

**58 Heidelberg Street, Mambourin, VIC, 3024**



**Land For Sale**

Thursday, 22 August 2024

58 Heidelberg Street, Mambourin, VIC, 3024

Type: Land



Sweta Malik  
0396745151

## **Premium North Facing Titled Land for your DREAM home!!!!**

AMIT & the Team at Equity Wise proudly present this titled NORTH-facing block of land, approximately 448 sqm, in the heart of Mambourin Estate, next to the upcoming Good News Private School.

Mambourin is a beautiful community located just 30 minutes from Melbourne's CBD, poised to become a highly desirable residential address. From the beginning, amenities have been chosen to enrich the lives of its residents.

With proximity to Werribee and Wyndham Vale, easy access to the Princes Freeway, and minutes from Wyndham Vale Station, the future Mambourin Train Station will offer a 35-40 minute commute to Melbourne CBD.

With more than 50 hectares of proposed parkland, wetlands, and open space, plus neighboring schools and shops, residents will enjoy top-tier amenities.

### Key Features:

- \*Prime position facing Windermere's wetland and parks with unobstructed views.
- \*Walking distance to government and private schools.
- \*30 hectares of active open space.
- \*Wetlands and creek reserve.
- \*Future town center.
- \*Future train station.
- \*Proposed shopping center.

Don't miss the incredible opportunity to build your perfect family home or make a great investment! Enquire today by calling Sweta on 0412663374.

DISCLAIMER: All stated dimensions are approximate. Information provided is for general purposes only and does not constitute any representation by the vendor or agent.

For an up-to-date copy of the Due Diligence Checklist, please visit:

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