

**lot 1809 Twain Road, Mambourin, Vic 3024**



**House For Sale**

Friday, 24 May 2024

lot 1809 Twain Road, Mambourin, Vic 3024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Nancy Zhao  
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## Please Contact Agent

Discover this beautiful house and land package in Mambourin, one of Melbourne's fastest-growing suburbs. Magnificent Allotment: • Land Size: 448 sqm • Dimensions: Width approximately 14.0 meters, Length approximately 32.0 meters • Ideal Foundation: Perfect for your dream home or investment property in a highly sought-after and continuously evolving location. Key Features: • Minutes' drive to Wyndham Vale Primary School and a wide range of Primary and Secondary schools. • Less than a 10-minute drive to Werribee Market. • Within minutes' drive to Wyndham Vale Shopping Centre. • Approximately 40 minutes' drive to CBD. House and Land Package: • Fixed Price: \$755,000 • Land Price: \$398,000 • Building Price: \$357,000 Turnkey Inclusions: • Ceiling Height: 2590mm throughout • LED Downlights: Installed throughout the house • Stone Benchtops: Kitchen, ENS, and Bathroom • Tisira Cooktop and Rangehood Upgrade: 900mm • Designer Toilet Upgrade: Back-to-wall design • Designer Tapware Upgrade • Laminate Timber Flooring Upgrade • Evaporative Cooling • Front and Rear Landscaping: Low maintenance design • Full Shared Fencing: Wing Fence and Side Gate • Flyscreens to all Openable Windows and Flyscreen doors to all Sliding Doors • Holland Blinds to all Windows and Sliding Doors • Colour on Paving Driveway • Alarm Security System and Smoke Detectors This turnkey package offers an exceptional opportunity to secure a prime piece of real estate in a thriving community, complete with high-quality inclusions for your comfort and convenience.