

**31 Pankina Road, Mambourin, VIC, 3024**



**Sold House**

Thursday, 22 August 2024

31 Pankina Road, Mambourin, VIC, 3024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **SOLD @ First Inspection!**

Luxurious & Elegant!

The team at Equity Wise present this stunning opportunity to secure this stunning brand new home in the heart of Mambourin, walking distance from the upcoming public & private schools!

Comfort and style have been taken into account in presenting this spacious, light filled home to a lucky buyer.

A stylish entry greets you into this stunning modern home with the master bedroom occupying the front wing. Next up, you have the modern hostess kitchen with quality appliances and 40mm stone bench tops. A spacious walk in butler's pantry complements the kitchen. Flowing on are the open plan meals and casual living areas with the outdoor alfresco at the rear of the property. Tucked away on one side are the study nook, 3 spacious bedrooms, serviced by a common bath and a separate toilet, ample storage space throughout completes this home!

Quality fit-outs throughout the property include:

- High 2700mm ceiling
- Downlights throughout
- Feature lighting in kitchen and family and ceiling fan in Lounge
- Evaporative cooling and ducted heating
- Porcelain tiles in hallway, living, kitchen & wet areas
- 900mm stainless steel European cook top, 600mm oven & dishwasher, additional 600mm cooktop and sink in the butler's kitchen
- 40mm stone bench tops with waterfall in Kitchen, 20mm stone bench tops in Ensuite, Bathroom & Laundry
- Quality fitouts in study nook
- Tiled shower bases and niches in showers
- Bulkhead & splash back window in kitchen
- Security alarm
- Plantation Shutters and quality blinds
- Exposed aggregate driveway
- Low maintenance landscape front and back yard with side gate access

Quality fittings and finishing throughout make this home a must see exercise!

Located close to parklands and a short walk to the upcoming Good News Lutheran College (opening 2025) and Laa Yulta Primary School (opening 2024), 5 Minutes drive to Wyndham Vale Station, 5 Minutes drive to Greens Square and Manor Lakes Shopping Centre, 5 mins drive to child cares 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