

**Lot 3317 Illustration Avenue, Mambourin, VIC, 3024**

**LW** LYNDA WHITE  
REAL ESTATE

**House For Sale**

Sunday, 8 September 2024

Lot 3317 Illustration Avenue, Mambourin, VIC, 3024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Lynda White

## Luxury Brand New Family Home in Mambourin!

Discover the perfect home for your family at Lot 3317 Illustration Avenue, located in the vibrant and family-oriented community of Mambourin. This stunning property offers a blend of modern design and high-quality finishes, crafted to enhance your lifestyle. The location is ideal, providing easy access to schools, parks, shopping, and public transport, making it the perfect place to settle down.

### Premium Features & Inclusions:

- Complete Turnkey Solution
- Architectural Facade Design
- High Ceilings: 2590mm
- Elegant 20mm Stone Benchtops (Kitchen & Bathrooms)
- Quality Stainless Steel Appliances
- Split System Cooling (Living Area)
- LED Downlights
- Timber Laminate Flooring (Living Areas)
- Plush Carpeting (Bedrooms)
- Tiled Shower Bases (Bathrooms)
- Roller Blinds and Fly Screens
- Colourbond Sectional Garage (2 Remotes)
- Coloured Through Concrete Driveway
- Landscaping and Fencing
- Includes Letterbox and Clothesline

Step into a home where elegance meets functionality. Whether it's the sleek stone benchtops, the plush comfort of bedroom carpets, or the cooling split system, every detail is designed with quality and comfort in mind. With turnkey inclusions, moving in is hassle-free—everything you need is already here!

Make Lot 3317 Illustration Avenue your new family home today and contact Lynda White today!