

**13 Nuttall Street, Mambourin, Vic 3024**



**House For Sale**

Wednesday, 10 July 2024

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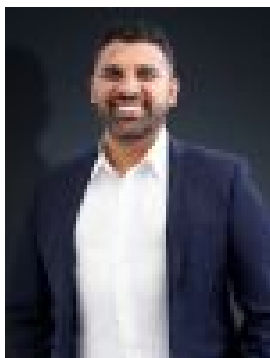
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Danish Natha

0405857895

**\$599,000 - \$649,000**

This Wonderful family home offers a comfortable and stylish living experience, with a range of features that make it an ideal choice for families. Located in Mambourin, a thriving suburb known for its family-friendly atmosphere and convenient amenities. One of the highlights of living in Mambourin is the family-oriented community and easy access to well-established amenities. The proximity to Wyndham Vale Square Shopping Centre, Manor Lakes Shopping Centre, and Little Growling Cafe ensures you have everything you need within reach. This presents an excellent educational opportunity for families seeking quality schooling options. For families with young children, Laa Yulta Primary School Kindergarten, which opened early in 2024, is a notable educational institution in the area. Offering the next owners:

- Master bedroom with walk in robe and ensuite
- Three further bedrooms all with built in robes
- Central bathroom with separate toilet
- Formal living room
- Large open plan kitchen, meals and living zone
- Modern kitchen with stone bench tops, stainless steel dishwasher and 900mm oven and cooktop
- Double remote garage with internal access
- Alfresco area overlooking the established back garden
- Quality appointments include alarm system, ducted heating, downlights throughout and high ceilings (PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

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