

**8 Portrait Street, Mambourin, Vic 3024**



**House For Sale**

Wednesday, 12 June 2024

8 Portrait Street, Mambourin, Vic 3024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



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## East Facing! \$770,000 - \$795,000

The team at Equity Wise Real Estate are pleased to unveil an exceptional opportunity to acquire an East Facing modern Carlisle home, poised in the heart of Mambourin. This distinguished residence stands within walking distance of the burgeoning new schools, charming cafes, and the forthcoming town centre, encapsulating the epitome of contemporary living amidst a thriving community. Be prepared to be impressed by the flawless modern design of this stunning home. Packed with versatile living options, this home presents an inviting, relaxing environment for the whole family to enjoy. This impressive modern residence seamlessly blends quality fittings, decorative flair, and a well-designed layout to create a sophisticated, light-filled living environment. The home opens with a master bedroom and formal lounge area in the front wing, setting a luxurious tone. The hostess kitchen, featuring top-tier appliances, extended stone bench tops, and a spacious walk-in pantry, overlooks an expansive, light-drenched meals and living area. This space effortlessly extends to the outdoor alfresco, perfect for entertaining. Tucked away on the side are three generous bedrooms, a stylish family bathroom, an activity area with a study nook and ample storage. A secluded theatre room offers an ideal retreat from the main living areas. The opulent master suite, with its double door entry, large walk-in robe, and ensuite boasting a double vanity, oversized shower, and separate toilet, epitomizes comfort and elegance. This home not only promises a stunning visual appeal but also delivers unparalleled functionality, making it the epitome of modern living. Quality fit-outs & upgrades throughout the property include (but not limited to):- Wide main entry door and double doors to master bedroom- Downlights throughout- Feature lighting in kitchen - Evaporative cooling and ducted heating - Floor boards in hallway/living areas, carpets in bedrooms- 900mm stainless steel European cook top, oven & dishwasher- Extended wrap around kitchen with ample bench space- Stone bench tops in Ensuite, Bathroom & Laundry- Tiled shower bases and niches in showers- Security alarm- Exposed aggregate driveway- Gas provision in outdoor alfresco area- Low maintenance landscape front and back yard with side gate access & perimeter concreting. Quality fittings and finishing throughout make this home a must see exercise! Nature lovers will find themselves in paradise with Barrabool Park's stunning landscapes and Lollipop Creek Reserve's serene greenery at just a few mins walk. These idyllic spots are perfect for outdoor enthusiasts seeking to immerse themselves in nature and enjoy a plethora of recreational activities amidst breath-taking surroundings. Located at a short walk to the upcoming Good News Lutheran College (opening 2025) and the new Laa Yulta Primary School, 5 Minutes drive to Wyndham Vale Station, 5 Minutes drive to Greens Square and Manor Lakes Shopping Centre, 5 mins drive to child cares, 3 mins drive upcoming Mambourin town centre, easy freeway access via Ison Road and much more! An excellent choice not to be missed, call Sweta on 0412 663 374 or Shekhar on 0430 446 748 to discuss further! \*PHOTO ID REQUIRED AT ALL INSPECTIONS 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 agent