

**4 Sedge Street, Mambourin, Vic 3024**



**House For Sale**

Saturday, 29 June 2024

4 Sedge Street, Mambourin, Vic 3024

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 395 m2**

**Type: House**



Jamie Wooding

0410825955

**\$730,000 - \$790,000**

Situated in the ever-growing, vibrant community of Mambourin, this home offers the perfect opportunity for those seeking their next place to call home. With its ideal location and numerous amenities, it's an excellent choice for families and individuals looking to settle. Enter through the grand double doors and be greeted by the stunning staircase to the left of the hallway. To the right, you'll find a versatile home office, which can also serve as a home theatre, perfect for family entertainment in the evenings. Just beyond lies the spacious living room. As you continue down the hallway, the home transitions seamlessly into its central hub. The open-plan kitchen, dining, and family area is the ideal gathering place after a busy day. The kitchen is a culinary haven, featuring pendant lighting, thick stone benchtops that complement the cabinetry, tile, and window splashback beautifully. Equipped with quality appliances, including a gas cooktop, electric oven, and a butler's pantry with direct access from the garage for easy grocery storage, this kitchen has everything you could possibly need. Venturing upstairs, you'll discover a flexible living and leisure space, ideal for relaxation or a play area for the kids. At the front of the first floor lies the master suite, a true sanctuary for parents, featuring a retreat, a spacious ensuite with double vanities, an oversized shower, separate toilet, and access to a generously sized walk-in wardrobe. Towards the rear of the first floor, you'll find three additional bedrooms, each equipped with walk-in wardrobes and serviced by a main bathroom that boasts a freestanding bath and an oversized shower. Enjoy effortless indoor-outdoor living with the alfresco area, where doors open on both sides to create a perfect space for year-round gatherings. Whether you're hosting a celebration or simply unwinding while watching the kids or furry friends play in the backyard, this area offers the ideal setting. Additional features include a laundry, walk-in linen cupboard, LED lighting throughout, reverse cycle heating and cooling and a double car garage. Features: 4 Bedrooms all with Walk-in Robes (Living downstairs potential 5th Bedroom) 2 Bathrooms and powder room downstairs 2 Separate Toilets Home Office / Study Open Plan Kitchen, Meals and Family Stone Benchtops Gas Cooktop Electric Oven Pendant Lighting Butlers Pantry 3 Living Leisure / Second Living Upstairs Walk-in Linen Cupboard Laundry LED Lights Throughout Reverse Cycle Heating and Cooling Tiles and Floating Timber Floorboards Double Alfresco Double Car Garage with Internal Access Location: Ideally situated for families seeking convenience and a vibrant community with nearby primary schools including Wyndham Vale Primary School, Manor Lakes P-12 College, Our Lady of the Southern Cross Primary School, Iramoo Primary School and Good news lutheran College (Opening in 2025). For older students, nearby high schools include Wyndham Central College, Werribee Secondary College, and Suzanne Cory High School, all ensuring quality education for both young and older students. The closest train station is Wyndham Vale Station, providing easy access to Melbourne's CBD and surrounding areas. For shopping needs, Manor Lakes Central Shopping Centre, Pacific Werribee Shopping Centre, and the local shops at Wyndham Vale Square are all nearby. Surrounded by beautiful parklands for you to enjoy include, Lollipop Creek Reserve, Presidents Park, and Werribee River Park, offering ample opportunities for outdoor activities.