

**22 Ruthven Way, Mambourin, Vic 3024**



**Sold House**

Wednesday, 20 March 2024

22 Ruthven Way, Mambourin, Vic 3024

**Bedrooms: 4**

**Bathrooms: 2**

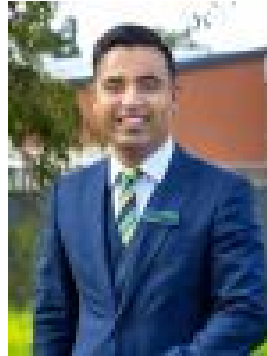
**Parkings: 2**

**Area: 425 m2**

**Type: House**



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**\$709,000**

Welcome to your dream home! This recently built property boasts an array of modern upgrades and amenities designed to enhance comfort, convenience, and security. From multiple living areas, upgraded insulation to smart technology features, this home offers a harmonious blend of luxury and functionality. Enjoy the tranquility of low-maintenance synthetic grass in both the front and backyards, while taking advantage of the latest in home security with a comprehensive alarm system and high-resolution video monitoring. With attention to detail evident in every aspect of this residence, prepare to be impressed by the seamless integration of style and practicality. Explore the key features and prime location that make this property an exceptional find.

**Upgraded Insulation:** Enjoy improved energy efficiency and comfort with upgraded insulation in the roof and all external walls.

**5 Star Energy Rating Heating:** Stay warm efficiently with a heating system boasting three zoning for customizable comfort.

**Evaporative Cooling:** Beat the heat during summer months with evaporative cooling throughout the home.

**Double-Glazed Windows:** Front and side bedrooms feature double-glazed windows for enhanced insulation and soundproofing.

**Low Maintenance Synthetic Grass:** High-quality synthetic grass in both front and backyards ensures a lush appearance with minimal upkeep required.

**5 Zone Security Alarm System:** Rest easy knowing your home is protected by a comprehensive security alarm system with five zones.

**High Megapixel Video Monitoring:** Four high megapixel video monitoring cameras provide added security and peace of mind.

**Mobile Controlled Garage Door:** Conveniently open and close your garage door from anywhere using your mobile device.

**Upgraded Sink:** Enjoy the durability and quality of an upgraded sink with a long warranty for added peace of mind.

**Waterfall Kitchen Island:** The kitchen features a stunning waterfall island, adding both functionality and aesthetic appeal.

**Aggregated Driveway and Path:** A beautifully finished aggregated driveway and path surround the house, offering durability and visual appeal.

**Heat Lamps in Bathrooms:** Both bathrooms are equipped with heat lamps for added comfort during chilly mornings or evenings.

**Stone Benchtops:** Luxurious stone benchtops adorn all ensuite, bathroom, and laundry areas, combining elegance with durability.

**Smart Lighting:** Control lighting in the hallway and living/dining areas with smart technology, enhancing convenience and energy efficiency.

**Upgraded Carpet:** Enjoy the comfort and style of upgraded carpet throughout the home.

**His/Her Walk-in Robe:** The master bedroom boasts his and her walk-in robes, providing ample storage space and organization.

**Regularly Serviced:** Benefit from regularly serviced termite protection, insect protection, cooling unit, and garage door for ongoing maintenance and peace of mind.

**Location:** GOOD NEWS ST LUTHERN COLLEGE (Opening 2025) Laa Yulta Primary School (0.41 km, Prep to 6) Wyndham Vale Primary School (1.65 km, Prep to 6) Manor Lakes P-12 College (1.83 km, Prep to 12) Nearby Amenities: Manor Lakes Central - A mere 4 minutes away, offering convenient access to shopping, dining, and entertainment options.

**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. Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>