,000 - \$490,000

Welcome to 4 Stem Close, Mambourin! This real estate gem offers a prime location with a host of attractive features. Situated on titled land, this property boasts a north-facing orientation, ensuring ample natural light throughout the day. The large allotment spans approximately 512m², providing plenty of space for outdoor activities and future expansion. One of the key advantages of this location is its proximity to essential amenities. Residents can enjoy the convenience of being within walking distance to Club Mambourin and the upcoming town centre, where various services and facilities will be available. Additionally, the esteemed Good News Lutheran College Mambourin is currently under construction, and on-site classes are scheduled to commence in Term 1, 2025. This presents an excellent educational opportunity for families seeking quality schooling options. The family-oriented community of Mambourin is renowned for its welcoming atmosphere and strong sense of belonging. The property's location ensures easy access to well-established amenities, including the nearby Wyndham Vale Square Shopping Centre, Manor Lakes Shopping Centre, and the charming Little Growling Cafe, where you can satisfy all your shopping and dining needs. Education is a top priority in Mambourin, with a range of schools catering to students of all ages. Laa Yulta Primary School Kindergarten, which opened early in 2024, other notable educational institutions in the area include Wyndham Vale Primary School and Manor Lakes P-12 College. These schools provide excellent learning opportunities, ensuring a well-rounded education for children in the community. Nature enthusiasts will appreciate the abundance of green spaces nearby. Barrabool Park and its playground offer a picturesque setting for outdoor activities and leisurely strolls. Lollipop Creek Reserve is another nearby option, providing additional opportunities for recreation and relaxation amidst nature. For those who commute, public transport options are easily accessible, with Wyndham Vale Station conveniently located nearby. This makes commuting to and from Mambourin a breeze, connecting residents to various destinations. Don't miss out on the chance to make this stunning property your home. Embrace the peaceful living and enjoy the conveniences of a well-connected community. Come and see for yourself why this residence is perfect for you!